



300-214 MCDERMOT AVE WINNIPEG MB R3B 0S3  
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## Stonebridge Wellness Centre

Location: 380 Stonebridge Crossing  
Steinbach, MB  
Date: November 2016

### PROPOSED STATISTICS

Lot Size: Approx. 88,500 ft<sup>2</sup> (250' x 354')  
Setbacks: 15' side / 25' front / 25' back  
Zoning: EI (*Educational + Institutional*)  
Parking: Parking Category 17 (33 required)  
Total Available: 114 stalls (8 Accessible)  
Bike Parking : 2 required. 6 provided

CITY OF STEINBACH TABLE 4.1: DIMENSIONAL STANDARDS

Zoning District and Des.	Min. Lot Area (Ft <sup>2</sup> )	Min. Lot Width (Ft)	Min. Front Yard (Ft)	Min. Rear Yard (Ft)	Min. Interior Side Yard (Ft.)	Min. Corner Side Yard (Ft.)	Max. Lot Coverage (%)	Max. Floor Area Ratio	Max. Height Building (Ft.) or Storeys
EI	20,000	100	25	25	15	25	N/A	3.0	100

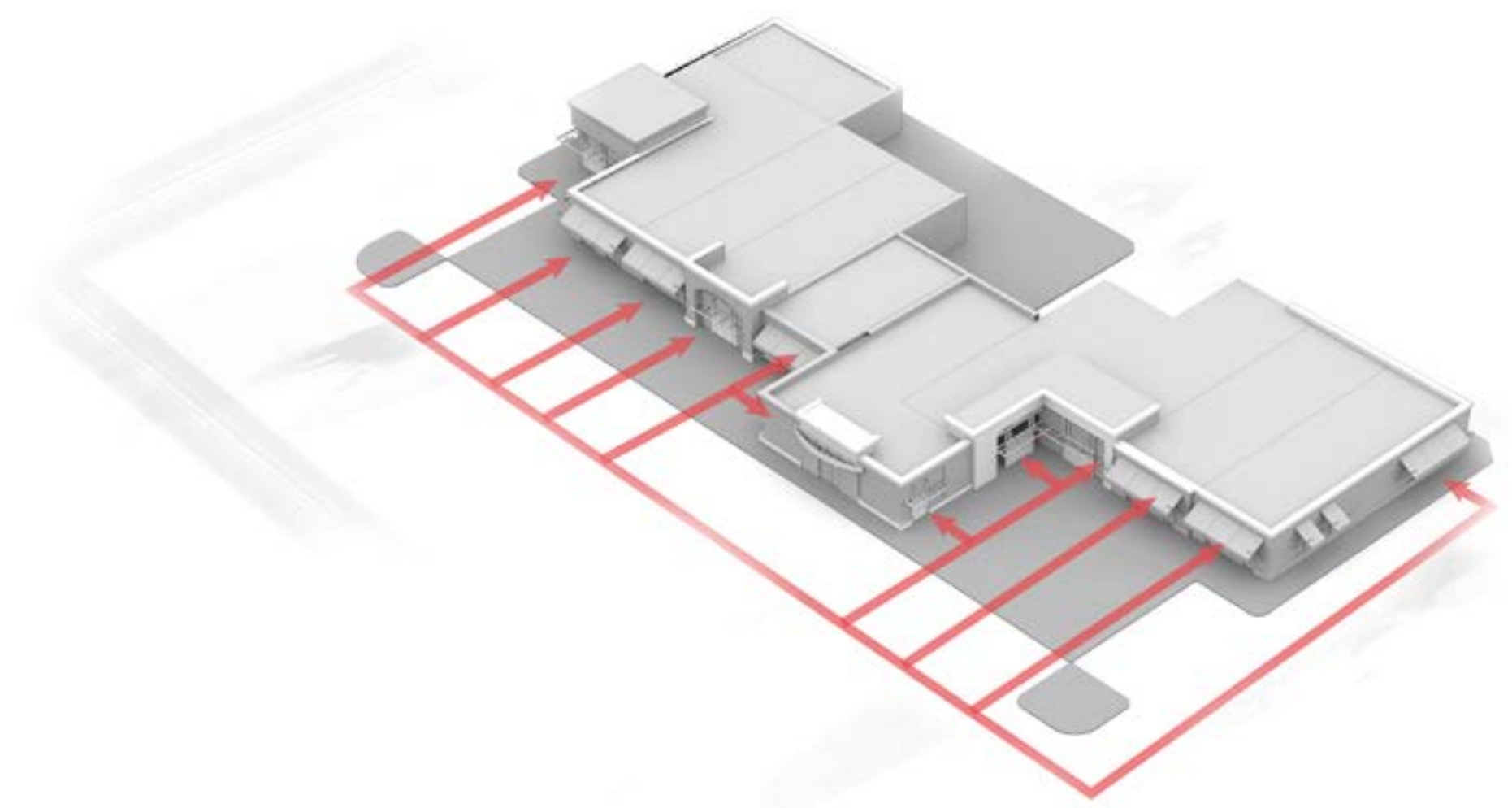
PARKING REQUIREMENTS:

1 stall for every 500 ft<sup>2</sup> (zone 17 + 19 standards)

**Table 3.1: Permitted Use Table.**

*Specific to our current zoning:*

- Office, clinic space and restaurants are permitted in EI zoning
- Retail space is conditional. Limited to 5,000 sq.ft. and hours of operation between 7:00 am and 11:00 pm.





*The Educational and Institutional (EI) district is intended to provide areas for the development of large and significant, single or multi-building, public, quasi-public, or private facilities of a non-commercial character that may have significant impacts on the surrounding areas. Typical uses may include places of worship, schools, colleges and universities, libraries, cultural facilities, hospitals, and large research facilities as well as associated residential and directly related commercial uses. Attractive, campus-style development is encouraged within this district. In some cases, EI zoning may be appropriate for clustered or core facilities, while supporting facilities on non-contiguous lots remain in other zoning districts. Commercial or non-commercial uses that support the function of the facility or its population would be considered as accessory uses.*

