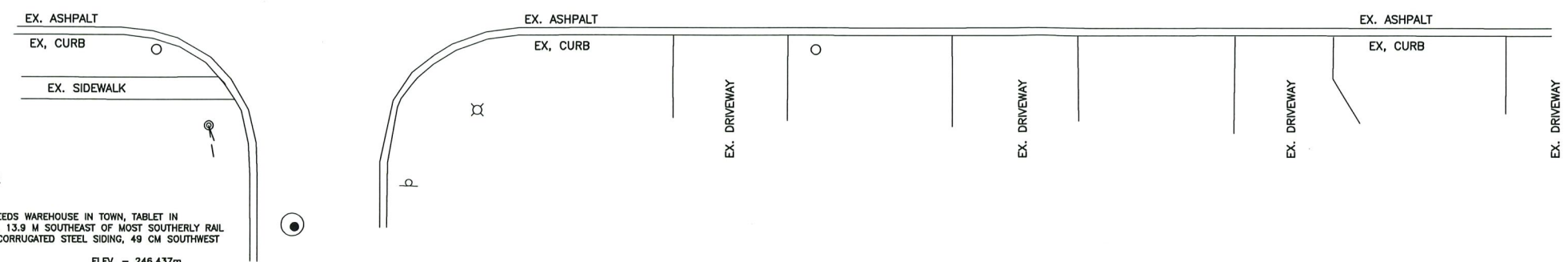


SITE DATA		SINGLE FAMILY RESIDENTIAL			
PROPOSED USE:		UR1-4			
ZONE:		UR1-4			
REGULATION		<u>PART 1</u>	<u>PART 2</u>	<u>PART 3</u>	
MINIMUM LOT AREA:	450 sq.m.	709.8 sq.m.	671.7 sq.m.	679.8 sq.m.	
MINIMUM LOT FRONTAGE:	15.00 m	20.74 m	19.94m	16.95 m	
MINIMUM FRONT YARD:	8.00 m	17.80 m	8.00 m	8.00 m	
MINIMUM REAR YARD:	8.00 m	8.00 m	8.00 m	8.00 m	
MINIMUM INTERIOR SIDE YARD (SIDE A):	2.00 m	2.07 m	2.00 m	2.00 m	
MINIMUM INTERIOR SIDE YARD (SIDE B):	3.00 m	1.50 m	8.00 m*	3.00 m	
MAXIMUM LOT COVERAGE:	35 %	19.0 %	26.0 %	35.0 %	

*CORNER LOT SETBACK MINIMUM = 8.00m



GEODETIC BENCHMARKS:

BM No. 0011978U039
 DESCRIPTION - KOMOKA MASTER FEEDS WAREHOUSE IN TOWN, TABLET IN NORTHWEST CONCRETE FOUNDATION, 13.9 M SOUTHEAST OF MOST SOUTHERLY RAIL OF C.N.R. TRACKS, 73 CM BELOW CORRUGATED STEEL SIDING, 49 CM SOUTHWEST OF NORTHEAST CORNER.
 ELEV. - 246.437m

LEGEND:	
	CATCHBASIN MANHOLE
	FIRE HYDRANT
	WATER VALVE
	MAINTENANCE HOLE
	HYDRO POLE
	LIGHT STANDARD
	STREET SIGN
	CONIFEROUS TREE
	DECIDUOUS TREE

2:10-00296 - 115 PRINCE STREET (MVA) (CONV) 115 PRINCE STREET - FIGURE 1 (MVA APPLIED).DWG
 2/27/2023 11:45:23 AM BY MICHAEL WILSON

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION	ENGINEER'S STAMP	SCALE	TITLE	PROJECT No.
					DESIGN	BS							MN 115 PRINCE STREET KOMOKA, ON FIGURE 1	LD-00290
					DRAWN BY	CB								SHEET No.
					CHECKED	SB								1 of 1
					APPROVED	AG								PLAN FILE No.
					DATE	2023-03-21								
115-Prince-Street - FIGURE 1 (MVA APPLIED).dwg														

