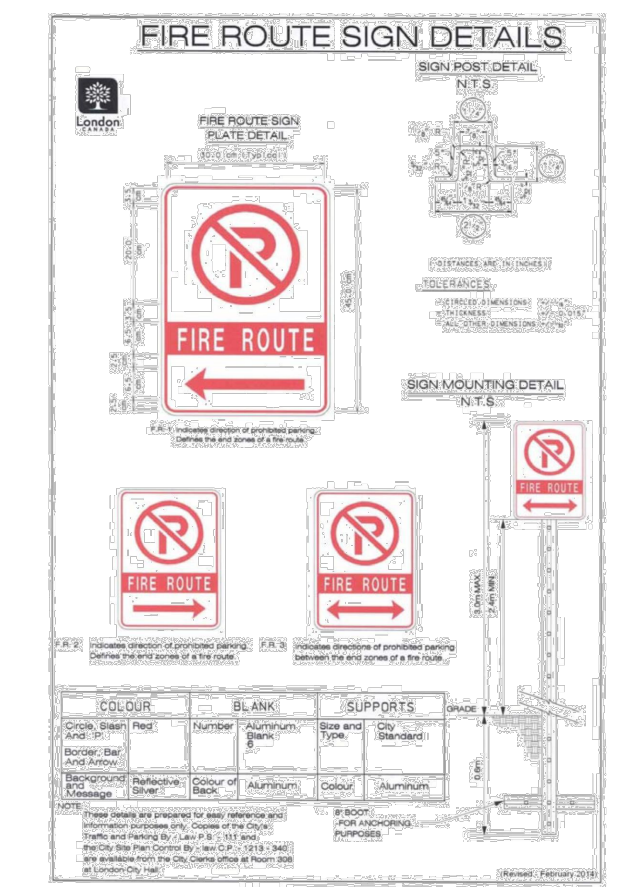
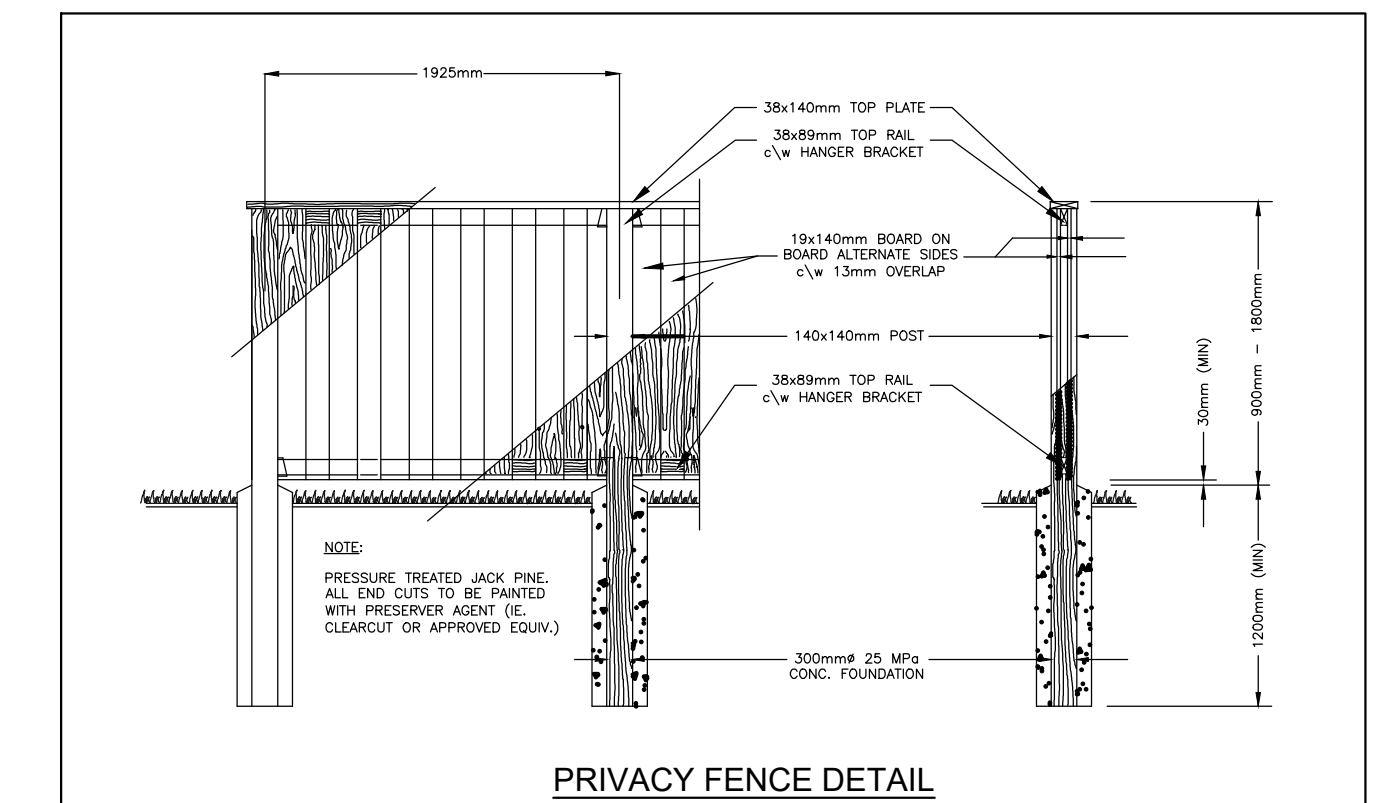


SITE DATA		ENTIRE SITE		SINGLE DETACHED DWELLING LOTS 1 - 15		TOWNHOUSES DWELLING LOTS 16 - 45	
PROPOSED USE:	UR1						
ZONE:	UR1						
REGULATION	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
MINIMUM LOT AREA:	450.0 sq.m.	20351.9 sq.m.	450.0 sq.m.	483.00 sq.m. (UNIT 11)	250.0 sq.m.	173.21 sq.m. *	
MINIMUM LOT FRONTAGE:	15.0 m	109.45 m	15.0 m	14.00 m *	6.0 m	6.73 m	
MINIMUM FRONT YARD SETBACK:	6.0 m	4.5 m *	6.0 m	6.0 m	6.0 m	6.8 m	
MINIMUM SIDE YARD SETBACK - INTERIOR LOT:	1.5 m	1.2 m *	1.5 m	1.2 m * (UNIT 10)	3.0 m	3.0 m	
- EXTERIOR LOT:	4.5 m	4.5 m	4.5 m	4.5 m	6.0 m	6.0 m	
MINIMUM REAR YARD SETBACK:	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	6.0 m *	
MAXIMUM LOT COVERAGE:	35 %	27.8 %	35 %	31.3 % (AVG. UNITS 1-15)	35 %	49.7 % *	
MINIMUM GROSS FLOOR AREA:	90.0 sq.m.	86.05 sq.m. * (TOWNHOUSE)	90.0 sq.m.	237.80 sq.m. (UNIT 11)	65.0 sq.m.	86.05 sq.m.	
MINIMUM OUTDOOR AMENITY AREA:	N/A	N/A	N/A	N/A	45.0 sq.m.	41.4 sq.m.	
MINIMUM LOT DEPTH:	N/A	N/A	N/A	N/A	35.0 m	25.75 m *	
MAXIMUM BUILDING HEIGHT:	12.0 m	2 STOREY (9.0 m)	12.0 m	1 STOREY (4.5 m)	20.0 m	2 STOREY (9.0 m)	
DWELLINGS PER LOT:	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	
PARKING SPACES:	2 per unit	2 (driveway and garage)	2 per unit	4 (2 driveway and 2 garage)	2 per unit	2 (driveway and garage)	
MAXIMUM DENSITY ENTIRE SITE:	27.0 u.p.h	22.1 u.p.h			30.0 u.p.h	28.5 u.p.h	
VISITOR PARKING SPACES:	12	18					

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



ACTUAL FENCE HEIGHTS

Castle	Knight	Fortress
Spire	Merlin	Trojan
Princess	Avanti	Majesty
Prince	Page	

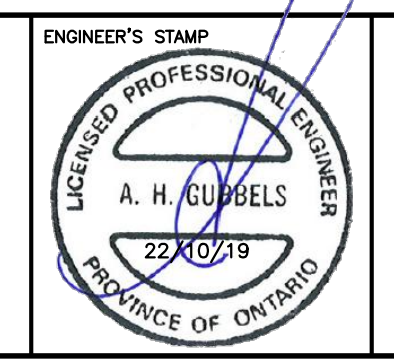
STANDARD TUBE SIZE, PICKET SPACING AND POST SETTINGS

Color: Blank Supports: Black

19 Midland Drive, Bolton, Ontario, Canada L7E 4G6 Tel: 905.951.9663 Fax: 905.951.8276 www.tomfencegroup.com

- NOTE:
- DRIVEWAY WIDTHS ARE TYPICALLY 5.0m WIDE FOR V.L.C UNITS AND 5.2m WIDE FOR T.H. UNITS UNLESS NOTED OTHERWISE.
 - METHOD OF GARBAGE COLLECTION IS INDIVIDUAL UNIT ON THE DAY OF THE MUNICIPAL GARBAGE COLLECTION. GARBAGE WILL BE STORED WITHIN THE INDIVIDUAL UNITS.
 - BUILDING ENVELOPES FOR UNITS 1-15 REPRESENT BUILDING ENVELOPES FOR THE PROPOSE OF GRADING DESIGN ONLY.

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION
					DESIGN	AG	1	DRIPLINE SURVEY	JULY 2021	LDS
					DRAWN BY	SB				
					CHECKED	SB				
					APPROVED	AG				
					DATE			2021-06-09		



PROJECT No. LD-00203

SHEET No. SP1

PLAN FILE No.

TITLE: ELMHURST STREET, KILWORTH
SWEID HOLDINGS INC.
SITE PLAN

Z:\1614-0203 - ELMHURST - KILWORTH\VECTAL DESIGN\0203-ELMHURST-KILWORTH-SITE-PLAN\221019.DWG