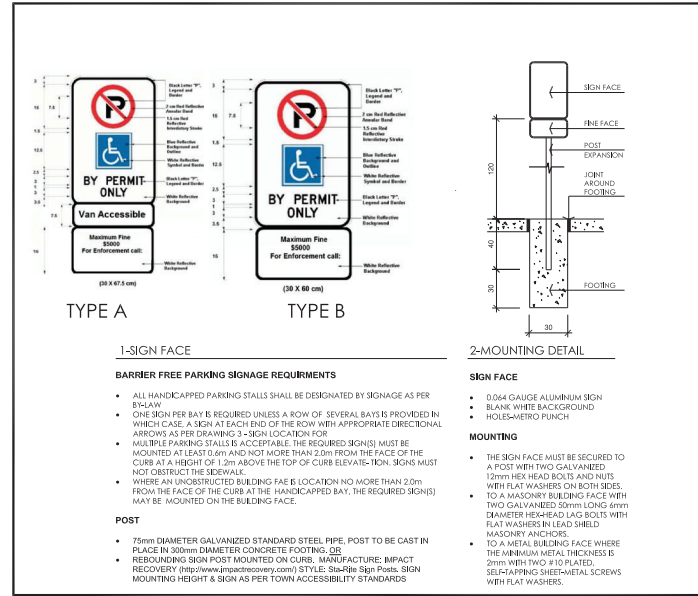
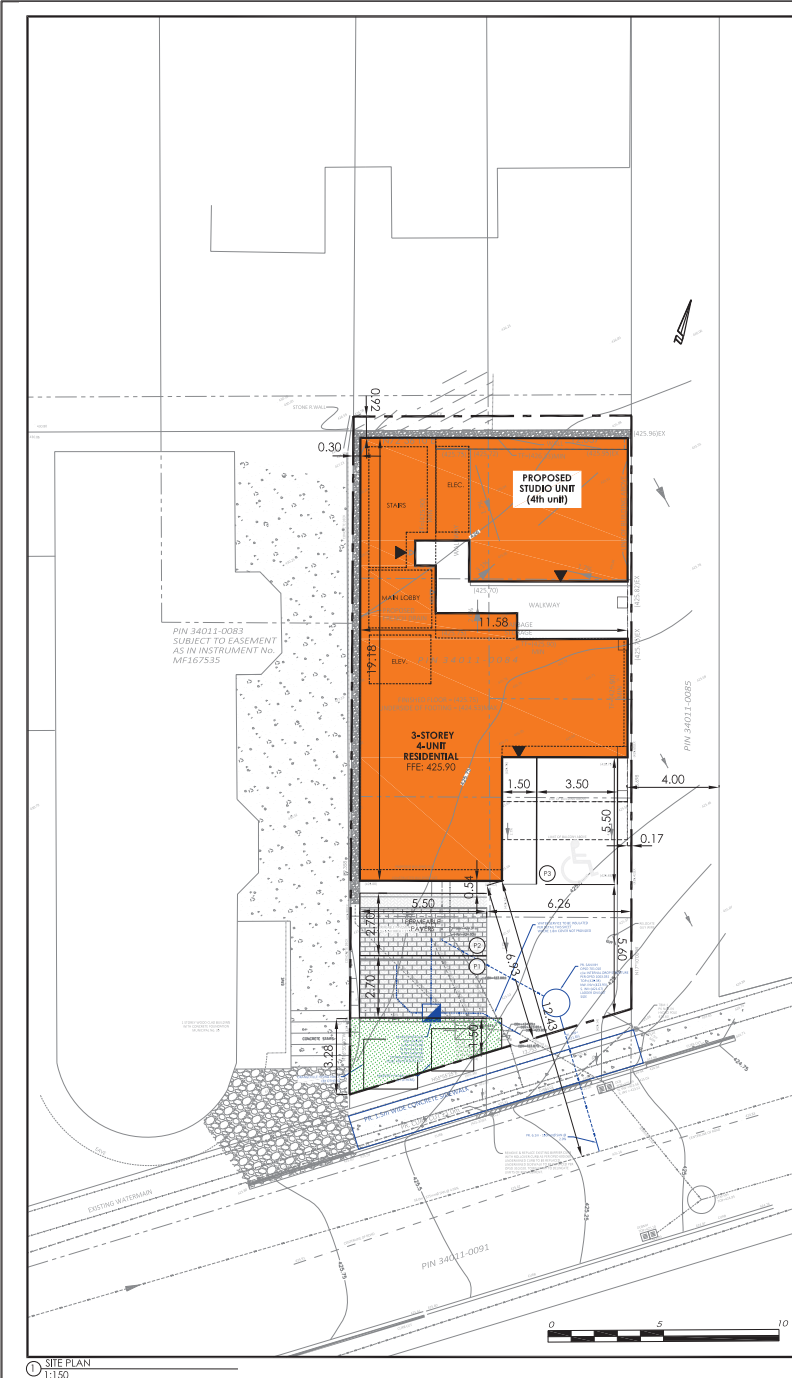


Attachment No. 2



ZONING TABLE

ZONE CBD - CENTRAL BUSINESS DISTRICT

	REQUIRED	PROPOSED	COMPLIANCE
1. MINIMUM LOT AREA	NIL	333.31 m ²	YES
2. MINIMUM LOT FRONTAGE	NIL	12.75 m	YES
3. MINIMUM FRONT YARD	NIL	7.62 m	YES
4. MINIMUM EXTERIOR SIDE YARD	NIL	N/A	
5. MINIMUM SIDE YARD			
- ADJUTING A RESIDENTIAL ZONE	4.5 m	0.3m & 0.17m	YES
- ADJUTING OTHER ZONES	NIL	NIL	VARIANCE
6. MINIMUM REAR YARD	7.5m	0.82 m	VARIANCE
7. MAXIMUM BUILDING HEIGHT	11.0m	11.7m	VARIANCE
8. MAXIMUM COVERAGE	75%	59.4 % [198 m ²]	YES
LANDSCAPED STRIP IN FRONT YARD	3 m	1.5 m	VARIANCE

PARKING/LOADING CALCULATIONS

ZONE CBD - CENTRAL BUSINESS DISTRICT

	ZONING	REQUIRED	PROVIDED
LOADING SPACE	0 SPACE REQUIRED	0 SPACE REQUIRED	0 SPACE
CBD ZONE EXCEPTION	WITHIN THE AREA IDENTIFIED ON SCHEDULE A TO THE BY-LAW OF THE CENTRAL BUSINESS DISTRICT (CBD) ZONE, PARKING SHALL BE REQUIRED AT LEVEL OF ONE HALF OF THAT REQUIRED IN ALL OTHER AREAS FOR ALL USES, EXCEPT THAT ADDITIONAL CROWDING UNITS SHALL REQUIRE 1 PARKING SPACE FOR EACH NEW UNIT.		
RESIDENTIAL	1 SPACE PER UNIT	4 SPACES	3 SPACES
VISITOR PARKING	0.25 PER UNIT	1 SPACE	0 SPACES
TOTAL SPACES REQUIRED			5 SPACES
TOTAL SPACES PROVIDED			4 SPACES

NOTE: 4TH PARKING SPACE PROVIDED THROUGH PARKING SPOT LEASE AGREEMENT AS RECORDED BY THE TOWN OF ORANGEVILLE

SITE PLAN APPLICATION NUMBER

SP 2024-04

PART OF LOT 3, BLOCK 5 REGISTERED PLAN 138 AND PART OF LOT 1 CONCESSION E TOWN OF ORANGEVILLE ON COUNTY OF DUFFERIN

KEY PLAN

NOTE:

GENERAL NOTES:

- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
- UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
- THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND ANY DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
- ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
- ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS BARRIAD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
- ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
- ALL CONDENSING UNITS TO BE SCREENED ON THE ROOF.
- SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
- WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
- EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.
- BUILDER TO CONTACT ORANGEVILLE HYDRO TO DISCUSS SERVING OPTIONS, BUILDING TO MEET CLEARANCE REQUIREMENTS FROM EXISTING ABOVE GROUND ELECTRICAL INFRASTRUCTURE. DEVELOPMENT TO MEET SECTION OBC 3.1.19.1 CLEARANCES TO BUILDINGS.

REFER TO SITE SERVICING & GRADING PLAN PREPARED BY VAN HARTEN FOR ADDITIONAL INFO

LED SIGNAGE

- NO LIGHT SPILL IS PERMITTED ON PROPERTY
- ALL LED SIGNAGE SUBJECT TO SITE PLAN/LIGHTING PLAN REVIEW.

RECOMMENDED LINE WIDTH FOR MARKINGS IS 10 CM

- ALL PAVEMENT MARKINGS TO BE SUP RESISTANT PAINT

PROJECT NAME
VACANT LANDS EAST OF 35 ARMSTRONG ST

PROJECT ADDRESS
35 ARMSTRONG ST, ORANGEVILLE, ON

CLIENT
ROBBIE MAIR

ARCHITECT
KHALSA DESIGN INC.

BRAMPTON, ON
TELEPHONE: 647-468-2940

CONSULTANTS:

REGISTRATION

Project number: 21050
Date: 12/19/2024
Drawn by: AS
Checked by: KDJ
Scale: As indicated

REVISONS

No.	Description	Date
1	REVISION FOR SPA	09/14/2024
2	REVISION FOR SPA	10/13/2024
3	BUILDING LOCATION	11/03/2024

PROPOSED SITE PLAN

ASP-1

96-98 BROADWAY