

KEY MAP
SCALE: NTS
PROJECT STATISTICS

ADDRESS: 45 BRIDGE STREET EAST, BELLEVILLE, ON
MX1- MIXED USE TYPE 1 (ZONING BY-LAW 2024-100)

	REQUIRED	PROPOSED
LOT AREA		2,359.19 SQ.M (0.58 Acres)
LOT FRONTAGE	MIN. 10M	31.65M
LOT DEPTH		74.40M
LOT COVERAGE	MAX. 65%	49.00% (1,156.07 SQ.M)
BUILDING AREA (EXISTING TO REMAIN)		1,030.07 SQ.M (11,087.55 SQ.FT.)
BUILDING GFA (EXISTING TO REMAIN)		3,019.02 SQ.M (32,496.48 SQ.FT.)
BUILDING HEIGHT (EXISTING TO REMAIN)	MAX. 13.5M	12.23M
LANDSCAPED AREA	MIN. 25%	13.08% (308.53 SQ.M)
ASPHALT PAVED AREA		30.75% (725.35 SQ.M)
WALKWAY AREA		7.17% (169.24 SQ.M)
PARKING	31	23 (ICL. 2 B/F SPACES)
LOADING	2	1

	REQUIRED	PROPOSED
FRONT (NORTH) YARD (EXISTING TO REMAIN)	MIN. 3.6 M	7.6 M
REAR (SOUTH) YARD (EXISTING TO REMAIN)	MIN. 7.5 M	29.7 M
EXT SIDE (EAST) YARD (EXISTING TO REMAIN)	MIN. 4.5 M	0.60 M
INT SIDE (WEST) YARD (EXISTING TO REMAIN)	-	0.10 M

	REQUIRED	PROPOSED
COMMERCIAL USE (3,019.02 SQ.M. GFA) 1 SPACE PER 100 SQ.M GFA	3019.02/100=30.19 [31]	23
TOTAL (2.4M x 6.0M)	31	23 (ICL. 2 B/F SPACES)
BARRIER-FREE PARKING		
5% OF THE REQUIRED NUMBER OF PARKING SPACES	31x0.05=1.55 [2]	2
TYPE-A (3.4M x 6.0M)	1	1
TYPE-B (2.7M x 6.0M)	1	1
BICYCLE PARKING		
COMMERCIAL USE (3,019.02 SQ.M. GFA) 1 SPACE PER 1,500 SQ.M GFA	3019.02/1500=2.0 [2]	2
LOADING (3.6M x 12.0M)		
COMMERCIAL USE (3,019.02 SQ.M. GFA) 2 IF GREATER THAN 2,300 SQ.M GFA	2	1

SCOPE OF WORK:
TO CONVERT AN EXISTING TWO-STORY BUILDING WITH A BASEMENT, CURRENTLY VACANT, INTO AN OFFICE BUILDING AND REPAIR/UPGRADE THE FACADES.

LEGEND

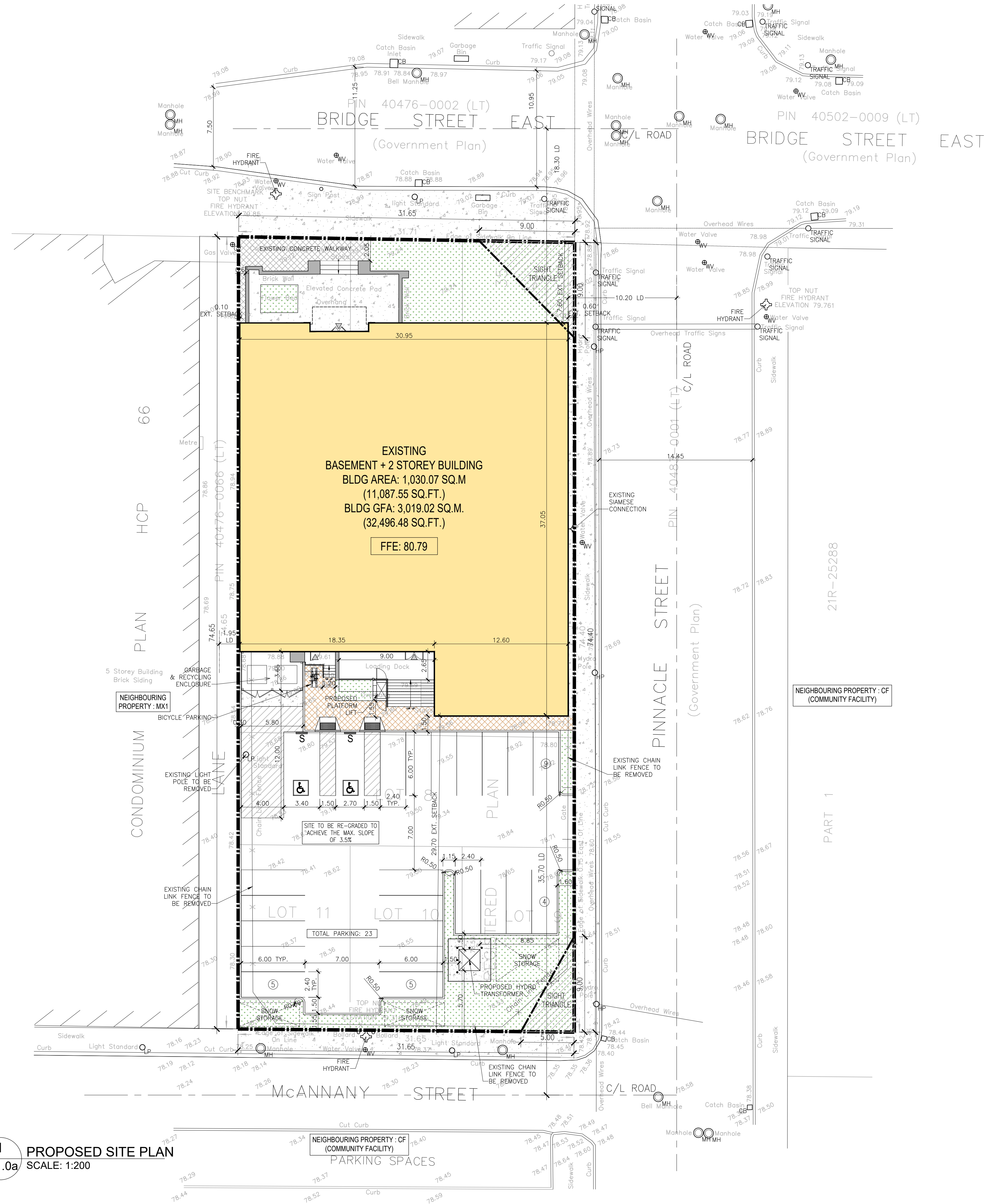
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING BUILDING ALTERED TO BE AN OFFICE BUILDING
- LANDSCAPE
- CONC. PAVEMENT, 150MM RAISED
- ASPHALT
- BARRIER FREE PARKING
- BARRIER FREE RAMP
- CURB
- MAIN DOOR ENTRANCE
- OVERHEAD DOOR
- ACCESSIBLE PARKING SIGN

MUNICIPAL ADDRESS & LEGAL DESCRIPTION
45 BRIDGE STREET EAST
BELLEVILLE, ON. K8N 1L5
LOTS 2, 3, 4, 5 AND 6 REGISTERED PLAN 35
LOTS 7, 8, 9, AND 11 REGISTERED PLAN 10
CITY OF BELLEVILLE
COUNTY OF HASTINGS

SURVEY INFORMATION TAKEN FROM
TOPOGRAPHIC SURVEY OF LOTS 2, 3, 4, 5 AND 6 REGISTERED PLAN 35, LOTS 7, 8, 9, AND 11 REGISTERED PLAN 10, CITY OF BELLEVILLE, COUNTY OF HASTINGS COMPLETED BY KEITH WATSON OF WATSON LAND SURVEYORS LTD. COMPLETED ON SEPTEMBER 19, 2025
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A-1.0a
PROPOSED SITE PLAN
SCALE: 1:200

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PROJECT NORTH

23 FEB. 2026

23rd FEBRUARY 2026
NOT FOR CONSTRUCTION
ISSUED FOR MINOR VARIANCE

No.	Date	Version	Dwn.
10.	23 FEB 2026	ISSUED FOR MINOR VARIANCE	NC
9.	08 DEC 2025	ISSUED FOR SPA-2	NC
8.	05 DEC 2025	ISSUED FOR COORDINATION	NC
7.	03 DEC 2025	ISSUED FOR COORDINATION	NC
6.	02 OCT 2025	ISSUED FOR SPA-1	MB
5.	25 SEPT 2025	ISSUED FOR COORDINATION	MB
4.	24 SEPT 2025	ISSUED FOR CLIENT REVIEW & COORDINATION	MB
3.	12 SEPT 2025	ISSUED FOR COORDINATION	MB
2.	11 JUNE 2025	ISSUED FOR PRE-CONSULTATION	MG
1.	11 DEC 2024	ISSUED FOR CLIENT REVIEW	JH

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RENOVATION OF THE EXISTING OFFICE BUILDING AT 45 BRIDGE STREET EAST, BELLEVILLE, ON

PROPOSED SITE PLAN

DRAWN BY: JH	DATE: 19 NOV. 2024
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
24-61	A-1.0a