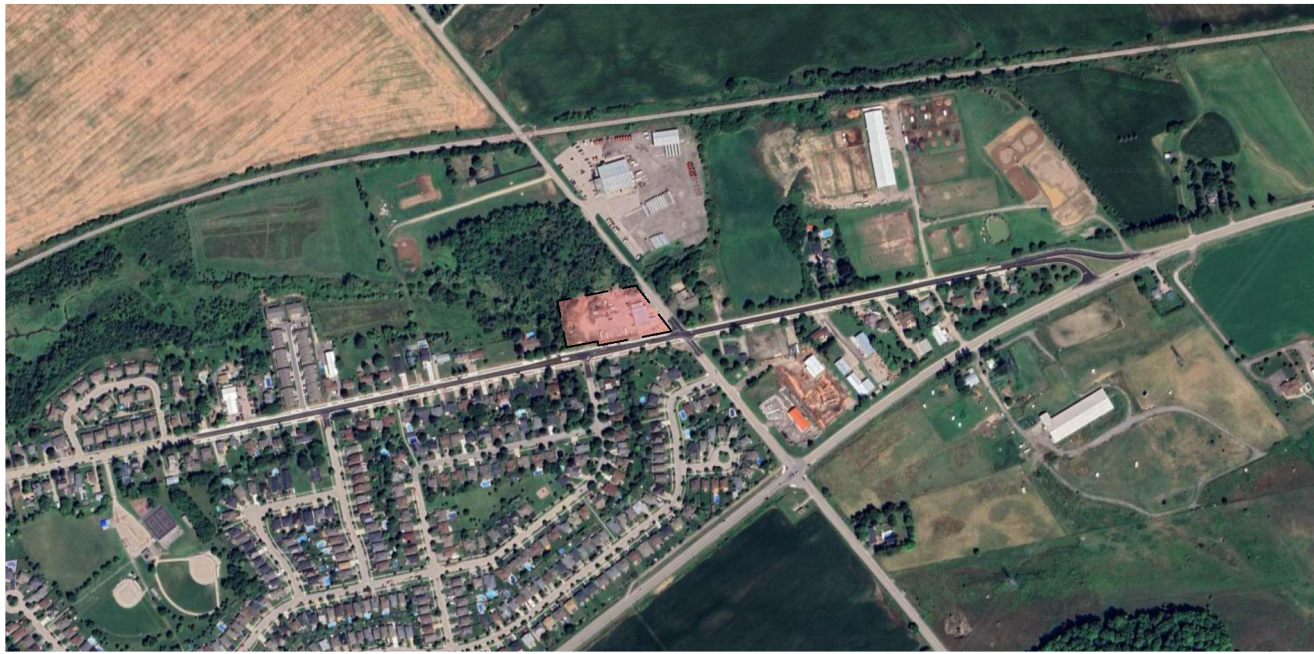
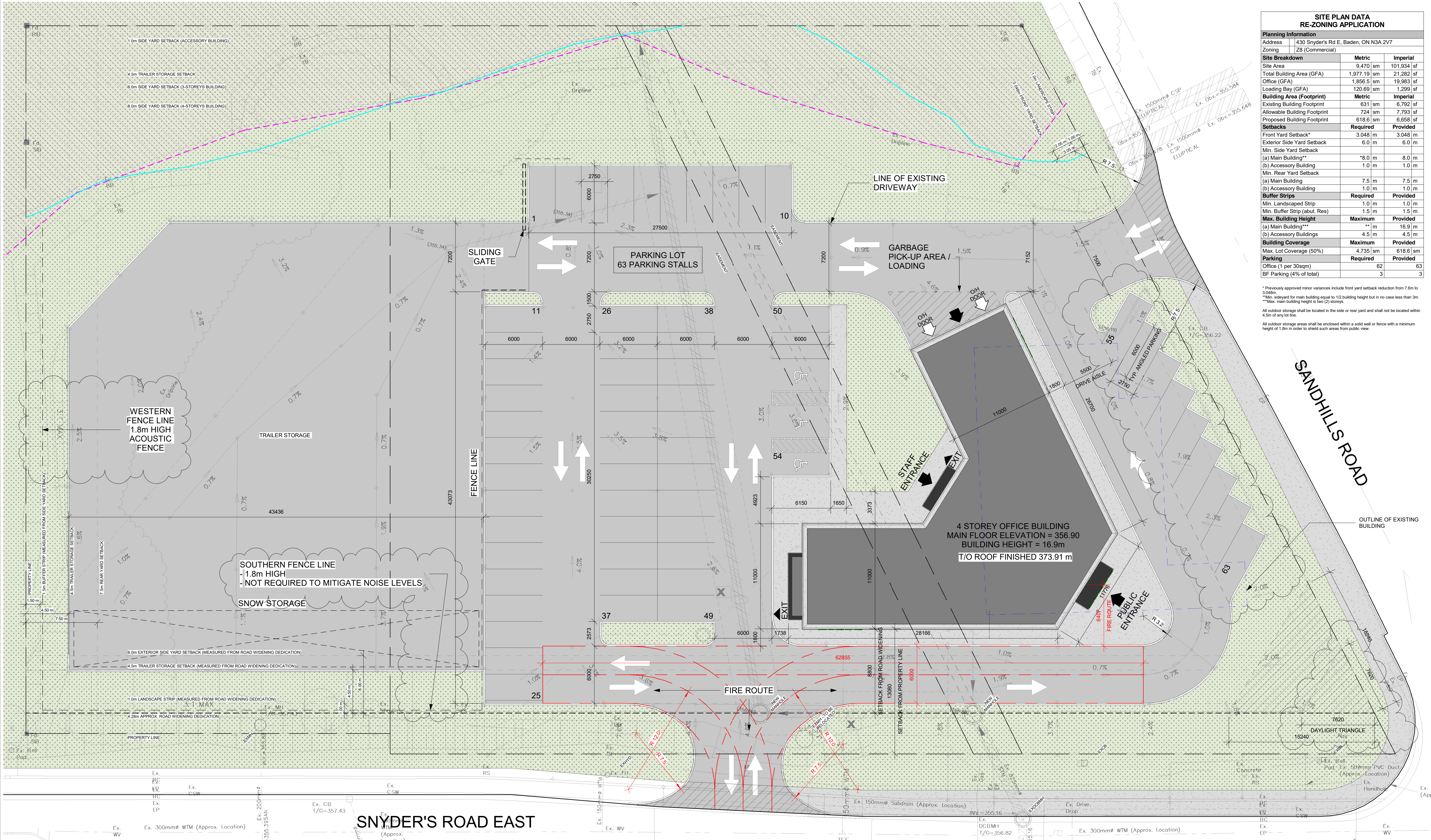


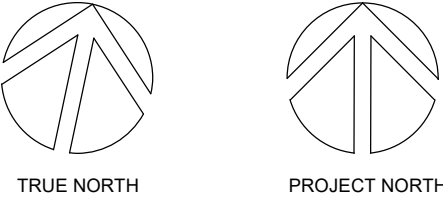
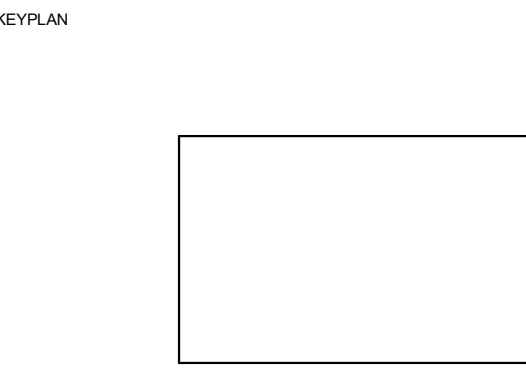


2 Context Plan
A101 Scale: NTS



SITE PLAN DATA RE-ZONING APPLICATION			
Planning Information			
Address	1430 Snyder's Rd E, Baden, ON N3A 2V7		
Zoning	Z8 (Commercial)		
Site Breakdown		Metric	Imperial
Site Area	9,470 sm	101,934 sf	
Total Building Area (GFA)	1,977.19 sm	21,282 sf	
Office (GFA)	1,856.5 sm	19,983 sf	
Loading Bay (GFA)	120.69 sm	1,299 sf	
Building Area (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.
** Min. setback for main building equal 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

WALTERFEDY
KITCHENER | HAMILTON | TORONTO | CALGARY
A PART OF WF GROUP
800.685.1378 walterfedy.com

SEAL	
REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY, A PART OF WF GROUP, IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. - DO NOT SCALE THIS DRAWING -	
COPYRIGHT © 2023 WalterFedy, A Part of WF Group Inc.	
SCALE:	As Indicated
DATE:	2024-02-23
PROJECT NO:	2023-0535-10
DRAWN BY:	KT
CHECKED BY:	BG
SHEET NO:	A101