



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.)	2,130 SQ. M (0.213 HA)
LOT FRONTAGE	12 M (MIN.)	53.5 M
FRONT YARD SETBACK (MAIN ST. W) *	0 M (MIN.)	0.3 M
INTERIOR SIDE YARD SETBACK (MIN.)	0 M OR 3M WHERE THE SIDE LOT LINE ABUTS A RESIDENTIAL (R) ZONE	0.1 M
EXTERIOR SIDE YARD SETBACK	1.5 M (MIN.)	1.5 M (POST ROAD WIDENING)
REAR YARD SETBACK	4 M (MIN.) *	4 M
PLANTING STRIP ABUTS A RESIDENTIAL (R) ZONE	3.0 M (MIN.)	3.0 M
BUILDING HEIGHT	11.7 M (MAX.) *	11.1 M
LOT COVERAGE	100% (MAX.)	63%
LANDSCAPED OPEN SPACE	0% (MIN.)	7%
PARKING: 1.5 SPACES PER DWELLING UNIT 1 / 37 SM FOR COMMERCIAL	1.5 x 22 = 33 STALLS REQ'D 407 / 37 = 11 STALLS REQ'D	33 STALLS PROVIDED 11 STALLS PROVIDED

\* AS PER APPROVED MINOR VARIANCE A18-2021

C2  
A100

SITE DATA  
Scale: N.T.S.

SITE LEGEND

- ▲ MAIN ENTRANCE
- △ SECONDARY ENTRANCE / EXIT
- ♿ BARRIER FREE PARKING SYMBOL
- ➡ VEHICULAR DIRECTION ARROW
- ▨ BARRIER FREE PATH OF TRAVEL PAVEMENT MARKING
- ⌵ 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  
A100

SITE LEGEND  
Scale: N.T.S.



KEY PLAN  
N.T.S.



1 OCT 20 - 2021 FND. PERMIT TEAM 1  
NO. DATE: ISSUED FOR: BY:

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SEAL:

matter.

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Project Title:  
GRAND BEND DEVELOPMENT  
9-15 MAIN STREET - THE CARLYLE

9-15 Main Street Grand Bend, ON.

Sheet Name:  
SITE PLAN, SITE DATA

Scale: AS SHOWN Project No: 21-034  
Sheet No: A100