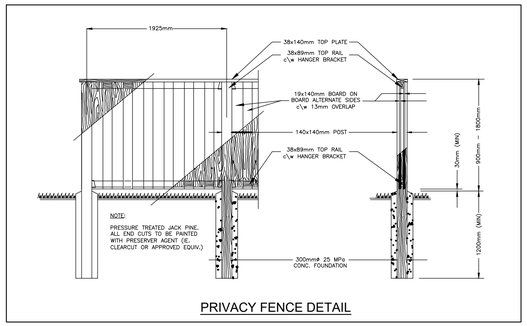
SITE DATA

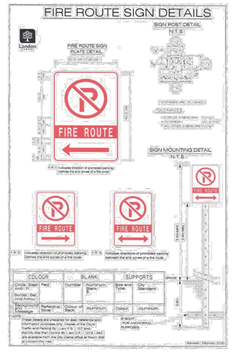
PROPOSED USE:	SINGLE DETACHED DWELLING		TOWNHOUSES DWELLING	
ZONE:	R3		R3	
REGULATION	REQUIRED	PROPOSED	REQUIRED	PROPOSED
MINIMUM LOT AREA:	405.25 sq.m.	525.60 sq.m.	105.0 sq.m.	173.21 sq.m.
MINIMUM LOT FRONTAGE:	15.0 m	15.235 m	7.0 m	6.73 m
MINIMUM FRONT YARD SETBACK:	6.0 m	6.0 m	6.0 m	6.0 m
MINIMUM SIDE YARD SETBACK - INTERIOR LOT: - EXTERIOR LOT:	1.5 m 4.5 m	1.5 m 4.5 m	0.0 m 4.5 m	0.0 m 4.5 m
MINIMUM REAR YARD SETBACK:	12.0 m	14.0 m	6.0 m 7.0 m (Elmhurst)	6.0 m 7.7 m
MAXIMUM LOT COVERAGE:	35 %	34.9%	66 %	49.7 %
MINIMUM GROSS FLOOR AREA:	137.0 sq.m.	186.5 sq.m.	69.2 sq.m.	86.05 sq.m.
MINIMUM LOT DEPTH:	N/A	N/A	29.8 m	26.3 m
MAXIMUM BUILDING HEIGHT:	2 STOREY (9.0 m)	1 STOREY (4.5 m)	2 STOREY (9.0 m)	2 STOREY (9.0 m)
MAXIMUM NUMBER OF DWELLINGS PER LOT:	1 UNIT	1 UNIT	1 UNIT	1 UNIT
PARKING SPACES:	2 per unit	2 (driveway and garage)	2 per unit	2 (driveway and garage)
MAXIMUM DENSITY ENTIRE SITE:	27.0 u.p.h	27.0 u.p.h		
VISITOR PARKING SPACES:	12	12		

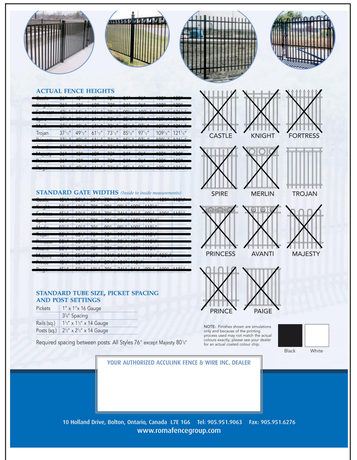
LEGEND

5	V.L.C. UNIT NUMBER
13	T.H. UNIT NUMBER
	DENOTES STREET LIGHT
	DENOTES FIRE ROUTE SIGN (FR3)
	DENOTES FIRE ROUTE SIGN (FR3) MOUNTED TO STREET LIGHT POLE
	DENOTES FIRE HYDRANT
	DENOTES 6.0m WIDE FIRE ROUTE
	SITE BOUNDARY
	DENOTES 1.2m HIGH DECORATIVE FENCE
	DENOTES 1.8m HIGH PRIVACY FENCE
MB	DENOTES COMMUNITY MAILBOX



PRIVACY FENCE DETAIL





DECORATIVE FENCE DETAIL

NOTE:
1. DRIVEWAY WIDTHS ARE TYPICALLY 5.0m WIDE FOR V.L.C UNITS AND 5.2m WIDE FOR T.H. UNITS UNLESS NOTED OTHERWISE.
2. METHOD OF GARBAGE COLLECTION IS INDIVIDUAL UNIT ON THE DAY OF THE MUNICIPAL GARBAGE COLLECTION. GARBAGE WILL BE STORED WITHIN THE INDIVIDUAL UNITS.

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	AG
DRAWN BY	SB
CHECKED	SB
APPROVED	AG
DATE	2021-06-09

No.	REVISIONS	DATE	CONSULTANT
1	DRIPLINE SURVEY	JULY 2021	LDS

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CONSULTANT OR DIVISION: LDS

ENGINEER'S STAMP

middlesex centre – in the centre of it all

SCALE: HORZ – 1 : 500 (5 0 10m)

TITLE: ELMHURST STREET, KILWORTH
SWEID HOLDINGS INC.

SITE PLAN

PROJECT No. LD–00203

SHEET No. SP1

PLAN FILE No.

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