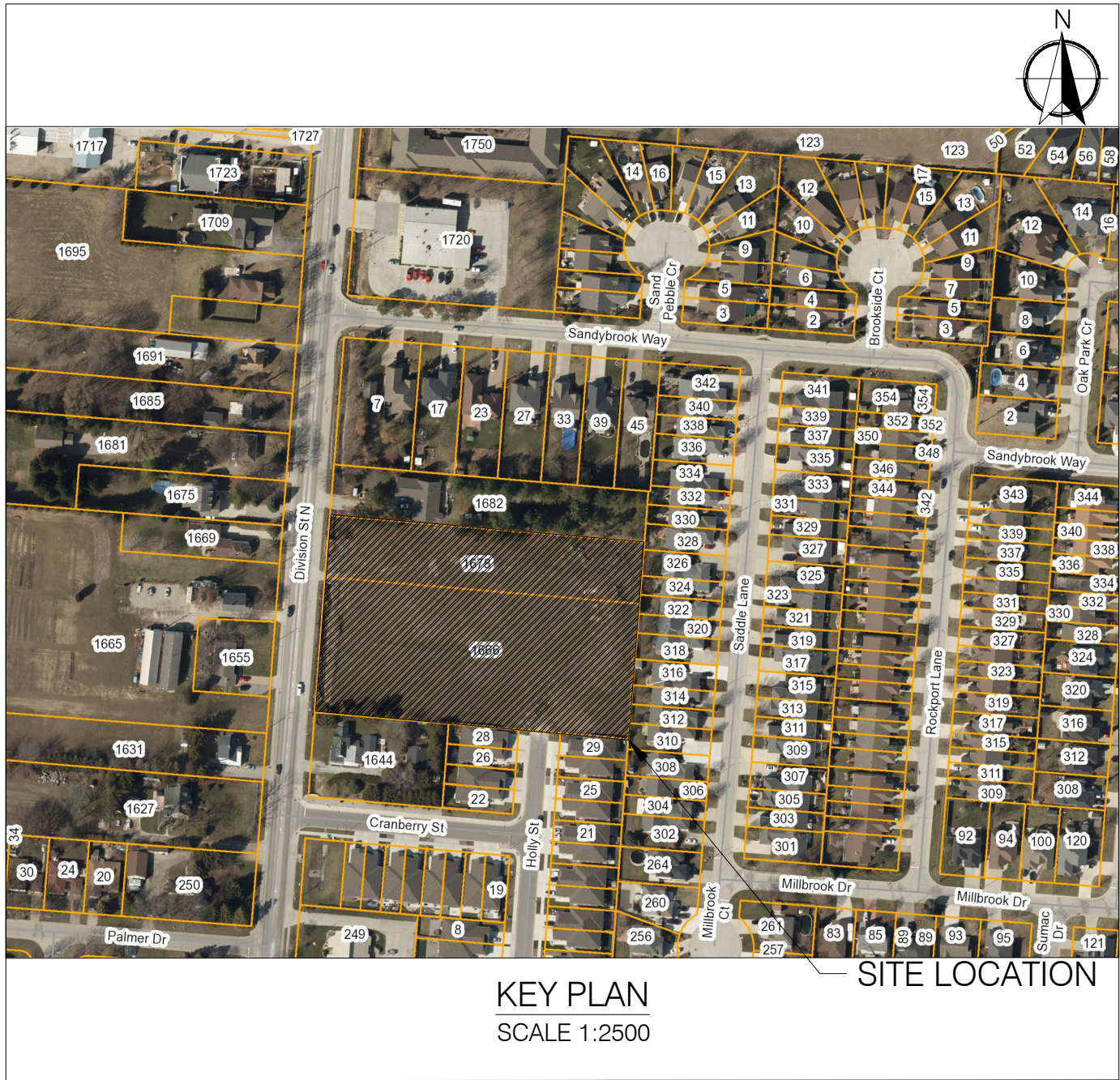
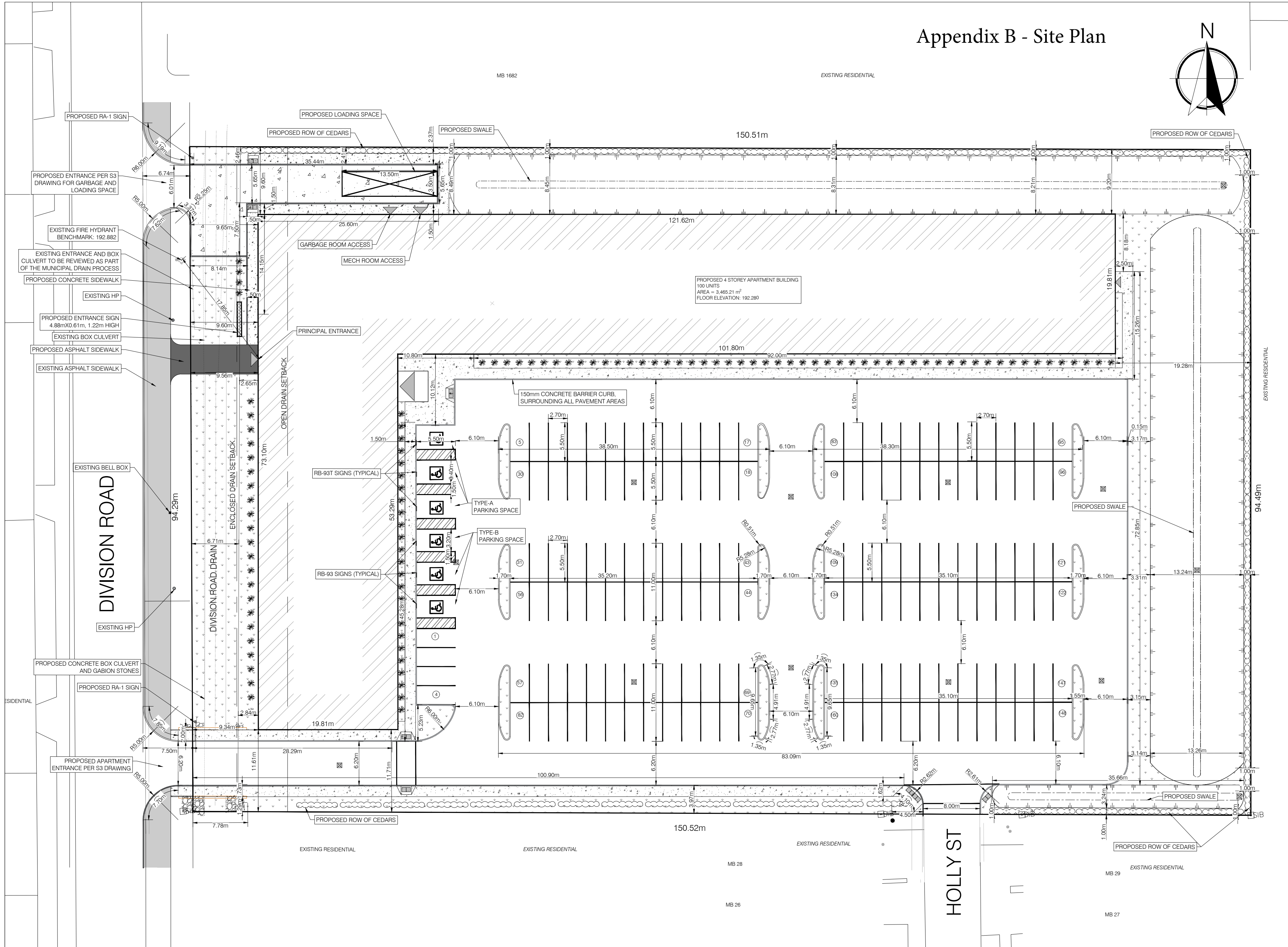


Appendix B - Site Plan



LEGEND	
	GRASSED AREA
	GREEN VELVET BOXWOOD
	SIDEWALK
	TOP OF SWALE
	C/L OF SWALE
	TOP OF DRAIN
	C/L OF DRAIN SETBACK
	PROPOSED CURB
	CEDAR TREE
	REGULATORY SIGNS
	BARRIER FREE PARKING
	ENTRANCE OF BUILDING
	LOADING SPACE
	EXISTING ASPHALT
	PROPOSED ASPHALT

SITE DATA:			
EXISTING SITE ZONING:		RURAL RESIDENTIAL (RR-11)	
PROPOSED SITE ZONING:		RESIDENTIAL ZONE 4 URBAN (R4.1)	
PERMITTED USE:		APARTMENT BUILDING AMONGST OTHER USES PERMITTED WITHIN THE R4.1 ZONE	
PROPOSED USE:		APARTMENT DWELLING	
DESCRIPTION:	REQUIRED:	PROVIDED:	ZONING COMPLIANCE:
MIN. LOT AREA:	850 m ² (9,150 sq.ft.)	14,188 m ² (152,718.4 sq. ft) 1.42 ha (3.51 ac)	COMPLIES
MIN. FRONTAGE:	30 m (100 ft)	94.29 m (309.35 ft)	COMPLIES
LANDSCAPE OPEN SPACE:	30%	34.11% (4,839.86 m ² , 52,095.82 sq. ft)	COMPLIES
LOT COVERAGE:	45% MAX.	24.42% (3,466.21 m ² , 37,299.21 sq. ft)	COMPLIES
MIN. FRONT YARD SETBACK (WEST):	8 m (26 ft)	9.34 m (30.64 ft)	COMPLIES
MIN. REAR YARD SETBACK (EAST):	> HEIGHT OF BUILDING 12.19m (40 ft) OR 10 m (33 ft)	19.20m (63 ft)	COMPLIES
MIN. INTERIOR SIDE YARD SETBACK (NORTH):	4.50 m (14.5 ft)	9.20 m (30.18 ft)	COMPLIES
MIN. INTERIOR SIDE YARD SETBACK (SOUTH):	4.50 m (14.5 ft)	11.61 m (38.09 ft)	COMPLIES
HEIGHT OF BUILDING:	11 m (36 ft)	12.19 m (40 ft)	RELIEF REQUESTED
DRIVE-WAY WIDTH:	12.0 m MAX. FOR TWO-WAY	6.2 m - WEST SIDE (DIVISION ROAD) 8.0 m - SOUTH SIDE (HOLLY STREET)	COMPLIES
PARKING FOR APARTMENT / CONDOMINIUM DWELLING UNIT:	1.25 PARKING SPACES PER UNIT (100 UNITS = 125 SPACES)	125 SPACES PROV.	COMPLIES
BARRIER FREE PARKING:	PER ONTARIO REGULATION 413/12 OF THE ONTARIANS WITH DISABILITIES ACT	6 SPACES PROV. (TYPE-A: 3 SPACES) (TYPE-B: 3 SPACES)	COMPLIES
VISITOR PARKING SPACES:	0.25 PARKING SPACES OF REQUIRED SPACES (0.25 X 125): 32 SPACES	35 SPACES	COMPLIES
BICYCLE PARKING SPACES:	N/A	--	COMPLIES
LOADING SPACES:	MINIMUM OF 1 LOADING SPACE SHALL BE PROVIDED	1 SPACES PROV.	COMPLIES
MUNICIPAL DRAIN AND WATERCOURSE SETBACKS:	OPEN: > 8m + DEPTH OF DRAIN(2.20m) OR 15m	6.08 m (19.95 ft)	RELIEF REQUESTED
	ENCLOSED: 3m FROM C/L OF DRAIN	6.08 m (19.95 ft)	COMPLIES
LOT / BUILDING INFO:			
TOTAL LOT AREA:	14,188 m ² (152,718.4 sq. ft) 1.42 ha (3.51 ac)		
TOTAL BUILDING AREA:	3,465.21 m ² (37,299.21 sq. ft)		
AMENITY AREA:	880.2 m ² (9,474.39 sq. ft) COMMON ROOM: 132m ² (1420.87 sq. ft.) FITNESS ROOM: 105m ² (1,130.21 sq. ft) BALCONY AREA: 643.2 m ² (6,923.35 sq. ft)		
HEIGHT OF BUILDING (NO. OF STOREYS):	12.19 m (40 ft) (4 STOREY)		
TOTAL PARKING SPACES:	166 PARKING SPACES 6 BARRIER FREE PARKING SPACES 160 NON BARRIER FREE PARKING SPACES 125 PARKING SPACES FOR DWELLING UNITS 35 VISITOR PARKING SPACES		
BUILDING USE & OCCUPANCY:	RESIDENTIAL C		

- NOTES:
- ALL FIRE DEPARTMENT SIGNAGE TO BE COMPLETED AFTER CONSTRUCTION IN COORDINATION WITH FIRE DEPARTMENT
 - GARBAGE DISPOSAL UNIT LOCATED WITHIN BUILDING, TO BE ROLLED OUT TO LOADING AREA FOR PRIVATE SERVICES PICK UP.
 - ALL LIGHTING TO BE SHROUDED AND DARK SKY COMPLIANT
 - ALL ACCESSIBLE PARKING SPACES TO HAVE RB-93 & RB-93T SIGNS INSTALLED
 - ALL MAIL WILL BE CENTRALIZED INSIDE OF BUILDINGS
 - PROVIDE FIRE DEPARTMENT LOCKBOX
 - ALL EXTERIOR PATHS OF TRAVEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.23 OF ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT AND SECTIONS 3.8.1.3 AND 3.8.3.2 OF THE ONTARIO BUILDING CODE
 - ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.26(1) OF THE ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT AND SECTION 3.8.3.18 OF THE ONTARIO BUILDING CODE
 - AODA TACTILE PLATES TO BE USED AT ALL INTERNAL DROPPED SIDEWALKS

PROJECT TITLE

WINTERBERRY CONDOS

JOB NUMBER

22-066

SHEET NUMBER

1

1666 DIVISION STREET NORTH, TOWN OF KINGSVILLE

SITE PLAN

DATE: OCTOBER 21, 2022

SCALE: 1:350

DRN BY: P.S.

CHK BY: S.T.

DATE

REVISION

NOV. 21 2021

SUBMISSION - 1

APR 18, 2022

SITE PLAN REVISION

JUNE 29, 2022

SITE PLAN REVISION

JULY 26, 2022

REV. PER. COMMENTS

AUG 11, 2022

REV. PER. TOWN. COM.

OCT 21, 2022

REV. PER. TOWN. COM.

DEC 02, 2022

PRECONSULTATION

FEB. 08, 2023

REV. PER. COMMENTS

SEAL

PROFESSIONAL ENGINEER

S. TUNIO

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