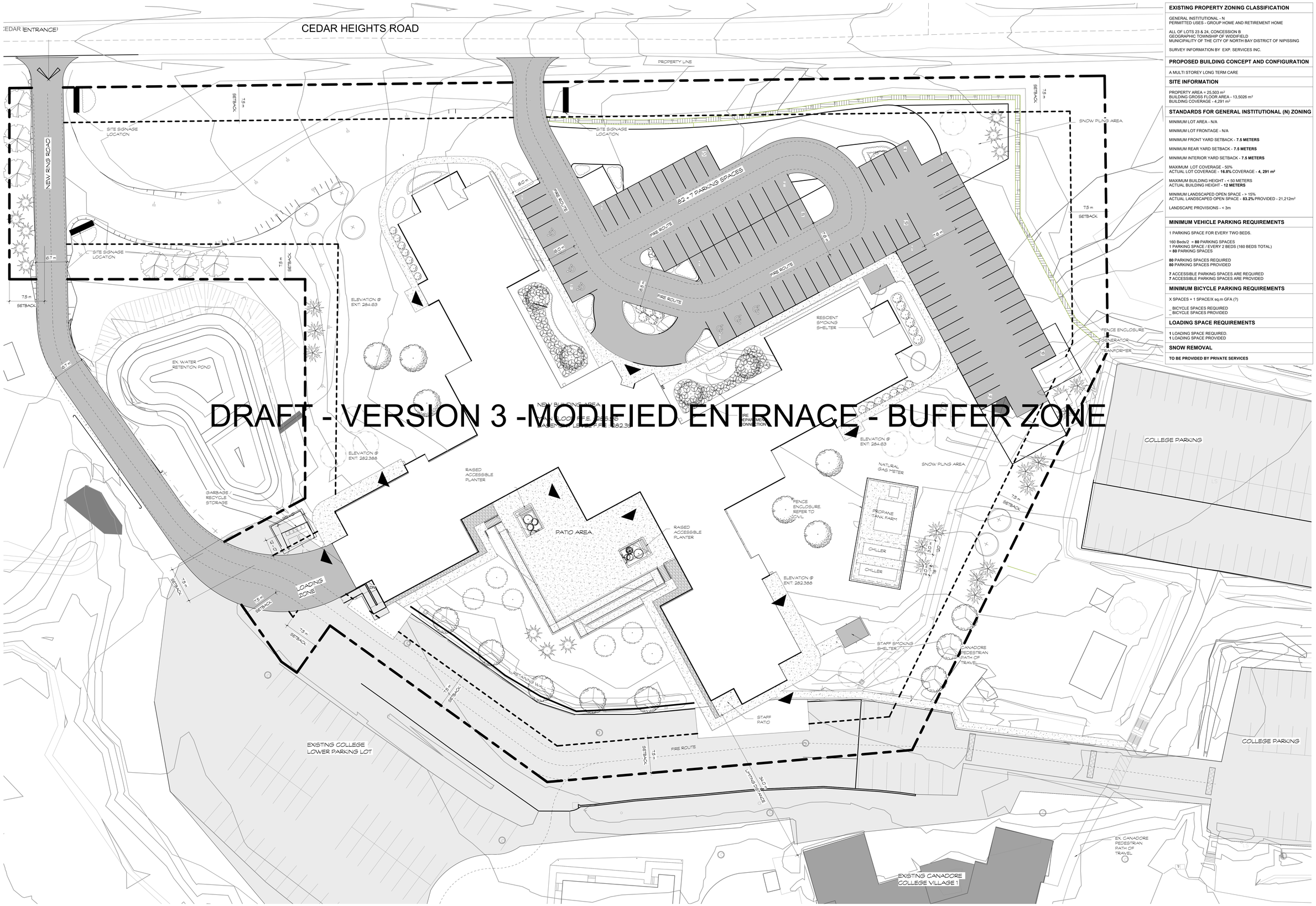

DRAFT - VERSION 3 -MODIFIED ENTRNACE - BUFFER ZONE

EXISTING PROPERTY ZONING CLASSIFICATION

GENERAL INSTITUTIONAL - N
PERMITTED USES - GROUP HOME AND RETIREMENT HOME

ALL OF LOTS 23 & 24, CONCESSION B
GEOGRAPHIC TOWNSHIP OF WIDDIFIELD
MUNICIPALITY OF THE CITY OF NORTH BAY DISTRICT OF NIPISSING

SURVEY INFORMATION BY EXP. SERVICES INC.

PROPOSED BUILDING CONCEPT AND CONFIGURATION

A MULTI STOREY LONG TERM CARE

SITE INFORMATION

PROPERTY AREA = 25,503 m²
BUILDING GROSS FLOOR AREA - 13,5026 m²
BUILDING COVERAGE - 4,291 m²

STANDARDS FOR GENERAL INSTITUTIONAL (N) ZONING

MINIMUM LOT AREA - N/A

MINIMUM LOT FRONTAGE - N/A

MINIMUM FRONT YARD SETBACK - **7.5 METERS**

MINIMUM REAR YARD SETBACK - **7.5 METERS**

MINIMUM INTERIOR YARD SETBACK - **7.5 METERS**

MAXIMUM LOT COVERAGE - 50%
ACTUAL LOT COVERAGE - **16.8%** COVERAGE - **4, 291 m²**

MAXIMUM BUILDING HEIGHT - < 50 METERS
ACTUAL BUILDING HEIGHT - **12 METERS**

MINIMUM LANDSCAPED OPEN SPACE - > 15%
ACTUAL LANDSCAPED OPEN SPACE - **83.2%** PROVIDED - 21,212m²

LANDSCAPE PROVISIONS - < 3m

MINIMUM VEHICLE PARKING REQUIREMENTS

1 PARKING SPACE FOR EVERY TWO BEDS.

160 Beds/2 = **80** PARKING SPACES
1 PARKING SPACE / EVERY 2 BEDS (160 BEDS TOTAL)
= **80** PARKING SPACES

80 PARKING SPACES REQUIRED
80 PARKING SPACES PROVIDED

7 ACCESSIBLE PARKING SPACES ARE REQUIRED
7 ACCESSIBLE PARKING SPACES ARE PROVIDED

MINIMUM BICYCLE PARKING REQUIREMENTS

X SPACES + 1 SPACE/X sq.m GFA (?)

_ BICYCLE SPACES REQUIRED
_ BICYCLE SPACES PROVIDED

LOADING SPACE REQUIREMENTS

1 LOADING SPACE REQUIRED.
1 LOADING SPACE PROVIDED

SNOW REMOVAL

TO BE PROVIDED BY PRIVATE SERVICES

bélanger salach architecture

Villages Community Care Group - North Bay

100 College Drive, North Bay, ON

ISSUED FOR REVIEW - 2025-12-02

REVISIONS

TRUE NORTH

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

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SITE PLAN

PROJECT No. 19012 | DRAWN BY AR
SCALE 1:250 | CHECKED BY LB

A-3 01