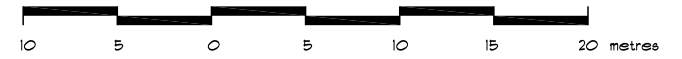


PROPOSED COMMERCIAL BUILDING
 2362889 ONTARIO LTD.
 234 MAIN STREET WEST,
 HUNTSVILLE, ONTARIO
 SCALE: 1:200

SCALE - 1 : 250



LEGEND:

- DENOTES SURVEY MONUMENT
- WP DENOTES WOOD POLE

METRIC:

DISTANCES AND ELEVATIONS SHOWN ON THIS SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

FIELDWORK ASSOCIATED WITH THIS SKETCH WAS COMPLETED ON JANUARY 19, 2017

PRECINCT: URBAN BUSINESS EMPLOYMENT WITH SITE SPECIFIC EXCEPTION 0030 (UBE-0030)

Municipal Address: 234 MAIN STREET WEST, HUNTSVILLE

LEGAL DESCRIPTION:

FIN 48097-0134 (LT)

- LOT 13, REGISTRAR'S COMPILED PLAN 509, TOWNSHIP OF CHAFFEY, NOW IN THE TOWN OF HUNTSVILLE DISTRICT MUNICIPALITY OF MUSKOKA

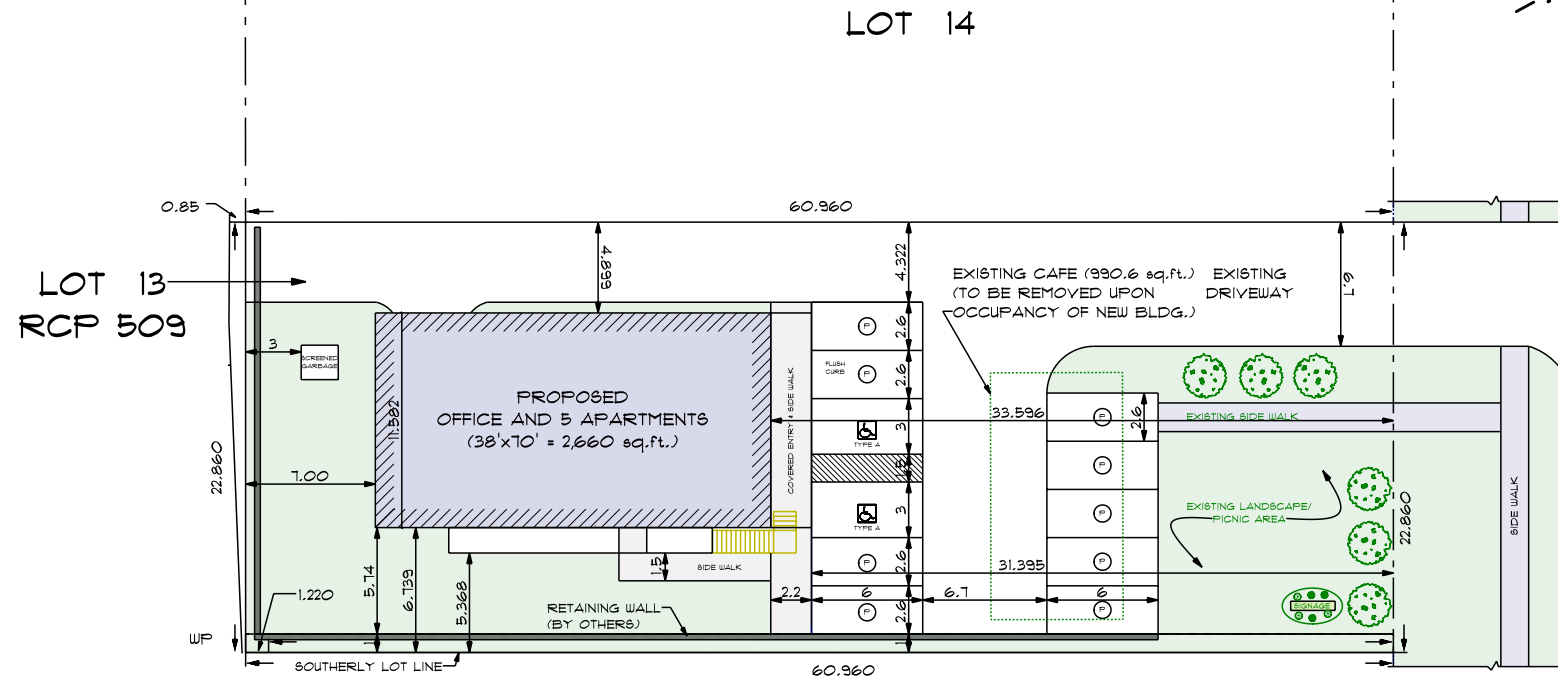
ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT

ZONING REGULATIONS - UBE

STANDARD	REQUIRED	PROVIDED
LOT COVERAGE	50% (max.)	21.36%
BUILDING HEIGHT	11m	8m
REAR YARD	7m	7m
FRONT YARD	6m	33.59m
SIDE YARD	5m	4.89m
BUFFER AT FRONT	3m	3m
PARKING REQUIREMENT		
ACCESSORY APARTMENTS	1/UNIT	5
OFFICE (796.5 sq. ft.)	1/301.4 sq. ft.	3
TOTAL	8	11
ACCESSIBLE PARKING SPACE REQ. AS PER CPP TABLE 3.4(6)	1:25 - 1 1	2

LOT COVERAGE

LOT AREA	1394.00 sq.m.
BUILDING	247.12 sq.m.
COVERED ENTRY	25.48 sq.m.
STAIRS/DECKS	25.21 sq.m.
TOTAL COVERAGE	297.81 sq.m.
	21.36%
GREEN SPACE	472.62 sq.m.
	33.9%



LOT 12

NOTE: AREAS BELOW ARE EXISTING

LOT STATISTICS	EXISTING
FEATURE	AREA (SQUARE METRES)
FIN 48097-0134 (LT)	1394
1 STOREY HOUSE, STOOP, PORCH, RAMP COVERED BREEZEWAY, GARAGE	178
WOOD CLAD GARAGE, FALLEN SHED METAL SHED	55
LOT COVERAGE	16.7 %

ACCESSIBILITY REQUIREMENTS

EXTERIOR PATHS OF TRAVEL, TECHNICAL REQUIREMENTS

80.23 WHEN CONSTRUCTING NEW OR REDEVELOPING EXISTING EXTERIOR PATHS OF TRAVEL THAT THEY INTEND TO MAINTAIN, OBLIGATED ORGANIZATIONS, OTHER THAN SMALL ORGANIZATIONS, SHALL ENSURE THAT NEW AND REDEVELOPED EXTERIOR PATHS OF TRAVEL MEET THE FOLLOWING REQUIREMENTS:

1. THE EXTERIOR PATH MUST HAVE A MINIMUM CLEAR WIDTH OF 1,500 MM, BUT THIS CLEAR WIDTH CAN BE REDUCED TO 1,200 MM TO SERVE AS A TURNING SPACE WHERE THE EXTERIOR PATH CONNECTS WITH A CURB RAMP.
2. WHERE THE HEAD ROOM CLEARANCE IS LESS THAN 2,100 MM OVER A PORTION OF THE EXTERIOR PATH, A RAIL OR OTHER BARRIER WITH A LEADING EDGE THAT IS CANE DETECTABLE MUST BE PROVIDED AROUND THE OBJECT THAT IS OBSTRUCTING THE HEAD ROOM CLEARANCE.
3. THE SURFACE MUST BE FIRM AND STABLE.
4. THE SURFACE MUST BE SLIP RESISTANT.
5. WHERE AN EXTERIOR PATH HAS OPENINGS IN ITS SURFACE,
 - I. THE OPENINGS MUST NOT ALLOW PASSAGE OF AN OBJECT THAT HAS A DIAMETER OF MORE THAN 20 MM, AND
 - II. ANY ELONGATED OPENINGS MUST BE ORIENTED APPROXIMATELY PERPENDICULAR TO THE DIRECTION OF TRAVEL.
6. THE MAXIMUM RUNNING SLOPE OF THE EXTERIOR PATH MUST BE NO MORE THAN 1:20, BUT WHERE THE EXTERIOR PATH IS A SIDEWALK, IT CAN HAVE A SLOPE OF GREATER THAN 1:20, BUT IT CANNOT BE STEEPER THAN THE SLOPE OF THE ADJACENT ROADWAY.
7. THE MAXIMUM CROSS SLOPE OF THE EXTERIOR PATH MUST BE NO MORE THAN 1:20, WHERE THE SURFACE IS ASPHALT, CONCRETE OR SOME OTHER HARD SURFACE, OR NO MORE THAN 1:10 IN ALL OTHER CASES.
8. THE EXTERIOR PATH MUST MEET THE FOLLOWING REQUIREMENTS:
 - I. IT MUST HAVE A 1:2 BEVEL AT CHANGES IN LEVEL BETWEEN 6 MM AND 13 MM.
 - II. IT MUST HAVE A MAXIMUM RUNNING SLOPE OF 1:8 OR A CURB RAMP THAT MEETS THE REQUIREMENT OF SECTION 80.26 AT CHANGES IN LEVEL OF GREATER THAN 13 MM AND LESS THAN 75 MM.
 - III. IT MUST HAVE A MAXIMUM RUNNING SLOPE OF 1:10 OR A CURB RAMP THAT MEETS THE REQUIREMENT OF SECTION 80.26 AT CHANGES IN LEVEL OF 75 MM OR GREATER AND 200 MM OR LESS.
 - IV. IT MUST HAVE A RAMP THAT MEETS THE REQUIREMENTS OF SECTION 80.24 AND CHANGES IN LEVEL OF GREATER THAN 200 MM.
9. THE ENTRANCE TO THE EXTERIOR PATH OF TRAVEL MUST PROVIDE A MINIMUM CLEAR OPENING OF 850 MM, WHETHER THE ENTRANCE INCLUDES A GATE, BOLLARD OR OTHER ENTRANCE DESIGN.

EXTERIOR PATHS OF TRAVEL, DEPRESSED CURBS

80.27 (1) WHERE A DEPRESSED CURB IS PROVIDED ON AN EXTERIOR PATH OF TRAVEL, THE DEPRESSED CURB MUST MEET THE FOLLOWING REQUIREMENTS:

1. THE DEPRESSED CURB MUST HAVE A MAXIMUM RUNNING SLOPE OF 1:20.
2. THE DEPRESSED CURB MUST BE ALIGNED WITH THE DIRECTION OF TRAVEL.
3. WHERE THE DEPRESSED CURB IS PROVIDED AT A PEDESTRIAN CROSSING, IT MUST HAVE TACTILE WALKING SURFACE INDICATORS THAT,
 - I. HAVE RAISED TACTILE PROFILES,
 - II. HAVE HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE,
 - III. ARE LOCATED AT THE BOTTOM PORTION OF THE DEPRESSED CURB THAT IS FLUSH WITH THE ROADWAY,
 - IV. ARE SET BACK BETWEEN 150 MM AND 200 MM FROM THE CURB EDGE, AND
 - V. ARE A MINIMUM OF 610 MM IN DEPTH.

(2) IN THIS SECTION, "DEPRESSED CURB" MEANS A SEAMLESS GRADUAL SLOPE AT TRANSITIONS BETWEEN SIDEWALKS AND WALKWAYS AND HIGHWAYS, AND IS USUALLY FOUND AT INTERSECTIONS.

ACCESS AISLES

80.35 (1) ACCESS AISLES, THAT IS THE SPACE BETWEEN PARKING SPACES THAT ALLOWS PERSONS WITH DISABILITIES TO GET IN AND OUT OF THEIR VEHICLES, MUST BE PROVIDED FOR ALL PARKING SPACES FOR THE USE OF PERSONS WITH DISABILITIES IN OFF-STREET PARKING FACILITIES.

(2) ACCESS AISLES MAY BE SHARED BY TWO PARKING SPACES FOR THE USE OF PERSONS WITH DISABILITIES IN AN OFF-STREET PARKING FACILITY AND MUST MEET THE FOLLOWING REQUIREMENTS:

1. THEY MUST HAVE A MINIMUM WIDTH OF 1,500 MM.
 2. THEY MUST EXTEND THE FULL LENGTH OF THE PARKING SPACE.
 3. THEY MUST BE MARKED WITH HIGH TONAL CONTRAST DIAGONAL LINES, WHICH DISCOURAGES PARKING IN THEM, WHERE THE SURFACE IS ASPHALT, CONCRETE OR SOME OTHER HARD SURFACE.
- MINIMUM NUMBER AND TYPE OF ACCESSIBLE PARKING SPACES
- 80.36 (1) OFF-STREET PARKING FACILITIES MUST HAVE A MINIMUM NUMBER OF PARKING SPACES FOR THE USE OF PERSONS WITH DISABILITIES, IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
1. ONE PARKING SPACE FOR THE USE OF PERSONS WITH DISABILITIES, WHICH MEETS THE REQUIREMENTS OF A TYPE A PARKING SPACE, WHERE THERE ARE 12 PARKING SPACES OR FEWER.
 2. FOUR PER CENT OF THE TOTAL NUMBER OF PARKING SPACES FOR THE USE OF PERSONS WITH DISABILITIES, WHERE THERE ARE BETWEEN 13 AND 100 PARKING SPACES IN ACCORDANCE WITH THE FOLLOWING RATIO, ROUNDING UP TO THE NEAREST WHOLE NUMBER.

I. WHERE AN EVEN NUMBER OF PARKING SPACES FOR THE USE OF PERSONS WITH DISABILITIES ARE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS PARAGRAPH, AN EQUAL NUMBER OF PARKING SPACES THAT MEET THE REQUIREMENTS OF A TYPE A PARKING SPACE AND A TYPE B PARKING SPACE MUST BE PROVIDED.