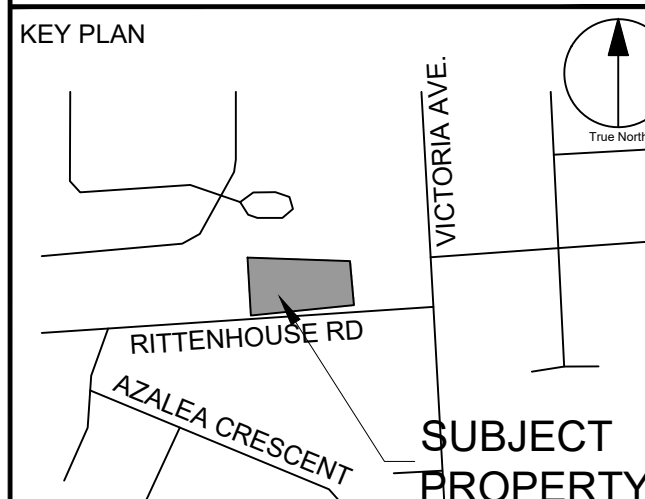


CLIENT
2366158 ONTARIO INC.

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Arcadis Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
01	ZBLA SUBMISSION	2023-12-05
02	ZBLA SUBMISSION	2024-04-02
03	ZBLA SUBMISSION	2024-05-07



TOWN OF LINCOLN ZONING BY-LAW No. 2022-50

RESIDENTIAL MULTIPLE RM2 ZONE	REQUIRED	PROVIDED LOT 1 - RESIDENTIAL	PROVIDED LOT 2 - SPECIAL CARE	MODIFICATION
PERMITTED USES	APARTMENT DWELLING, HOME FOR SPECIAL CARE	APARTMENT DWELLING	HOME FOR SPECIAL CARE	
MIN. LOT AREA PER DWELLING UNIT	166 m ² x 26 = 4,316 m ²	3,586.08m ² = 137.92m ²		X
MAX. LOT AREA PER DWELLING UNIT	400 m ² X 26 = 10,400 m ²	2,351.93	N/A	
MINIMUM FRONT YARD	6m	3.90m	3.93m	X
MINIMUM INTERIOR SIDE YARD	6m, EXCEPT THAT WHERE THE INTERIOR LOT LINE IS ADJACENT TO A R1 OR R2 ZONE, A MINIMUM INTERIOR SIDE YARD OF 9m IS REQUIRED	ADJACENT TO A R1 ZONE 3.51m	ADJACENT TO A R2 ZONE 5.87m	X
MINIMUM EXTERIOR SIDE YARD	6m	N/A	N/A	
MINIMUM REAR YARD	7.5m, EXCEPT THAT WHERE THE REAR LOT LINE IS ADJACENT AN R1 OR R2 ZONE, A MIN. REAR YARD OF 12m IS REQUIRED	ADJACENT TO RM1 ZONE 5.72m	ADJACENT TO RM2 ZONE 7.46m	X
MAXIMUM LOT COVERAGE	LOT 1 AREA: 2,365.53m ² 40%=946.21m ² LOT 2 AREA: 1,220.52m ² 40%=488.21m ²	629.30 m ² = 26.60%	365.14m ² = 29.92%	
MAXIMUM BUILDING HEIGHT	RESIDENTIAL BUILDING = 13m	13.00 m	14.25m	X
MINIMUM LANDSCAPED OPEN SPACE	30% = 1,082 m ²	574.58 m ² = 24.29%	538.37m ² = 48.05%	X
3.21 LANDSCAPED STRIP	b) WHERE AN APARTMENT BUILDING IN THE RM2 OR RM3 ZONES ABUTS A SIDE OR REAR LOT LINE OF A R1 ZONE AND R2 ZONE, THEN A 3m WIDE LANDSCAPED STRIP ABUTTING SUCH LOT LINE OR PORTION THEREOF SHALL BE PROVIDED; AND	1.00m	1.35m	X

PARKING REQUIREMENTS

MINIMUM AISLE WIDTH	6.7m	6.0m		X
APARTMENT DWELLING - RESIDENTS	1.16 SPACES PER DWELLING UNIT 26 UNITS = 30 SPACES	32 SPACES	N/A	
APARTMENT DWELLING - VISITOR	1 SPACE PER EVERY 10 DWELLING UNITS 26 / 10 = 2.6 = 3 SPACES	3 SPACES	N/A	
HOME FOR SPECIAL CARE	2 SPACES PER DWELLING UNIT + 1 SPACE 31 UNITS X 2 = 62 + 1 = 63 SPACES	N/A	5 SPACES	X
TOTAL PARKING REQUIRED	102 SPACES	42 SPACES		
ACCESSIBLE PARKING	13 TO 100 REQUIRED PARKING SPACES 4% OF THE TOTAL NUMBER OF PARKING SPACES 33 * 4/100 = 1.32 = 2 63 * 4/100 = 2.52 = 3	2 SPACES	2 SPACES	X
BICYCLE PARKING FOR APARTMENT DWELLINGS	0.25 SPACES PER APARTMENT DWELLING UNIT 0.25 X 33 = 9 SPACES	9 SPACES	N/A	

GENERAL PROVISIONS - 3.6 AMENITY AREA REQUIRED

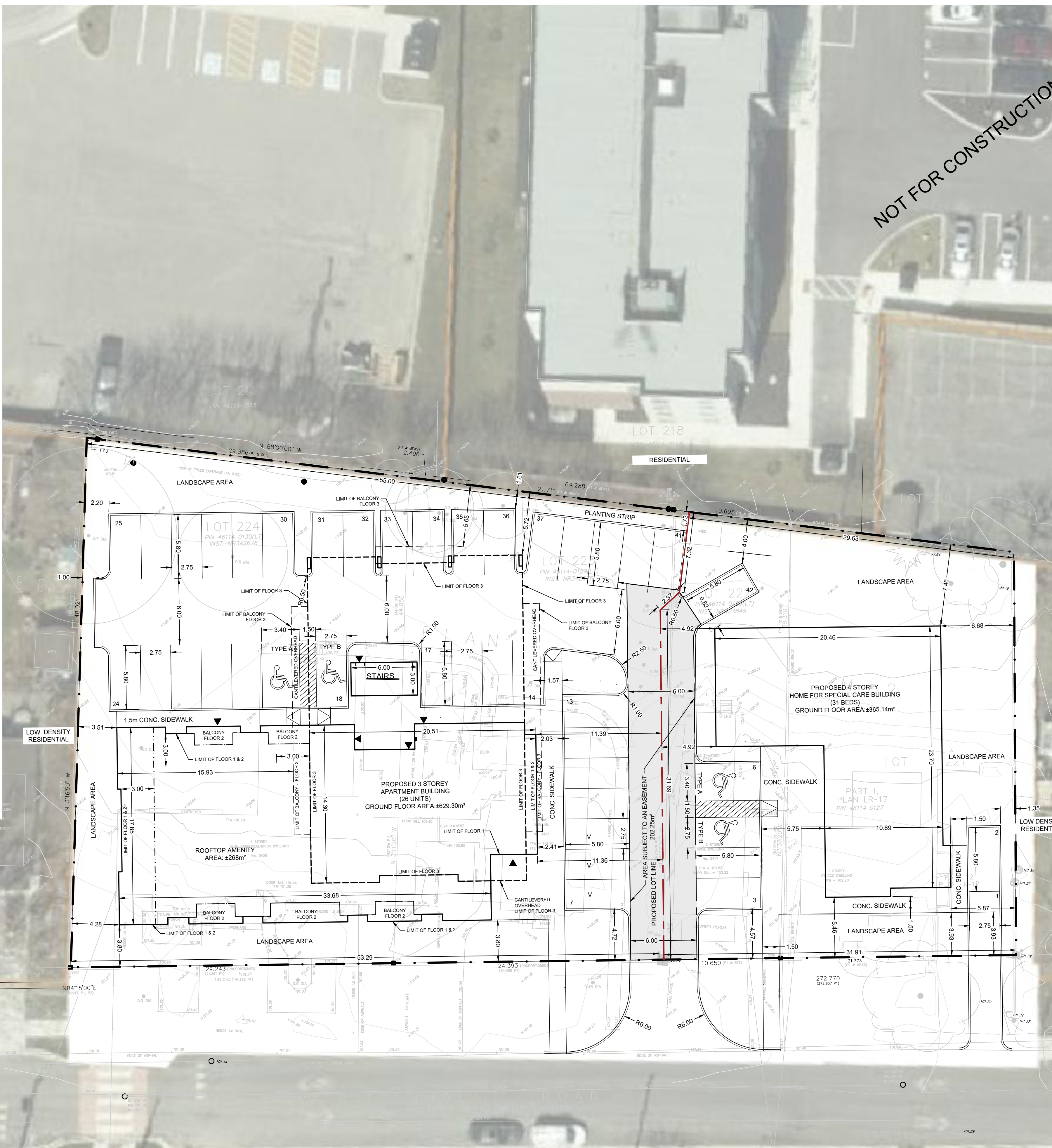
WHERE PERMITTED BY THIS BY-LAW ON A LOT CONTAINING AN APARTMENT DWELLING AND WHERE ANY INSTITUTIONAL RESIDENCE OR RETIREMENT HOME CONTAINS INDEPENDENT SUITES WITH INDIVIDUAL COOKING AND WASHROOM FACILITIES, AMENITY AREAS SHALL BE PROVIDED ACCORDANCE WITH THE FOLLOWING PROVISIONS:	a) EACH DWELLING UNIT OR SUITE SHALL BE PROVIDED WITH A MINIMUM AMENITY AREA OF 10m ² FOR EACH DWELLING UNIT OR SUITE. 10x26 = 260m ²	268 m ² [ROOF TOP AMENITY]	N/A	
	b) NOTWITHSTANDING CLAUSE A) OF THIS SECTION, THE REQUIRED AMOUNT OF AMENITY AREA SHALL NOT BE REQUIRED TO EXCEED FIFTEEN PERCENT (15%) OF THE LOT AREA.	8.24%	N/A	
	c) WHERE THE NUMBER OF DWELLING UNITS OR SUITES ON THE LOT EXCEEDS 4, A MINIMUM OF 50.0m ² OF THE AMENITY AREA SHALL BE REQUIRED IN A CONTIGUOUS AREA.	PROVIDED [ROOF TOP AMENITY]	N/A	

GENERAL PROVISIONS - 3.10 ENCROACHMENTS

EAVES OR GUTTERS, SILLS, BELT COURSES, CORNICES, CHIMNEYS, FIREWALLS, BAY WINDOWS, PILASTERS OR OTHER ORNAMENTAL STRUCTURE	ANY YARD: 0.5m	PROVIDED		
BALCONIES, CANOPIES, DROP AWNINGS, UNENCLOSED PORCHES	FRONT YARD, EXTERIOR SIDE YARD OR REAR YARD: 2m	PROVIDED		
CANOPY ATTACHED TO AN APARTMENT DWELLING	FRONT YARD OR EXTERIOR SIDE YARD: 3m	PROVIDED		

GENERAL PROVISIONS - 3.16 HOMES FOR SPECIAL CARE

WHERE A HOME FOR SPECIAL CARE IS PERMITTED, IT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE ZONE IN WHICH IT IS LOCATED, AND THE FOLLOWING	a) PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 4.1.	PROVIDED		
	b) THE HOME FOR SPECIAL CARE SHALL COMPRISE THE SOLE USE OF THE DWELLING.	PROVIDED - LANDS TO BE SEVERED		
	c) THE HOME FOR SPECIAL CARE SHALL BE SUBJECT TO PROVINCIAL APPROVAL OR LICENSING AS MAY BE REQUIRED.	PROVIDED		
	d) THE MAXIMUM NUMBER OF RESIDENTS PERMITTED IN A HOME FOR SPECIAL CARE SHALL BE 10 RESIDENTS, EXCLUDING THE STAFF OR THE RECEIVING FAMILY;	31 UNITS ARE BEING PROVIDED		X

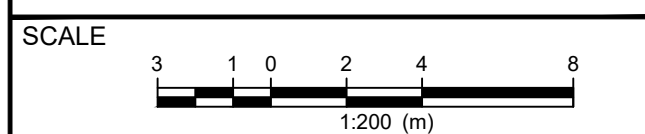


BENCHMARK
PROVIDE BENCHMARK INFORMATION...

SOURCE
PLAN OF SURVEY IBI GROUP PROFESSIONAL SERVICES INC. DATED 2021-08-30
ARCHITECTURE: MCCALLUM SATHER, FLOOR PLANS, DRAWING No A3, DATED 2023-03-29

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PROJECT
LINCOLN CARE HOME & APARTMENT BUILDING
3423 RITTENHOUSE ROAD, VINELAND



PROJECT NO: 132704
DRAWN BY: N. DIGMAN
PROJECT MGR: R. HAIDER
CHECKED BY:
APPROVED BY: R. HAIDER

SHEET TITLE
PRELIMINARY SITE PLAN

PLZBA20210234

SHEET NUMBER SP 2.0 **ISSUE** 02

