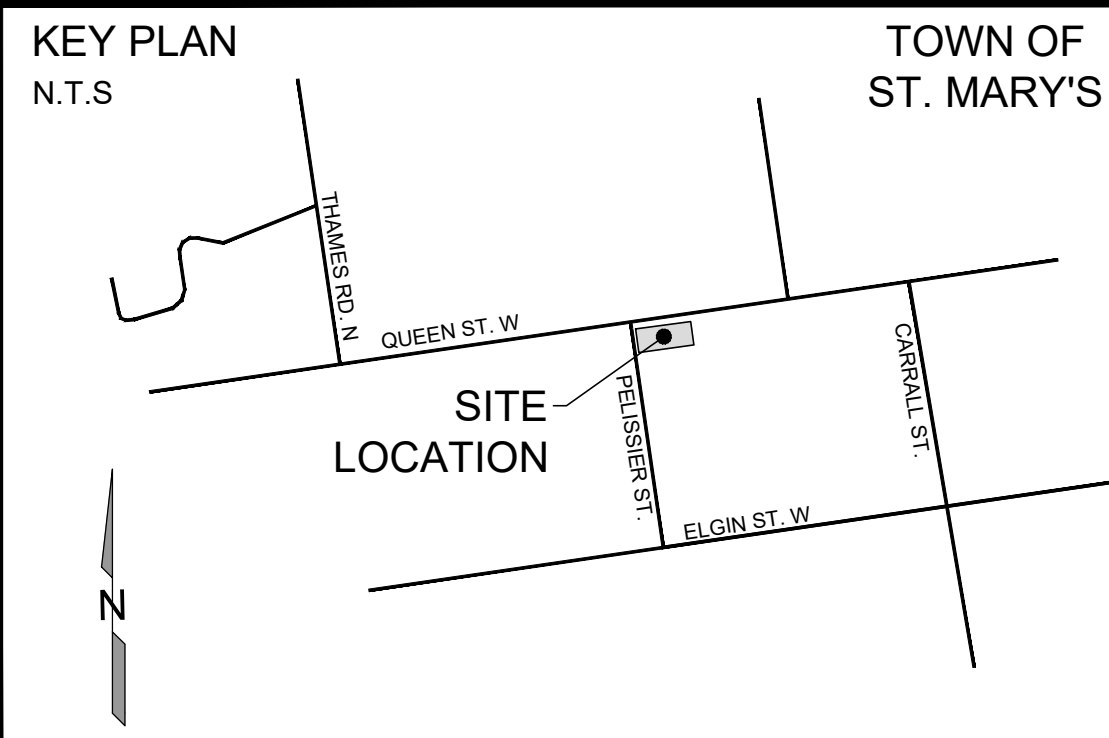
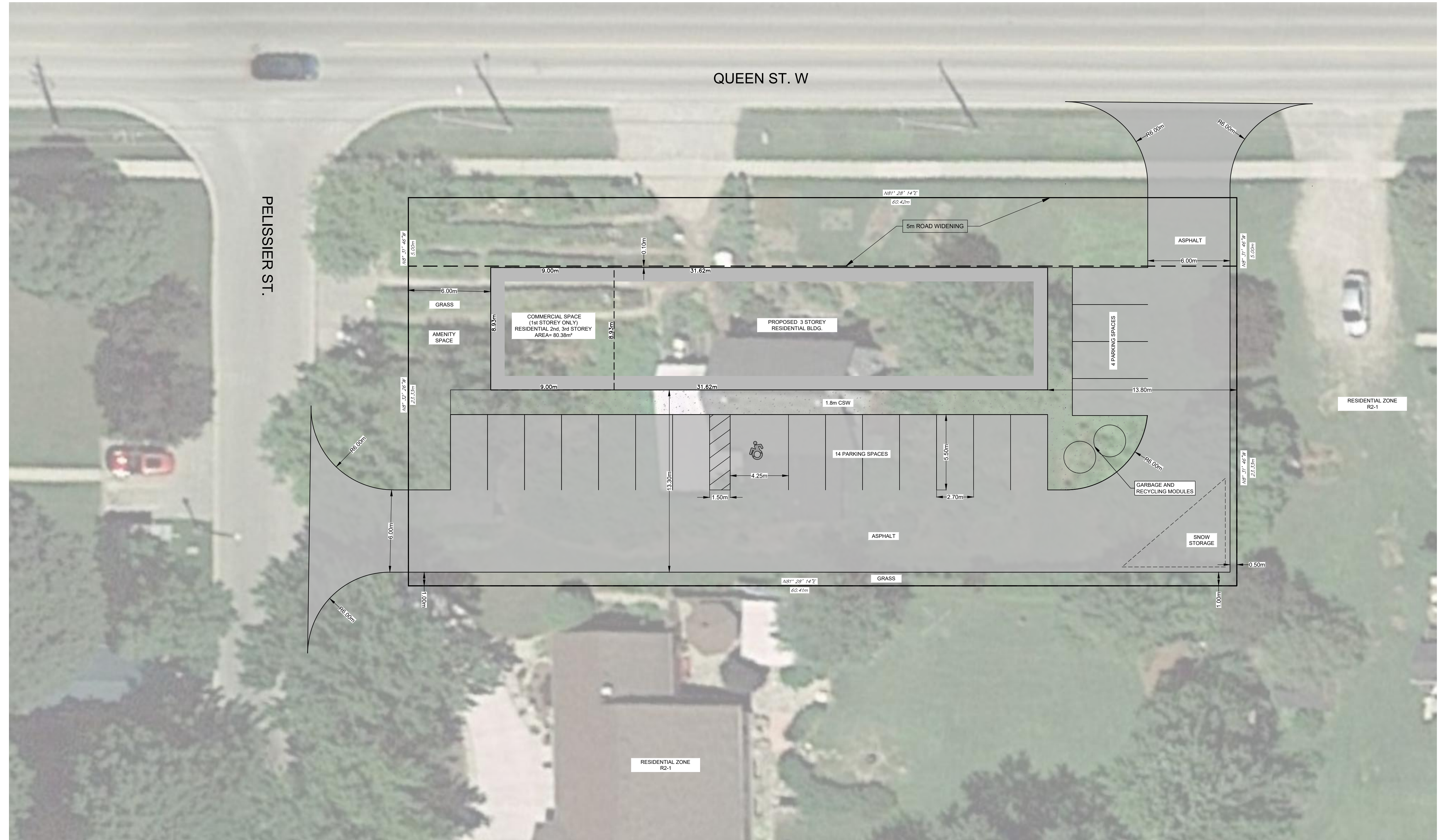


LEGEND	
SITE BOUNDARY	—————
PROPERTY LINE (OTHERS)	—————
PROPOSED BUILDING	▬▬▬▬▬▬
PROPOSED ASPHALT	▬▬▬▬▬▬
PROPOSED ASPHALT	▬▬▬▬▬▬
PROPOSED CONCRETE	▬▬▬▬▬▬

**ZONING INFORMATION:**

ZONING TYPE:	SPECIAL COMMERCIAL ZONE		
ZONE:	C4-1		
	PROPOSED	PROPOSED (WITH WIDENING)	REQUIRED BY ZONING BYLAW
LOT AREA	1711.3m <sup>2</sup>	1409.6m <sup>2</sup>	450.0m <sup>2</sup> (MIN.)
LOT FRONTAGE	28.3m	23.3m	15.0m (MIN.)
FRONT YARD DEPTH	6.0m	6.0m	6.0m (MIN.)
REAR YARD DEPTH	13.8m	13.8m	9.0m (MIN.)
INTERIOR SIDE YARD DEPTH	13.3m	13.3m	6.0m (MIN.)
EXTERIOR SIDE YARD DEPTH	5.1m	0.1m	6.0m (MIN.)
LOT COVERAGE	362.7m <sup>2</sup> 21.1%	362.7m <sup>2</sup> 25.7%	40.0% (MAX.)
LANDSCAPED OPEN SPACE	421.4m <sup>2</sup> 24.6%	151.8m <sup>2</sup> 10.7%	20% (MIN.)
TOTAL PARKING SPACES	RESIDENTIAL: 1.25x11 = 16 SPACES COMMERCIAL: = 2 SPACES TOTAL SPACES=18	RESIDENTIAL: 1.25x12 = 16 SPACES COMMERCIAL: = 2 SPACES TOTAL SPACES=18	RESIDENTIAL= 1.25 SPACE PER UNIT COMMERCIAL= 1 SPACE PER 40m <sup>2</sup> OF FLOOR AREA
TOTAL BARRIER FREE PARKING SPACES	1 SPACES	1 SPACES	1 SPACE PER 1.25 SPACES
BUILDING HEIGHT	10.0m	10.0m	10.5m (MAX)



**CONTRACTOR NOTES:**  
 CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.  
 ALL DRAWINGS SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION. DRAWING SHOULD NOT BE SCALED FOR DIMENSIONS PURPOSES.  
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED. BEARING AND DISTANCES SHOWN WERE DERIVED FROM REGISTERED PLAN No. 44M-XXX

**BENCHMARK (GEODETIC)**  
 BENCHMARK IS DESCRIBED AS...

**ELEVATION:**

**BENCHMARK (SITE)**  
 BENCHMARK IS DESCRIBED AS...

**ELEVATION:**

No.	ISSUED DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023-03-09
2	ISSUED FOR MINOR VARIANCE	2023-04-12
3		
4		
5		

**GRIT ENGINEERING INC**

**PRELIMINARY**

**446 QUEEN STREET WEST DEVELOPMENT**

PROJECT INFORMATION: 446 QUEEN STREET WEST ST. MARY'S, ONTARIO

**2598852 ONTARIO LIMITED**

CLIENT INFORMATION: 296 BRIARHILL, DRIVE, STRATFORD, ONTARIO

DRAWING NAME: **SITE PLAN**

PROJECT No: **GE23-0388-1**

SCALE: 1 : 150 METRIC

DRAWING No: **C200**

SHEET SET No: 1 of 1