



10.1 General Commercial Provisions						
ROW	REGULATION	REQUIRED	PROPOSED Building B Phase 2 - Commercial	COMPLIES	PROPOSED Building C Phase 1 - Residential + Commercial	COMPLIES
a)	Minimum Lot Area	No Minimum	No Minimum	YES	894.3 m ²	YES
b)	Minimum Lot Frontage	No Minimum	No Minimum	YES	21.4 m	YES
c)	Minimum Front Yard	No Minimum	No Minimum	YES	13.1 m	YES
d)	Minimum Rear Yard	No Minimum except where a rear yard abuts a Residential Zone, the minimum shall be 3.0 metres (9.8')	N/A	YES	16.1 m	YES
e)	Minimum Interior Side Yard	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.0 metres (9.8')	N/A	YES	36.5 m	YES
f)	Maximum Lot Coverage	90%	2962.5m ²	YES	249 m ²	YES
g)	Minimum Exterior Side Yard	No Minimum	No Minimum	N/A	N/A	YES
h)	Maximum Building Height	3 storeys but not more than 11 m (36ft)	4 Storey	NO	3 Storey	YES
i)	Buffer Strip	A buffer strip is required along any interior side lot line and rear lot line which abuts land zoned for residential or institutional purposes.	N/A	YES	N/A	YES

AREA CALCULATION

Ex Building A	315 m ²
Proposed Building B	800 m²
Ex Building C	266 m ² Building, 362m ² incl. window wells
Ex Building D	99 m ²
Total Coverage	1576 m² = 1023 / 2962.5 = 53%
Site Area	2962.5 m²

PARKING CALCULATION

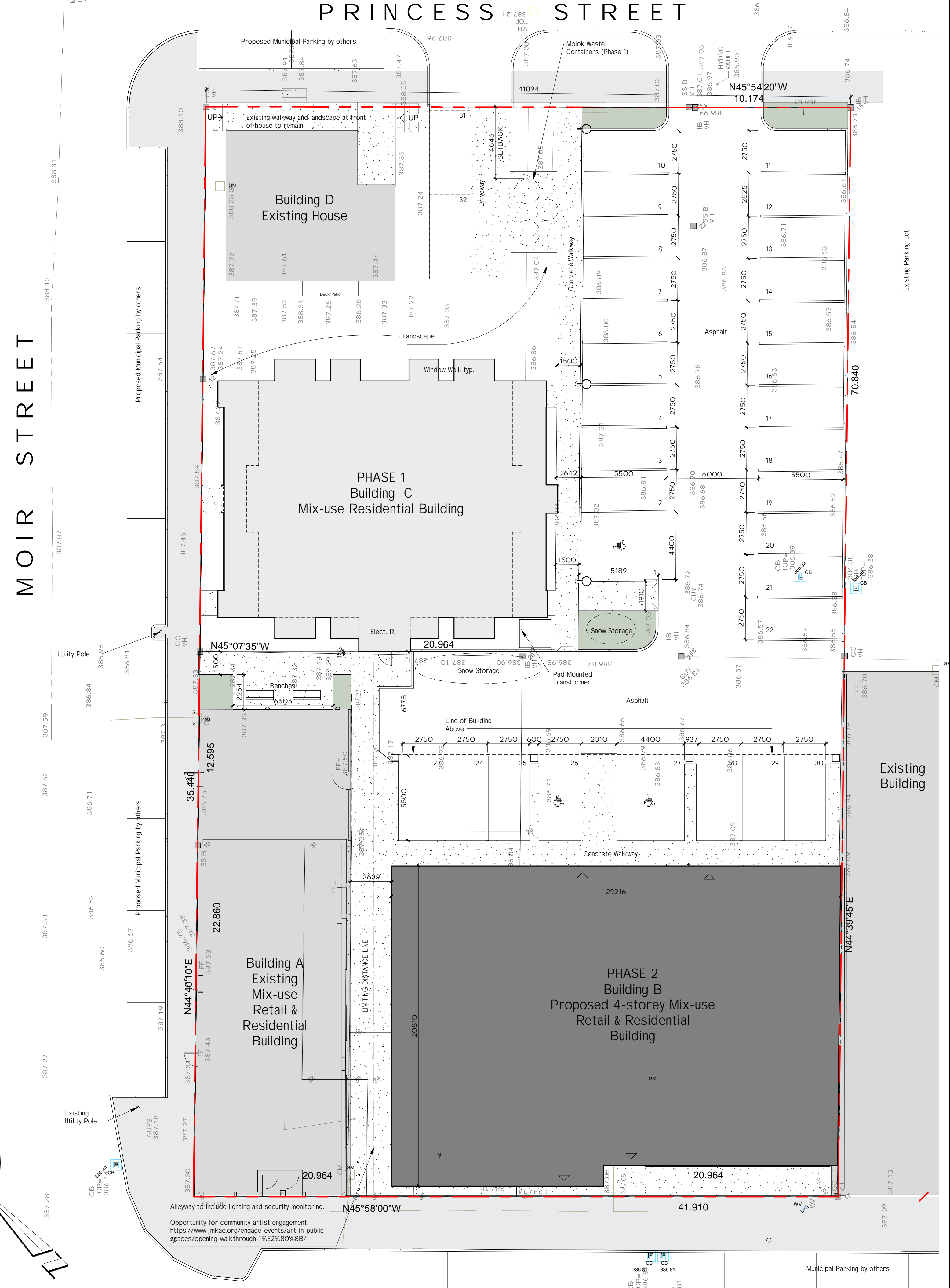
Building B - Dwelling Units above Ground Floor Commercial	19 Units x 1 space / unit = 19 Spaces
Building B - Commercial	235 m ² / 1 Space / 20m ² = 12 Spaces
Total Parking Calculated	= 31 Spaces
50% Reduction for CBD	= 15 Spaces Required
Barrier-Free Spaces	= 1 Space
Building C - Dwelling Units	12 Units x 1 space / unit = 12 Spaces
12 Units x 5 Spaces / unit	= 6 Visitor
Total Parking Calculated	= 18 Spaces
50% Reduction for CBD	= 9 Spaces Required
Barrier-Free Spaces	= 1 Space

PARKING CALCULATION CONT

Building A - Ex. Mix-use Retail & Residential	3 Units x 1 space / unit = 3 Spaces
Building A - Commercial	171 m ² / 1 Space / 20m ² = 8 Spaces
Total Parking Calculated	= 11 Spaces
50% Reduction for CBD	= 5 Spaces Required
Barrier-Free Spaces	= 1 Space
Building D - Detached Dwelling	1 Units x 1 space / unit = 1 Space
Total Parking Buildings A,B,C,D	= 61 Spaces Required
50% Reduction for CBD	= 30.5 Spaces Required
	= 32 Spaces Provided



2 3D View Phase 2
SP1.2 N.T.S.



1 Site Plan Phase 2
SP1.2 1 : 150

Fryett Turner
ARCHITECTS INC

115 Metcalfe Street
Etora, Ontario N0B 1S0
www.fryettturner.ca

Tel: 519-846-2201
Fax: 519-846-0343

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT SHALL BE THE PROPERTY OF HIS SERVICE AND ARE TO BE RETURNED AT HIS REQUEST.

DO NOT SCALE DRAWINGS.

STATUS: DESIGN

PROJECT #: 20066

CHKD: Checker

DRAWN: AKR

SCALE: As indicated

DATE DWN: 07/06/21

ISSUED: 2021 10 25

PROJECT TITLE: Moir & Geddes Mixed Residential 27 Moir St., Etora Site Plan Phase 2

PROJECT NUMBER: 20066

DATE: 07/06/21

ISSUED: 2021 10 25

SEAL

PROJECT

NORTH

REVISIONS

DATE