



1

CURRENT ZONING I	
PROPOSED SITE SPECIFIC ZONING	
REGULATION	PROPOSED
LOT AREA (SMALLEST LOT)	219.40 sq.m.
LOT FRONTAGE (MINIMUM)	7.30 m
LOT DEPTH (MINIMUM)	30.00 m
FRONT YARD (MINIMUM)	6.15 m
INTERIOR SIDE YARD (MINIMUM)	0.0 AND 3.0 m
EXTERIOR SIDE YARD (MIN.)	8.22 m
REAR YARD (MINIMUM)	10.00 m
MINIMUM FLOOR AREA	140.0 sq.m.
DRIVEWAY AREA (MAXIMUM)	15% OF LOT AREA
HEIGHT (MAXIMUM)	8.0 m
DENSITY (MAXIMUM) (ENTIRE SITE)	24.75 upho
OUTDOOR AMENITY AREA (MINIMUM)	70.0 sq.m.
LOT COVERAGE (MAXIMUM)	46.0% (100.95 sq.m.)

PARKING REQUIREMENTS:
REQUIRED:
TOTAL SPACES REQUIRED 1.5 SPACES PER UNIT
BLOCKS A-1 = 50 UNITS x 1.5 = 75 SPACES
TOTAL SPACES REQUIRED = 75 SPACES

PROVIDED:
SPACES PROVIDED = 100 WITHIN GARAGE
SPACES PROVIDED = 100 WITHIN DRIVEWAY
SPACES PROVIDED = 9 VISITOR
TOTAL PARKING PROVIDED = 209 SPACES

BARRIER FREE PARKING REQUIREMENTS:
REQUIRED:
3 SPACE PER 75 OF REQUIRED PARKING SPACE

PROVIDED:
TYPE 'A' SPACES = 3 SPACE

LEGEND	
IRON BAR	
PROPERTY LINE	
MAN DOOR ENTRANCE / EXIT.	
6.0m WIDE FIRE ROUTE	
PAINTED CROSS WALK	
FIRE HYDRANT	
AREA STREET LIGHT -- REFER TO ELECTRICAL DRAWINGS	
STOP SIGN	
FIRE ROUTE PARKING SIGN	
DEPRESSED CURB	
SUMP PUMP LOCATION	
PREMANUFACTURED DETECTABLE WALKING SURF REFER TO SHEET A.1.2	

STATUS: PRELIMINARY			
PLOTTED: 2022-05-20 2:57 PM			
SCALE: 1:350			
DWN BY: JP			
DATE: DEC 2021	DATE	NO.	REVISION

PROJECT

OXBROW TOWNS

TITLE

10072 OXBOW DRIVE, MIDDLESEX, ONTARIO

SITE PLAN