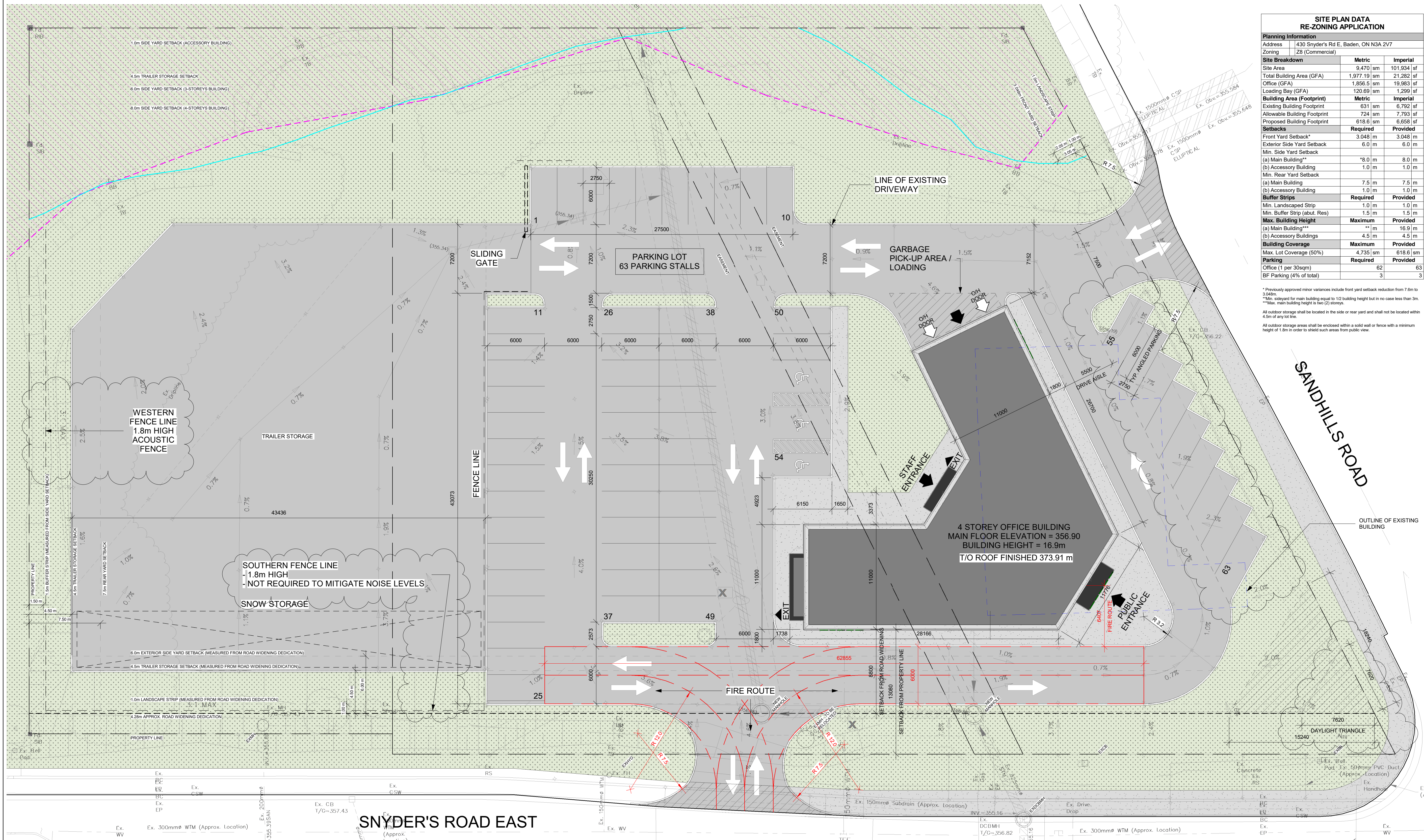
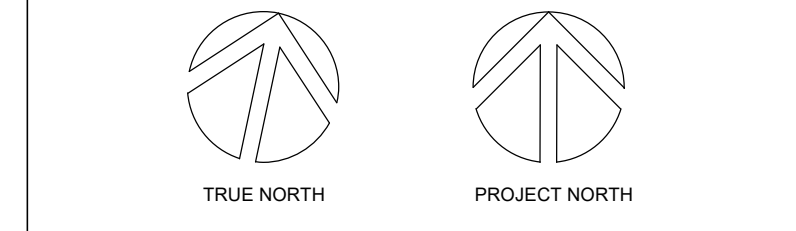
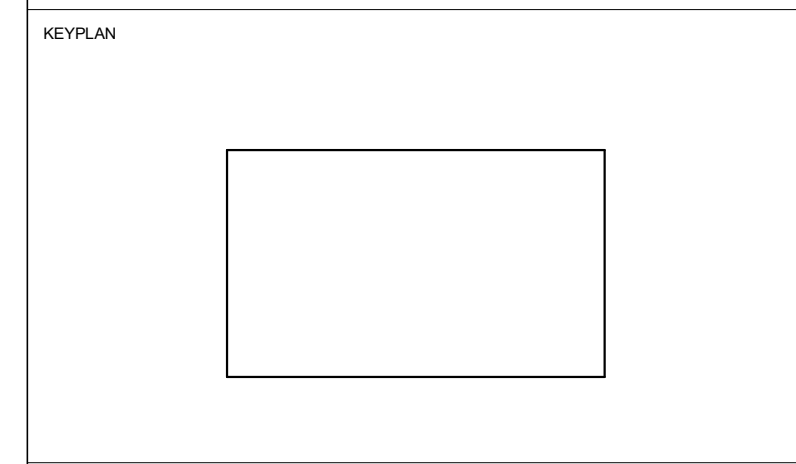


2 Context Plan
A101 Scale: NTS



SITE PLAN DATA RE-ZONING APPLICATION		
Planning Information		
Address	1433 Snyder's Rd E, Baden, ON N3A 2V7	
Zoning	Z8 (Commercial)	
Site Breakdown		
Site Area	Metric	Imperial
Total Building Area (GFA)	9,470 sm	101,934 sf
Office (GFA)	1,856.5 sm	19,983 sf
Loading Bay (GFA)	120.69 sm	1,299 sf
Building Area Footprint		
Existing Building Footprint	Metric	Imperial
Existing Building Footprint	631 sm	6,792 sf
Allowable Building Footprint	724 sm	7,793 sf
Proposed Building Footprint	618.6 sm	6,658 sf
Setbacks		
	Required	Provided
Front Yard Setback*	3.048 m	3.048 m
Exterior Side Yard Setback	6.0 m	6.0 m
Min. Side Yard Setback		
(a) Main Building**	8.0 m	8.0 m
(b) Accessory Building	1.0 m	1.0 m
Min. Rear Yard Setback		
(a) Main Building	7.5 m	7.5 m
(b) Accessory Building	1.0 m	1.0 m
Buffer Strips		
	Required	Provided
Min. Landscaped Strip	1.0 m	1.0 m
Min. Buffer Strip (abut. Res)	1.5 m	1.5 m
Max. Building Height		
	Maximum	Provided
(a) Main Building***	** m	16.9 m
(b) Accessory Buildings	4.5 m	4.5 m
Building Coverage		
	Maximum	Provided
Max. Lot Coverage (50%)	4,735 sm	618.6 sm
Parking		
	Required	Provided
Office (1 per 30sqm)	62	63
BF Parking (4% of total)	3	3

* Previously approved minor variances include front yard setback reduction from 7.6m to 3.048m.
 ** Max. proposed for main building equals to 1/2 building height but in no case less than 3m.
 *** Max. main building height is two (2) stories.
 All outdoor storage shall be located in the side or rear yard and shall not be located within 4.5m of any lot line.
 All outdoor storage areas shall be enclosed within a solid wall or fence with a minimum height of 1.8m in order to shield such areas from public view.



No.	ISSUANCE	DATE
1	Issued for Re-Zoning	2024-07-11
2	Re-issued for Re-Zoning	2024-07-25

DISCLAIMER:
 NOT FOR CONSTRUCTION

CLIENT
FRITZ-ALDER PRECAST
 1-617 Colby Dr, Waterloo, ON N2V 1Y9

PROJECT
FRITZ-ALDER OFFICE BUILDING
 430 SNYDER'S RD E, BADEN

TITLE
SITE PLAN, KEY PLAN, STATISTICS



SEAL

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1 SITE PLAN
A101 Scale: 1 : 200

SCALE:	As indicated	SHEET NO.:	A101
DATE:	2024-02-23		
PROJECT NO.:	2023-0535-10		
DRAWN BY:	KT		
CHECKED BY:	BG		



VIEW FROM THE CORNER OF SNYDER'S ROAD AND SANDHILLS ROAD



VIEW FROM THE EAST FACADE



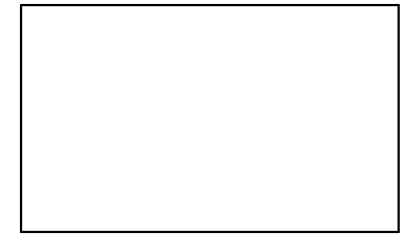
VIEW FROM SNYDER'S ROAD



AERIAL VIEW FROM THE CORNER OF SNYDER'S ROAD AND SANDHILLS ROAD



KEYPLAN



No.	ISSUANCE	DATE
1	Issued for Re-Zoning	2024-07-11

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FRITZ-ALDER PRECAST

1-617 Colby Dr, Waterloo, ON N2V 1Y9

PROJECT
FRITZ-ALDER OFFICE BUILDING

430 SNYDER'S RD E, BADEN

TITLE
VISUALIZATION

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SCALE:	DATE:	2024-02-23	SHEET NO.:	A601
PROJECT NO.:	2023-0535-10	DRAWN BY:	KT	
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