EXISTING SITE CONDITION

245 COMMERCIAL ST.
MILTON, ONTARIO

REQUIREMENTS BASED ON:
TOWN OF MILTON,
URBAN ZONING BY-LAW 016-2014

LOT AREA: 14,286 m² (3.53 ac / 1.43 ha)

BUILDING GROSS FLOOR AREA: 1158.7 m²

ZONING: RLD3*120

EXISTING PARKING SPACES: 38

REQUIRED PARKING USES 90% OF {G.F.A.}:
AS PER BY-LAW SECTION 5.2.ii)

- OFFICE USE {970.2m²} (@1/30m²) **AND**
  MEDICAL CLINIC {188.5m²} (@1/17m²) = 40 TOTAL

ALSO REQUIRES 2 ACCESSIBLE SPACES,
1 TYPE A AND 1 TYPE B (INCLUDED ABOVE)

- REGULAR PARKING SPACES ARE:
  2.75 m X 5.8 m
- BARRIER FREE (ACCESSIBLE)
  PARKING SPACES ARE:
  TYPE A 3.4 m X 5.8 m
  TYPE B 2.75 m X 5.8 m
  BOTH WITH ADJACENT AISLE (1.5 m)

LEGEND
- PROPERTY BOUNDS
- EDGE OF PAVEMENT/ASPHALT
- LANDSCAPED AREA
- BARRIER FREE PARKING SPACE MARKER
- WALKWAY / GARBAGE / NON-PARKING
- SIGN
- WASTE STORAGE BIN

NOTE:
BASE INFORMATION NOT TO SCALE.

REVISIONS:
2024/01/02: ADDED DIMENSIONS, AWNING DIFFERENTIATION, AND ADJUSTED CHART DATA AND CALCS FOR LATEST GFA.
2024/01/15: ADJUSTED CHART FOR CLARITY.
2024/02/20: NOTED NEW PAINT MARKINGS FOR 2 ACCESSIBLE SPACES.

PROJECT FILE NO.
UIM_2023_36

SCALE:
0m 1m 5m 10m

DATE:
NOVEMBER 16, 2023

DRAWN BY: J.T.
REVIEWED BY: T.G.

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Figure 2 - Site Plan