

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 SPACE IS:
TYPE A 4.9 m X 5.8 m (WIDE ENOUGH TO INCLUDE
AISLE WITHIN IT FOR STANDARD TYPE A 3.4m X 5.8m)

- 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.

PROJECT FILE NO.
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SCALE:
DATE:
NOVEMBER 16, 2023

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



NOT TO SCALE