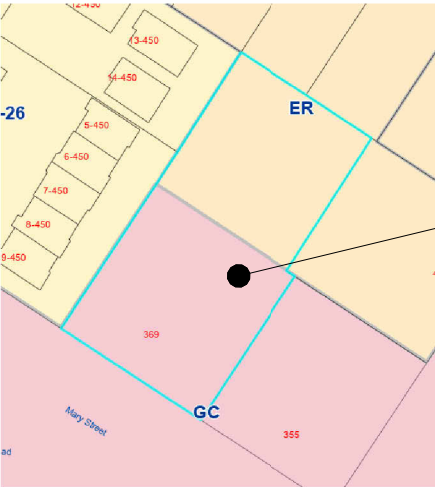


369 MARY STREET , NIAGARA-ON-THE-LAKE			
ZONED GC - GENERAL COMMERCIAL AND ER-ESTABLISHED RESIDENTIAL			
ZONING CHART			
PROVISION	REQUIREMENT	PROPOSAL	COMPLY
MIN. LOT AREA	464 m ²	2007.4 m ²	YES
MIN. LOT FRONTAGE	15.0 m	32.4 m(MARY STREET)	YES
MIN. FRONT YARD DEPTH (MARY STREET)	4.5 m	21.9 m	YES
MIN. REAR YARD DEPTH	7.5 m	14.8 m	YES
MIN. INTERIOR SIDE YARD WIDTH	1.2 m	EAST 1.8 m WEST 14.0 m	YES
MIN. EXTERIOR SIDE YARD WIDTH	N/A	N/A	
MAX. LOT COVERAGE	50%	12.6 % EXISTING 132.4m ² NEW 120.8m ² TOTAL 253.2m ²	YES
MIN. LANDSCAPE COVERAGE	20%	60.9 % 1,222.9m 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 - 116.11m ² PROPOSED GLFA -105.93m ² TOTAL GLFA -221.28m ² 222/15 =14.8 15 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:

Niagara-on-the-Lake
Dental

PROJECT ADDRESS

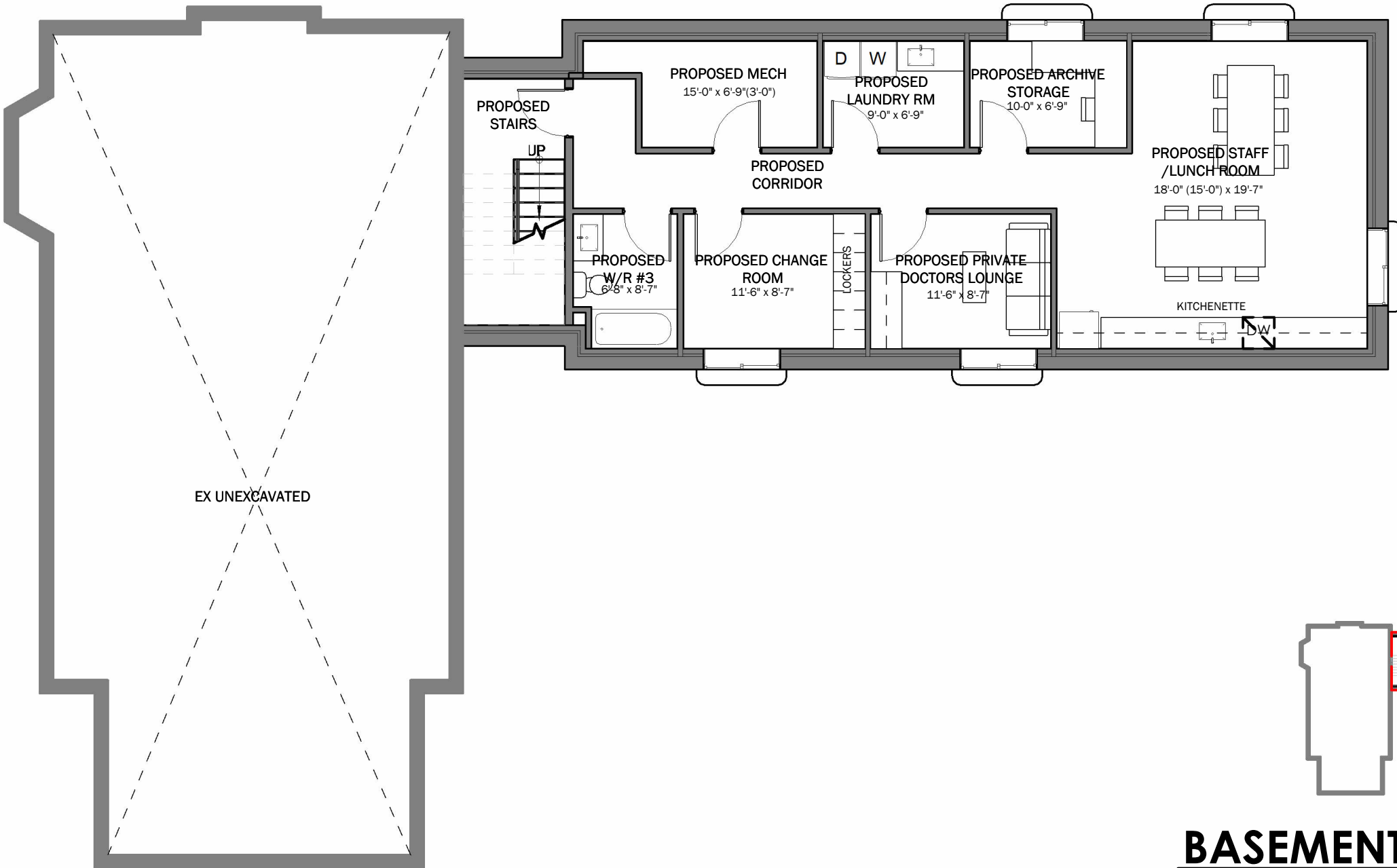
NORTH:

SITE PLAN - ZONING

DRAWN BY:	JKC
CHECKED BY:	MDA
DATE ISSUED:	09.17.2025
SCALE:	As indicated
PROJECT No.:	2025-156

DRAWING No.:

.SP2



BASEMENT AREA PLAN

1 : 500

BASEMENT

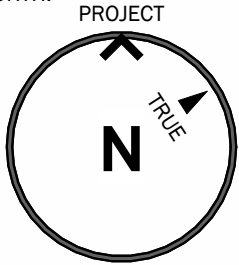
1 : 100

COMMISSION:

Niagara-on-the-Lake
Dental

PROJECT ADDRESS

NORTH:

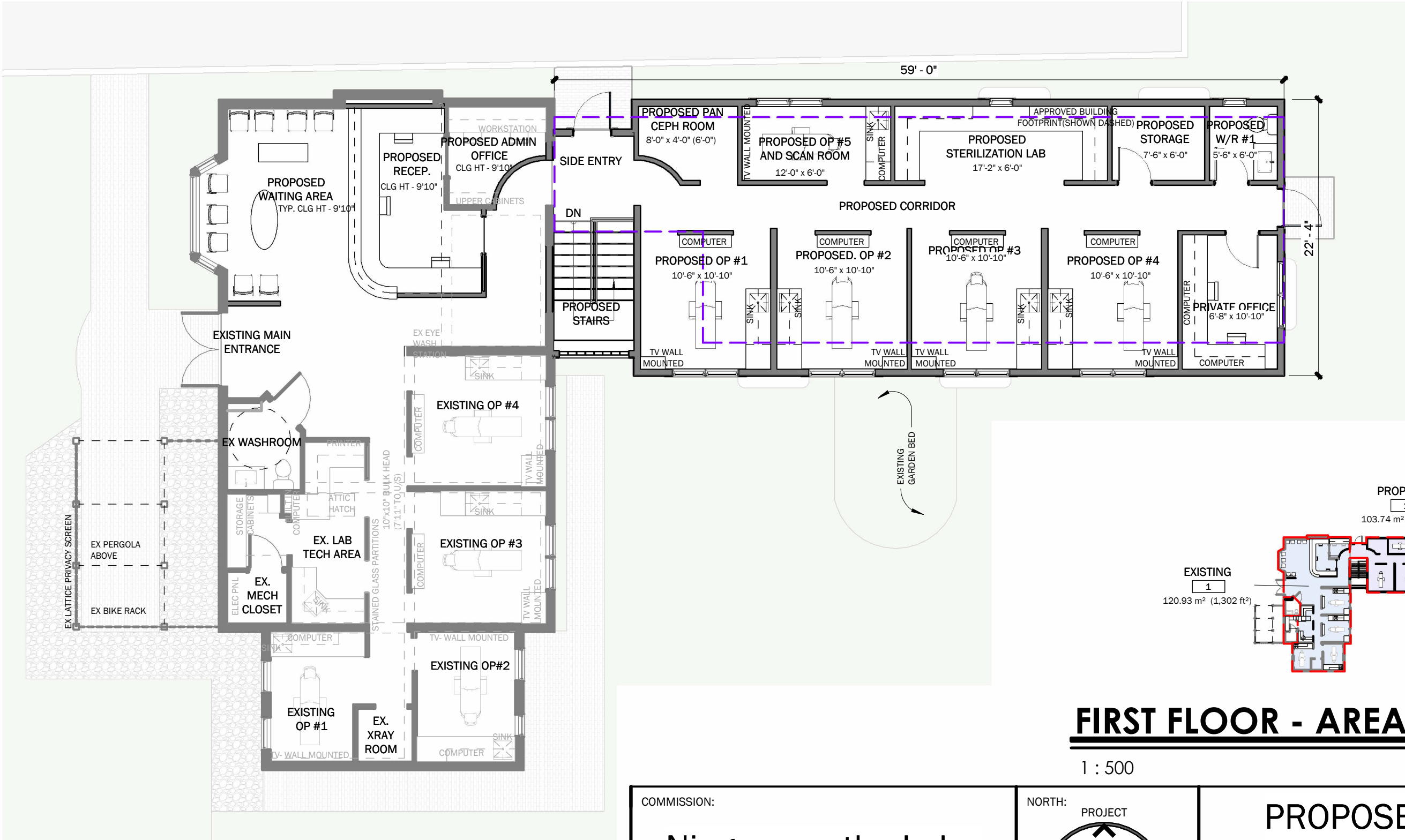


PROPOSED BASEMENT

DRAWN BY:	JKC
CHECKED BY:	MDA
DATE ISSUED:	09.17.2025
SCALE:	As indicated
PROJECT No.:	2025-156

DRAWING No.:

A.1

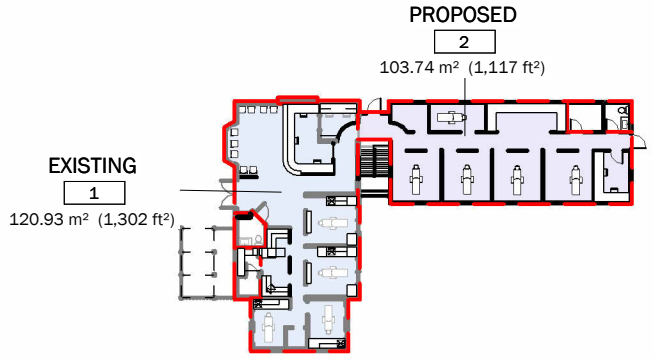


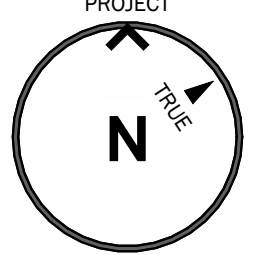
FIRST FLOOR - ADDITION

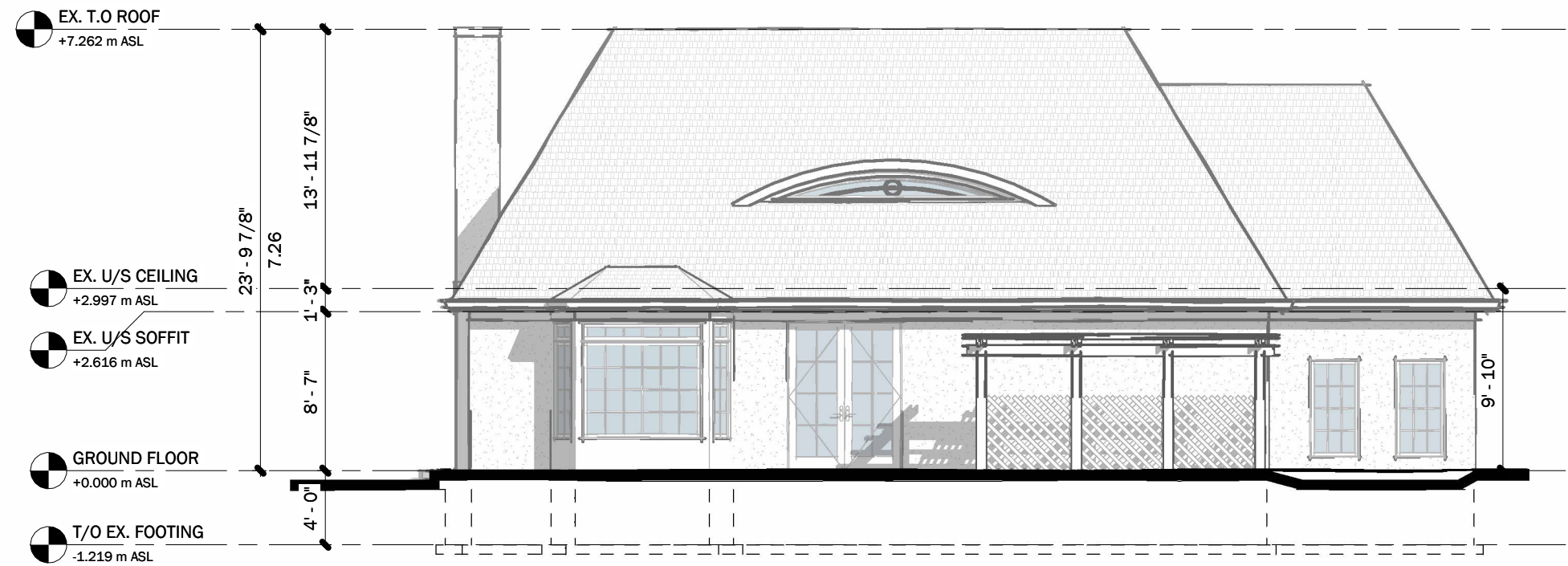
1 : 100

FIRST FLOOR - AREA PLAN

1 : 500



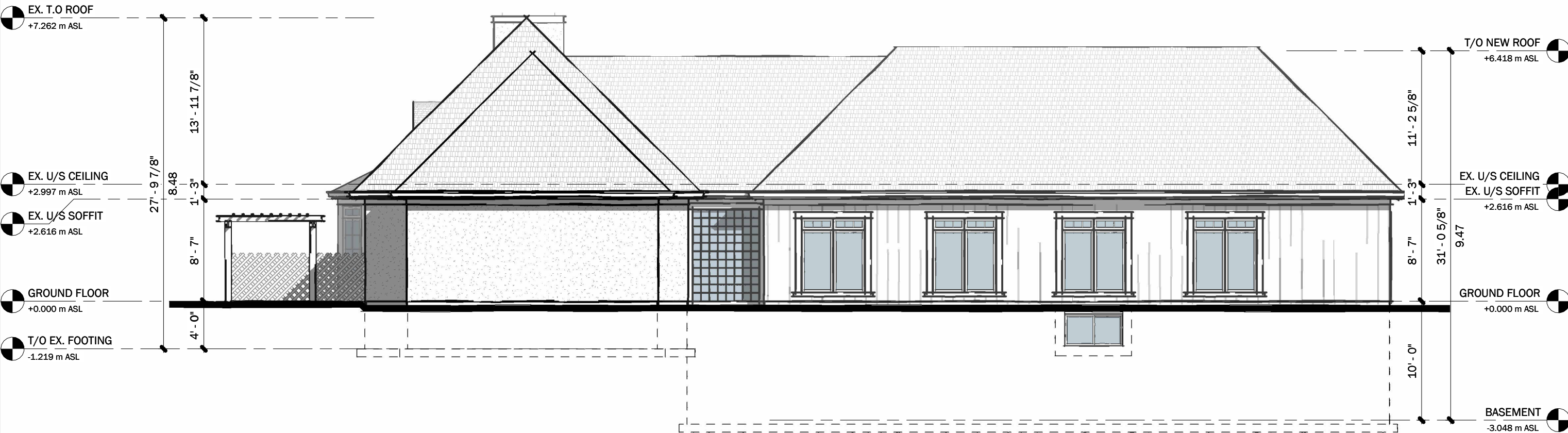
COMMISSION: Niagara-on-the-Lake Dental PROJECT ADDRESS	NORTH: 	PROPOSED FIRST	
		DRAWN BY: JKC CHECKED BY: MDA DATE ISSUED: 09.17.2025 SCALE: As indicated PROJECT No.: 2025-156	DRAWING No.: A.2



FRONT (MARY ST) ELEVATION

1 : 100

COMMISSION: Niagara-on-the-Lake Dental PROJECT ADDRESS	NORTH:	FRONT ELEVATION	
		DRAWN BY: JKC	DRAWING No.:
		CHECKED BY: MDA	A.3
		DATE ISSUED: 09.17.2025	
		SCALE: 1 : 100	
		PROJECT No.: 2025-156	



RIGHT (EAST) ELEVATION

1 : 100

COMMISSION: Niagara-on-the-Lake Dental PROJECT ADDRESS	NORTH:	RIGHT ELEVATION	
		DRAWN BY: JKC	DRAWING No.:
		CHECKED BY: MDA	A.4
		DATE ISSUED: 09.17.2025	
		SCALE: 1 : 100	
		PROJECT No.: 2025-156	



LEFT (SOUTH) ELEVATION

1 : 100

COMMISSION: Niagara-on-the-Lake Dental PROJECT ADDRESS	NORTH:	LEFT ELEVATION	
		DRAWN BY: JKC	DRAWING No.:
		CHECKED BY: MDA	A.5
		DATE ISSUED:	
		SCALE: 1 : 100	
		PROJECT No.: 2025-156	



REAR (NORTH) ELEVATION

1 : 100

COMMISSION: Niagara-on-the-Lake Dental PROJECT ADDRESS	NORTH:	REAR ELEVATION	
		DRAWN BY: JKC	DRAWING No.:
		CHECKED BY: MDA	A.6
		DATE ISSUED:	
		SCALE: 1 : 100	
		PROJECT No.: 2025-156	