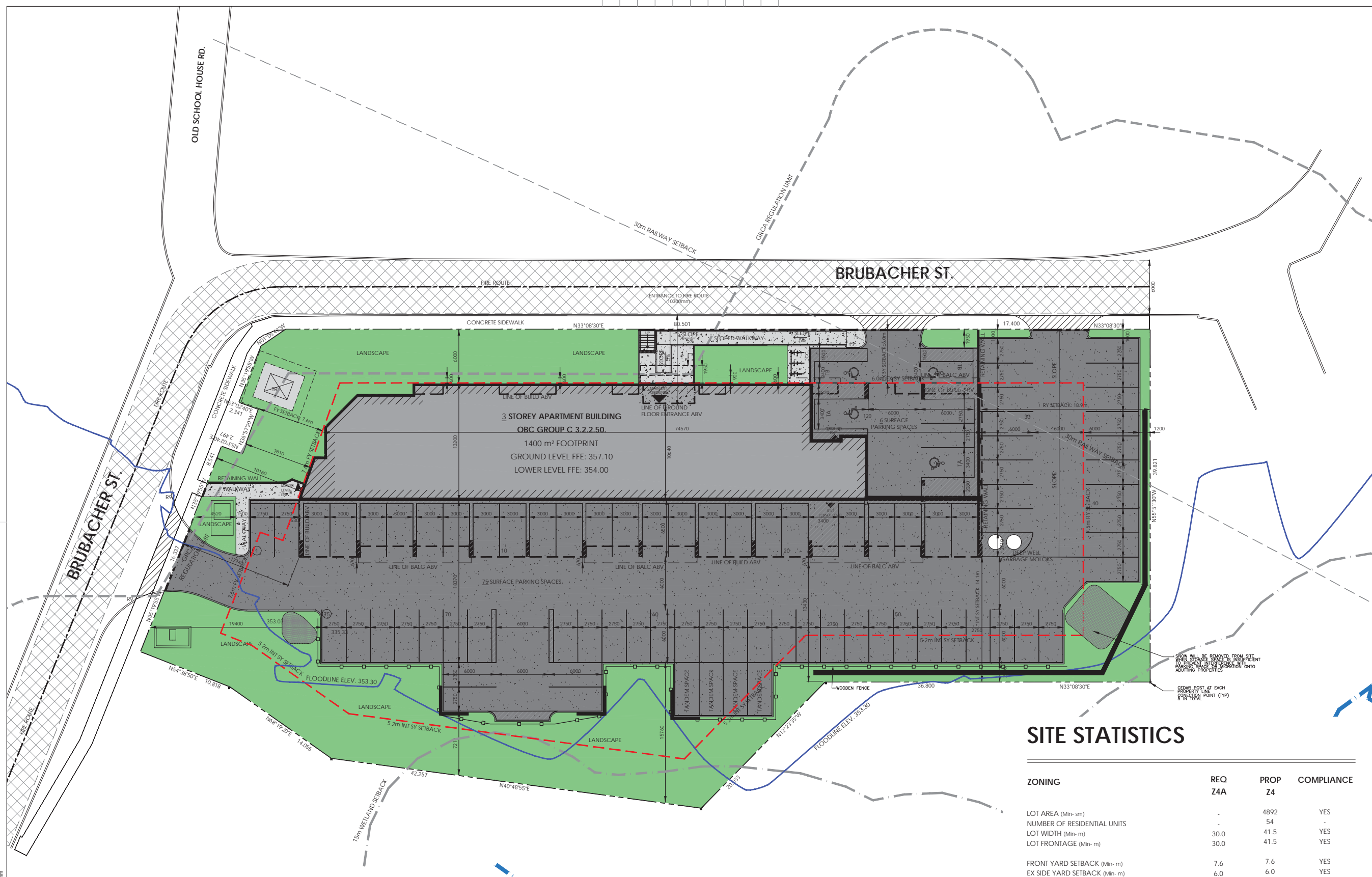


LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- SETBACK LINE
- GRCA REGULATION LIMIT LINE
- FLOODLINE ELEV.
- WETLAND BOUNDARY
- 15m WETLAND SETBACK
- 15m WETLAND BOUNDARY SETBACK LINE
- PARKING LINE
- PROPOSED SANITARY LINE
- HIGH OR LOW LINE
- PROPOSED FIRE ROUTE (USING HEAVY DUTY PAVING)
- ASPHALT PAVING
- CONCRETE PAV. OR SIDEWALK
- EXPOSED AGGREGATE CONCRETE
- LANDSCAPE
- PLANTING
- LANDSCAPE
- PROPOSED CONCRETE CURB
- NEW BUILDING AREA (FOOTPRINT)
- PRINCIPAL ENTRANCE TO THE BUILDING
- SECONDARY ENTRANCES TO OR EGRESS FROM THE BUILDING
- EXISTING SANITARY SEWER
- EXISTING FIRE WOODWAY
- PROPOSED FIRE ROUTE SIGN
- EXISTING FIRE WOODWAY
- PROPOSED STOP SIGN
- PROPOSED ACCESSIBLE PARKING SIGN
- PROPOSED VISITOR PARKING SIGN (SHALL BE ON SUPPORT STRIP)



SITE STATISTICS

ZONING	REQ Z4A	PROP Z4	COMPLIANCE
LOT AREA (Min-sm)	-	4892	YES
NUMBER OF RESIDENTIAL UNITS	-	54	-
LOT WIDTH (Min-m)	30.0	41.5	YES
LOT FRONTAGE (Min-m)	30.0	41.5	YES
FRONT YARD SETBACK (Min-m)	7.6	7.6	YES
EX SIDE YARD SETBACK (Min-m)	6.0	6.0	YES
INT SIDE YARD SETBACK (Min-m)	5.2	14.1	YES
REAR YARD SETBACK (Min-m)	7.5	19.2	YES
GROUND FLOOR AREA (sm-m)	-	1205	-
LOT COVERAGE (Max-%)	30	24	YES
BUILDING HEIGHT (Max-STOREYS)	3	3	YES
PARKING			
NUMBER OF PARKING SPACES (1.5 PER UNIT)	81	81	YES
ACCESSIBLE SPACES (4% OF REQ PARKING SPACES)	4	4	YES
PARKING STALL DIMENSIONS (m)	2.75 X 6.0	2.75 X 6.0	YES
TYPE A ACCESSIBLE PARKING SPACE (m)	3.4 X 6.0	3.4 X 6.0	YES
TYPE B ACCESSIBLE PARKING SPACE (m)	2.4 X 6.0	2.4 X 6.0	YES
ACCESSIBLE PARKING AISLE (m)	1.5 X 6.0	1.5 X 6.0	YES

Zone Change Application 01/26 53-75 Brubacher Street, Baden

ISSUED FOR SPA	2026-02-13	TB
no. revisions	date	init.

GENERAL NOTE:
 THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF REINDERS + ASSOCIATES LTD. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF REINDERS + ASSOCIATES LTD. AND UNLESS SEALED AND SIGNED BY THE ARCHITECT/ENGINEER REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF REINDERS + ASSOCIATES LTD. IS STRICTLY PROHIBITED. DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO REINDERS + ASSOCIATES LTD.

cad file 25017_SP1
 date plotted 2026-02-13 plot scale 1:1



drawn	SS
designed	KR
reviewed	KR
date	2026-02-13
scale	1:200

project
 53-75 BRUBACHER ST.
 BADEN, ON

drawing
 ARCHITECTURAL SITE PLAN



drawing no.	25017_SP1	rev. no.	0
-------------	-----------	----------	---

SHEET SIZE: A1 600.0mm X 914.4mm