

iii) More than 10.000.0 m2 of gross leasable floor 2

If the provision results in a partial parking space, a full parking space shall be provided for the partial space. Complies

Senier et s.2. zi y gregor park y quicesy
3m x 11 in (parkin parking space)
6.5n (but own y falls)
0.-40 degree parking
1 - 50 degree parking
2 - 50 degree parking
3 - 50 degree parking
4 - 50 degree parking
5 - 50 degree parking
6 - 50 degree parking
6 - 50 degree parking
7 - 50 degree parking
7 - 50 degree parking
8 - 50 degree parking
9 - 50 degre

Underground
Pathing
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ablung property or a server, and
b) a maintenance agreement for the mutual driveway or parking aisle is entered into between the affected property owners.

A residential driveway providing access to parking spaces, a parking garage or a parking
Complies

Downtown
Parking Cledit

Within the Downtown Commercial zone, any required parking resulting from new development or
construction on the said land shall be granted a reduction of up to a maximum of sweety percent of the total
parking requirements under Section 5.1 (Minimum Number of Required Parking Spaces).

Residential 6 spaces 2 spaces 3 spaces 6 spaces
Visitor
Retail 1 if spaces 10 spaces 16 spaces 14 spaces

Total Number of Required Parking Spaces Minimum Number of Accessible Parking
Spaces (1)

1 to 12

1 (required to be a Type A accessible remains a Type A spaces)

Type A 11 + 1% of total; 50% Type A and 50%Type B

| 4% of total; 50% Type A and 50% Type | 1 to 12 category = 1 accessible parking space required

1 + 3% of total; 50% Type A and 50% 2 - Type A Spaces provided

Type B
2 + 2% of total; 50% Type A and 50%
1 - Type B Spaces provided

Total. 51 spaces 41 spaces 48 spaces 49 spaces

Di Bank
 Hotel, moter-hotel
 Di Hotel, moter-hotel
 Di Hotel, moter-hotel
 Di Restaurant
 Manimal hospital, provided the entire operation is carried on within
 an enclosed building
 Di Pathing to or sirudure

(1) An accessory dwelling unit may be permitted in a non-residential building, but excluding an automobile body shop, automobile gas station, automobile service station, or automobile washing establishment.

(2) Street townhouse dwelling and group townhouse dwellings are permitted provided they do not have frontage on the following streets:
iv) Main Street, King Street, in Hagersville

develings
Office, business (excluding a Medical Office) 1 per 30 square metres of gross leasable floor
Total = 48 spaces

patio seat
1 per 20 square metres of gross leasable floor

1,160m² required , 185m² (indoor), 319m² (Balconies), 345m² (rooftop), and 672m² (Ouldoor)

1 per 25m² of Retail GFA / 400m² = 16 spaces

1 per 9 square metres of gross leasable floor area
0.25 per seat and 0.13 per associated exterior
2.0 space per Townhouse unit X 6 units = 12 spaces

(E) only legally existing uses shall be permitted (A) only permitted as an accessory use

Outdoor Patio
Restaurant
Restaurant (fast food)
Restaurant (lakeout)

Condominiums

Condominiums

Condominiums

The height provisions of this by-law shall not apply to the following uses, buildings or structures:

a) belify, spins, clock thewer, isseless, dome, copola, or file pole;

c) radio, letheridan or lethe-communication bower/antennae;
d) also to noragistan;
e) electrical transmission tower and pylon;
f) variest consequents

from Height

Provisions

The medical consequence or constantial perinduces occupying not more than 10 percent of the area of the roof of a medicinery for the moving of industrial and extractive materials and housing frames and structures for such machinery;

1) construction cranse;

8) commencial structure; and
1) ropolipial.

I) hospital memorates and the control of the contro

10.3 metres; awnings, or steps may project into any required rear yard, front yard or exterior side yard area a at more than 1.5 metres:

reary year, north year, fertion falle year or exterior side yeard area a distance of not more than 1.5 metres, and into the front year don cinnor the not of Demetes.

3) a stair encountment of 3 dieses, to a maximum of 0.8 metres, may be permitted.

No building or advanture shall be executed, altered or enlarged on may loft in any zone unless it meets one of the following requirements:

10 to stair the control of the following requirements:

11 to stair the control of the following the foless that the following the following the following the following

Landicipade dight space statu or provisions or accessed and a special provisions:

a) in part of any drivensy, prairing area, basing space, not for between, or space enclosed within a building, or between the part of any drivensy, prairing area, basing space, not for between underground prairing area, shall be considered part of any required indendeded open space; and

b) except as otherwise provised herein, no part of any required front yard or required advertor also yard athail

4.30 Landscaped Open Space

i public agency man provides cirect touces to a public street.

If he provided in accordance with the provisions of the zone in which it is

| S.5.3 a) | Accessable | Acces R5 (H), HAL36.347 R5-Urban Residential Type-5, Exception HAL36.347 Zone Permitted / Required ii) The unobstructed pedestrian access asial shall be marked with high tonal contrast disponal lines, to discourage parking in them, where the surface is asphalt, concrete or some other hard surface. Minimum Number of Regulard Lodding Spaces (Table 5.6) 1 (Regulard Lodding Spaces) (Bulling containing lass than 30 apartment | None | Lodding Spaces | 1) (Bulling containing lass than 30 apartment | Lodding Spaces | 1) (Bulling containing so that are apartment | 1) (Bulling containing so th Narion Minimum Exterior Side 3.0 m (or the established building line on the block, whichever is greater) 4,080m² required, 658m² (Indoor), 1,116m² (Balconies) and 2306m² (Outdoor) Maximum Buliding Height Minimum Gross Floor Area 40m² per dwelling unit 0.6m to any lot line and not located within a sight triangle Section 4: General Phased Registration of Condominums - Internal for lines created by phased registration of a plan of condominiums. Internal for lines created by phased registration of a plan of condominiums. 4.13 Phased Condominiums all not be construed to be lot lines for the purpose of zoning regulations provided that all such regulations as they apply to the whole of the bit existing prior to any condominium plan registration are met. Condominisms and regulations as they apply to the whole of the lot existing prior to any condominism plan registration are next. a) When the prior the prior the prior the prior and the prior that the prior the prior the prior that CTION 5: PARKING & Lunchmen reUSE Apartment Desiling 5.1 Perking Requirement Fig. 1 25 for each deelling unit (nere w for visitor parking) Single oblications, sensel-delathed, duplox, viscalion Inches 5.1) Apartment Desiling Apartment Desiling Apartment Desiling Apartment Desiling For visitor parking) 2 for each unit 2 for each unit ney or stack; television or tele-communication tower/antennae; e or securioral transmission tower and years. Exemptions from Height Provisions Provisions Provisions The security of the Examplions for improvements of the control of the c A commercial driveway providing access to parking spaces, a parking garage or a parking lot shall have a minimum two way traffic width of 7 metres at property line and a maximum two way traffic width of 10.0 Complies into the front yard not more than 2.0 marks. § a salar enconscienter of 3 files in, to a mandrum of 0.8 meters, may be permitted. No building or structure shall be executed, altered or enlarged on any lot in any zone unless it meets one of the following regularisments: a) the lot has the minimum regulared of frontage on an improved steep. § b) the lot will there fortigage on a fauture public street that is currently being constituted pursuant to a Suddivision Agreement or other Development Agreement with a public agency; § the lot is legally led to a common element condomination thereign drostage on an element road that provides direct access to a public steet or which common with another condomination common element road that provides direct access to a public steet or which common with another condomination common element condomination that the public steet and of the bit sleptly led to a common element condomination that the common element condomination and the slept of the steet and the slept of the sleptly led to a common element condomination that the common element condomination and the sleptly led to a common element condomination that the c ii) for triplex dwellings, fourplex dwellings, street townhouses, and rooming houses, required parking spaces shall be permitted within the required front yard or required exterior side yard up to a maximum of 50% of said yard.

KEY PLAN

SITE PLAN

Part of Lot 45 Registered Plan 905 Town of Hagersville Haldimand County



SITE DATA

ZONING:

Site 1 : CD-Downtown Commercial Site 2 : R5-Urban Residential Type-5

TOTAL SITE AREA:

2.24 Ha. | 22,473.6 m² 2.18 Ha. | 21,881 m² (After Road Widening)

BUILDING AREA: Ground Coverage: 5,400 m² | 24%

LANDSCAPED AREA: Ground Coverage: 8,258 m² | 36.4%

ASPHALT AREA:

8,902.3 m² | 39.6% NO. OF UNITS:

Building A: 88 Units

Building B: 115 Units

Building C: 58 Units

Block Towns: 6 Units **TOTAL RESIDENTIAL UNITS: 267 Units**

COMMERCIAL AREA

Commercial: 1 space per 25 m= 16 spaces

Ground Floor of Building C: 400 m²

PARKING REQUIRED: Site 1 CD Zone: 0.6 space per unit = 35 spaces

Site 2 R5 Zone: 1.25 space per unit and 0.1 space per visitor = 276 spaces

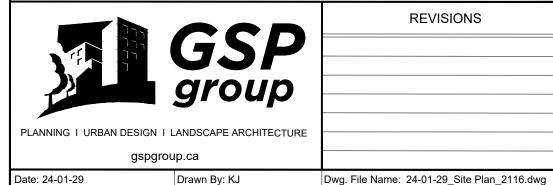
Block Towns: 2 and 0.1 space per visitor space per unit = 13 spaces

PARKING PROVIDED:

Site 1 CD Zone: 0.65 space per unit = 38 spaces Block Towns: 2 and 0.1 space per visitor space per unit = 13 spaces Commercial: 1 space per 25 m= 16 spaces

Site 2 R5 Zone: 1.08 space per unit and 0.1 space per visitor = 241 spaces

NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals.



Drawn By: KJ

Project No.: 22116A

Dwg. File Name: 24-01-29_Site Plan_2116.dwg