



SITE DATA: EXISTING - COMMERCIAL - 10 (C10) ZONE		
	REQ'D./ MAX./ MIN.	PROPOSED
PROPOSED ZONED USE	RETAIL SPACE ON MAIN FLOOR, RESIDENTIAL ABOVE	3 STOREY APARTMENT / WITH RETAIL ON MAIN FL.
LOT AREA	300 SQ. M (MIN.)	1,538 SQ. M (0.153 HA)
LOT FRONTAGE	12 M (MIN.)	37.1 M
FRONT YARD SETBACK (MAIN ST. W)	0 M (MIN.)	0.15 M
INTERIOR SIDE YARD SETBACK (MIN.)	0 M OR 3M WHERE THE SIDE LOT LINE ABUTS A RESIDENTIAL (R) ZONE	0.25 M
EXTERIOR SIDE YARD SETBACK	1.5 M (MIN.)	N/A
REAR YARD SETBACK	7.5 M (MIN.)	7.5 M
PLANTING STRIP ABUTS A RESIDENTIAL (R) ZONE	0.6 M (MIN.) *	0.83 M
BUILDING HEIGHT	11.7 M (MAX.) *	11.1 M
LOT COVERAGE	100% (MAX.)	72%
LANDSCAPED OPEN SPACE	0% (MIN.)	14%
PARKING: 1.5 SPACES PER DWELLING UNIT 1 / 37 SM FOR COMMERCIAL	1.5 x 20 = 30 STALLS REQ'D 324 / 37 = 9 STALLS REQ'D	27 STALLS PROVIDED

\* AS PER APPROVED MINOR VARIANCE A19-2021

C2 SITE DATA  
A100 Scale: N.T.S.

NOTE: ABOVE GROUND ELECTRICAL CONDUCTORS TO MEET CLEARANCES TO BUILDINGS PER OBC, 3.1.19.1

SITE LEGEND

- ▲ MAIN ENTRANCE
- △ SECONDARY ENTRANCE / EXIT
- ♿ BARRIER FREE PARKING SYMBOL
- ← VEHICULAR DIRECTION ARROW
- ▨ BARRIER FREE PATH OF TRAVEL PAVEMENT MARKING
- Y SIAMESE CONNECTION (WALL MOUNTED)
- ▨ FIRE ROUTE (CENTRE LINE)
- NEW FENCE
- ⊙ FH FIRE HYDRANT - REFER TO CIVIL DWGS
- ▨ NEW CONCRETE SIDEWALK (SWIRL BROOM FINISH)
- TREE (REFER TO LANDSCAPE PLAN)
- LS LIGHT STANDARD - REFER TO ELECT. DWGS
- FR# FIRE ROUTE (NO PARKING) SIGN TYPICAL
- ▶ PARKING STALL

A2 SITE LEGEND  
A100 Scale: N.T.S.



KEY PLAN  
N.T.S.



2 SEPT 17 - 2021 SPA PUBLIC MEETING TEAM 1  
1 AUG 16 - 2021 SPA TEAM 1  
NO. DATE: ISSUED FOR: BY:

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SEAL:

matter.

Matter Architectural Studio Inc.  
1108 Dundas Street, #300  
London, Ontario, N6W 3A7  
p: 519.601.6274  
www.matterinc.ca

Project Title:  
GRAND BEND DEVELOPMENT  
62 MAIN STREET - THE TIDES

62 Main Street Grand Bend, ON.

Sheet Name:  
SITE PLAN, SITE DATA

Scale: AS SHOWN  
Project No: 21-037  
Sheet No: A100

A1 SITE PLAN  
A100 Scale: 1:100