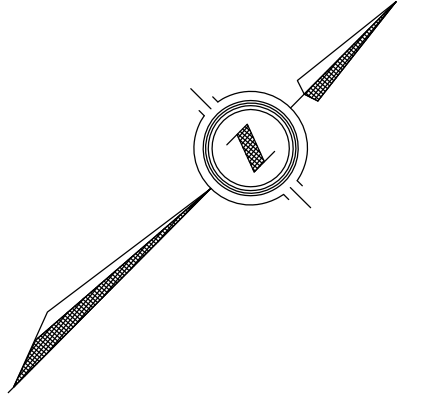


OXBOW DRIVE



**CURRENT ZONING I
PROPOSED ZONING UR3-14**

REGULATION	REQUIRED	PROPOSED
LOT AREA (MINIMUM)	250sqm./unit = 12,500sqm.	20,185 sq.m.
LOT FRONTAGE (MINIMUM)	30.0 m	101.5 m
LOT DEPTH (MINIMUM)	15.0 m	185.5 m
FRONT YARD (MINIMUM)	6.0 m	7.5 m
INTERIOR YARD - WEST (MIN.)	3.0 m	3.5 m
INTERIOR YARD - EAST (MIN.)	4.5 m	9.5 m
REAR YARD (MINIMUM)	9.0 m	14.0 sq.m.
MIN. FLOOR AREA PER DWELLING UNIT	65.0 sq.m.	65.0 sq.m.
ORIENTATION COVERAGE	15% OF LOT AREA	6.7%
HEIGHT (MAXIMUM)	12.0 m	8.5 m
DENSITY (MAXIMUM)	25 units/unit = 50 UNITS	25 units/unit = 50 UNITS
OUTDOOR AMENITY AREA (MINIMUM)	45.0sqm./unit = 2,250sqm.	35sqm./unit = 1,750 sq.m.
LOT COVERAGE (MAXIMUM)	35%	25%

PARKING REQUIREMENTS:
 TOTAL SPACES REQUIRED: 1.5 SPACES PER UNIT
 TOTAL SPACES PROVIDED: 50 UNITS x 1.5 SPACES = 75 SPACES
 TOTAL SPACES REQUIRED = 75 SPACES

BARRIER FREE PARKING REQUIREMENTS:
 SPACES PROVIDED = 100 WITHIN GARAGE
 SPACES PROVIDED = 10 VISITOR
 TOTAL PARKING PROVIDED = 210 SPACES
 3 SPACES PER 75 OF REQUIRED PARKING SPACE

GARBAGE PICK-UP
 PROVIDED BY BLUEWATER RECYCLING ASSOCIATION

LEGEND

- IRON BAR
- PROPERTY LINE
- MAIN DOOR ENTRANCE / EXT.
- 6.0m WIDE FIRE ROUTE
- PAINTED CROSS WALK
- FIRE HYDRANT
- AREA STREET LIGHT - REFERS TO ELECTRICAL DRAWINGS
- STOP SIGN
- FIRE ROUTE PARKING SIGN
- REARERS PROPERTY FRONTARY ADDRESS
- DEPRESSED CURB
- SWAP PLUMP LOCATION
- PERMANENTLY PERENNIAL PLANTING MAT. REFER TO SHEET A12
- FIRE ROUTE

I, Keith Bazzani, review and take responsibility for the design work on behalf of our firm, Keith Bazzani Design Studio Incorporated registered under the Professional Engineers Act of the Building Code 1.0m qualified, and the firm is registered in the appropriate classes/categories.

Firm BCN: 28615
 Individual BCN: 21576

Signature: *Keith Bazzani*

ORCHARD
 DESIGN INC.
 519-620-0414

NO.	REVISION	DATE
1.	ISSUED FOR SPA SUBMISSION #2	2022.11.08
2.	ISSUED FOR SPA SUBMISSION #3	2023.02.21
3.	CIVIC ADDRESSING	2023.05.04

STATUS: PRELIMINARY
 PLOTTED: 2023-02-21 12:47 PM
 SCALE: 1:350
 DWN BY: KSR
 DATE: NOVEMBER 2022

OXBOW TOWNHOUSES
 10092 OXBOW DRIVE, MIDDLESEX, ONTARIO

SITE PLAN

PROJECT SHEET NO. **A1.1**