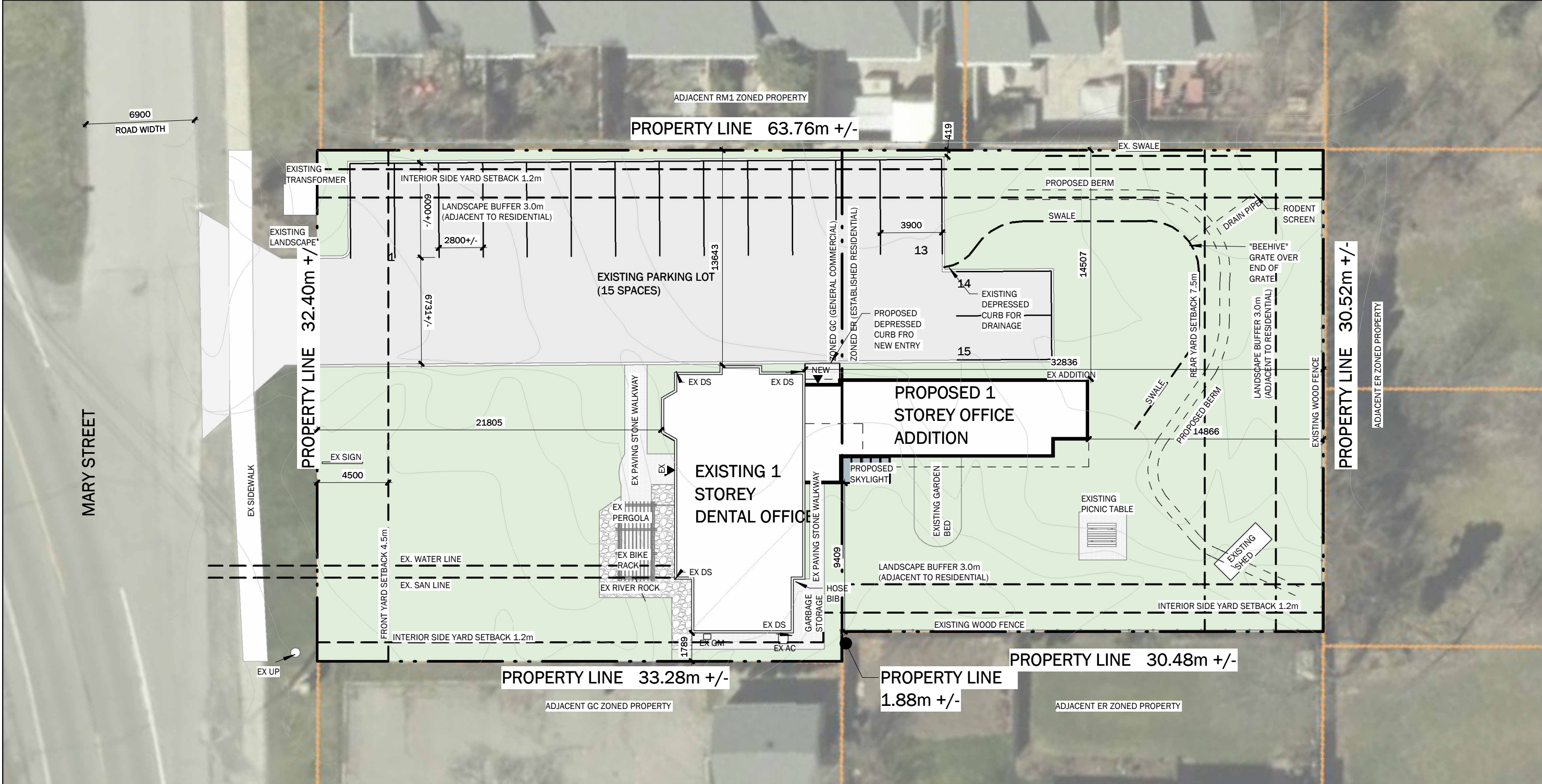




SITE PLAN

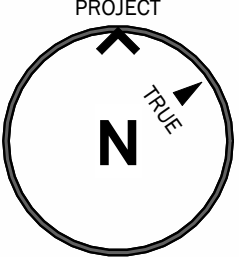
1 : 250

COMMISSION:

DR. CLARK DENTAL
OFFICE - ADDITION

PROJECT ADDRESS

NORTH:



SITE PLAN

DRAWN BY:	JKC
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DATE ISSUED:	
SCALE:	1 : 250
PROJECT No.:	2025-156

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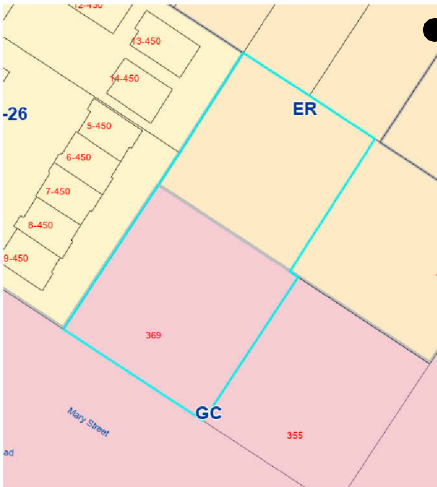
.SP1

369 MARY STREET , NIAGARA-ON-THE-LAKE			
ZONED GC - GENERAL COMMERCIAL AND ER-ESTABLISHED RESIDENTIAL			
ZONING CHART			
PROVISION	REQUIREMENT	PROPOSAL	COMPLY
MIN. LOT AREA	464 m ²	2007.4 m ²	YES
MIN. LOT FRONTAGE	15.0 m	32.4 m(MARY STREET)	YES
MIN. FRONT YARD DEPTH (MARY STREET)	4.5 m	OVER 4.5m	YES
MIN. REAR YARD DEPTH	7.5 m	OVER 7.5 m	YES
MIN. INTERIOR SIDE YARD WIDTH	1.2 m	OVER 1.2 m	YES
MIN. EXTERIOR SIDE YARD WIDTH	N/A	N/A	
MAX. LOT COVERAGE	50%	11.4 % EXISTING 134.3m ² NEW 94.5m ² TOTAL 228.8m ²	YES
MIN. LANDSCAPE COVERAGE	20%	62.2 % 1,247.8m ²	YES
HEIGHT OF BUILDING	MIN - 10.0 m MAX - 10.5m	7.26 m EXISTING TO REMAIN	YES
PARKING AND ACCESS REQUIREMENTS	IN ACCORDANCE WITH SECTION 6.39 (MEDICAL CLINIC) 1 PER 15m ² GLFA EXISTING GLFA - 119.12m ² PROPOSED GLFA - 89.72m ² TOTAL GLFA -208.84m ² 208.84/15 =13.9 14 SPACES REQUIRED	15 PARKING SPACES 1 BARRIER FREE PARKING PROVIDED (1 REQUIRED)	YES
LOADING ZONE REQUIREMENTS	GLFA 0-464.5 m ² 0 LOADING SPACES	0 LOADING SPACES	YES
MIN. PARKING STALL WIDTH	2.75 m	2.8 m	YES
MIN. PARKING STALL LENGTH	6.0 m	6.0 m	YES
MANEUVERING AISLE WIDTH	6.0m	6.0 m	YES
LANDSCAPE BUFFER (ADJACENT TO RESIDENTIAL ZONES)	3.0 m	0.4 m EXISTING TO REMAIN	NO EXISTING TO REMAIN



KEY MAP

NOT TO SCALE



ZONING MAP

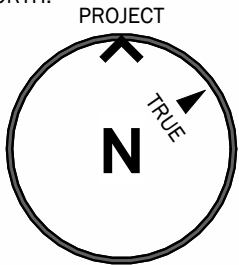
NOT TO SCALE

COMMISSION:

DR. CLARK DENTAL
OFFICE - ADDITION

PROJECT ADDRESS

NORTH:



SITE INFORMATION

DRAWN BY:	JKC
CHECKED BY:	MDA
DATE ISSUED:	
SCALE:	As indicated
PROJECT No.:	2025-156

DRAWING No.:

.SP2