

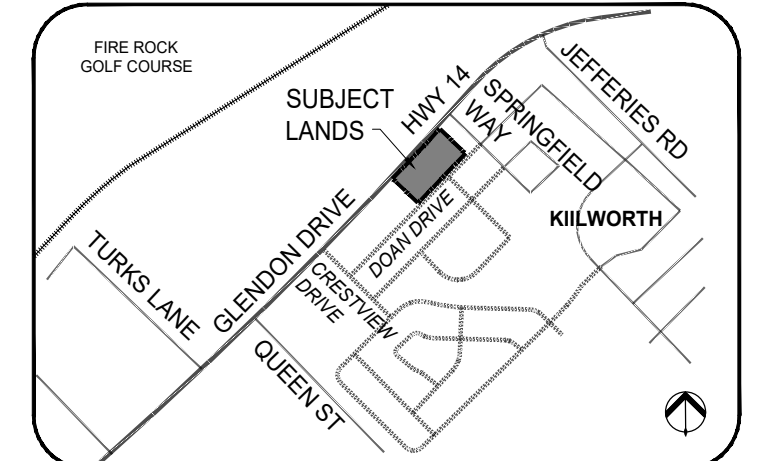
GLENDON DRIVE



Monteith Brown
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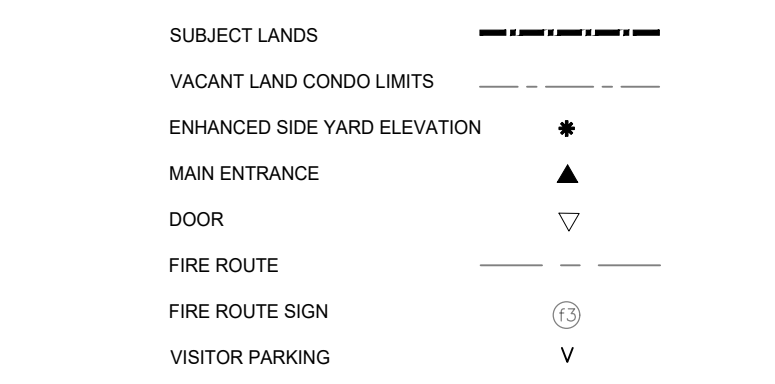
KEY PLAN: N.T.S.



NOTES:

- GARBAGE COLLECTION WILL BE AT CURB SIDE OF EACH UNIT FOR MUNICIPAL PICK UP.
- FOR DETAILS ON SITE GRADING AND SERVICING, SEE PLANS PREPARED BY MTE ENGINEERING.
- FOR BUILDING ELEVATIONS AND UNIT DETAILS, SEE PLANS PREPARED BY ORCHARD DESIGNS.
- FOR LANDSCAPE PLAN AND DETAILS, SEE PLANS PREPARED BY MBPC.
- OUTDOOR LIGHTING TO BE DIRECTED AWAY FROM ABUTTING RESIDENCES AS PER PHOTOMETRIC PLAN PREPARED BY MTE.

LEGEND



SITE DATA TABLE		
REGULATION	UR3-9 ZONE & A-42-2021	SITE PLAN
Permitted Uses	Multiple Unit dwelling & Townhouse dwelling	Townhouse dwelling
Lot Area (Min.)	210m ² / Dwelling Unit	214m ² / condo unit
Frontage (Min.)	30m, 6m	181m, 6.1m
Front Yard Setback for 'B' units (Min.)	4.5m & 3.2m for units 31 & 60 only	4.5m & 3.4m on unit 31 & 3.2m on unit 60
Front Yard Setback to Glendon Drive & Doan Drive (Min.)	2.0m	'A' units = 2.0m 'C' units = 2.1m
Glendon Drive Frontage (Min.)	65% Frontage to include buildings.	85%
Side Yard (Min.)	1.2m	1.2m
Rear Yard Setback for 'A' Units (Min.)	4.5m & 3.4m for units 16 & 17 only	4.5m & 3.4m on Unit 16 & 3.6m on Unit 17
Rear Yard Setback for 'B' & 'C' Units (Min.)	6.0m	6m
Net Block Density	20 U/Ha Min 50 U/Ha Max.	47 U/Ha
Coverage (Max.)	67%	'A' units = 67% 'B' units = 57% 'C' units = 63%
Outdoor Amenity Area (Min.)	25m ² / Unit	'A' units = 27m ² 'B' units = 49m ² 'C' units = 26m ²
Height (Max.)	20m Glendon Drive frontage shall be developed exclusively with minimum building height of 3-stories.	'A' & 'B' units = 8m 'C' units = 12.8m
Parking	1.5 / unit = 138 Min.	184 plus 14 visitor
Number of Units		92 Units

MINOR VARIANCE A-42-2021

RECORD OF SUBMISSION		
No.	REMARKS	DATE
1	SITE PLAN REVIEW	JULY 20 2022
2	MINOR VARIANCE	AUG 2023

NOTES: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
SCALE 1 : 300

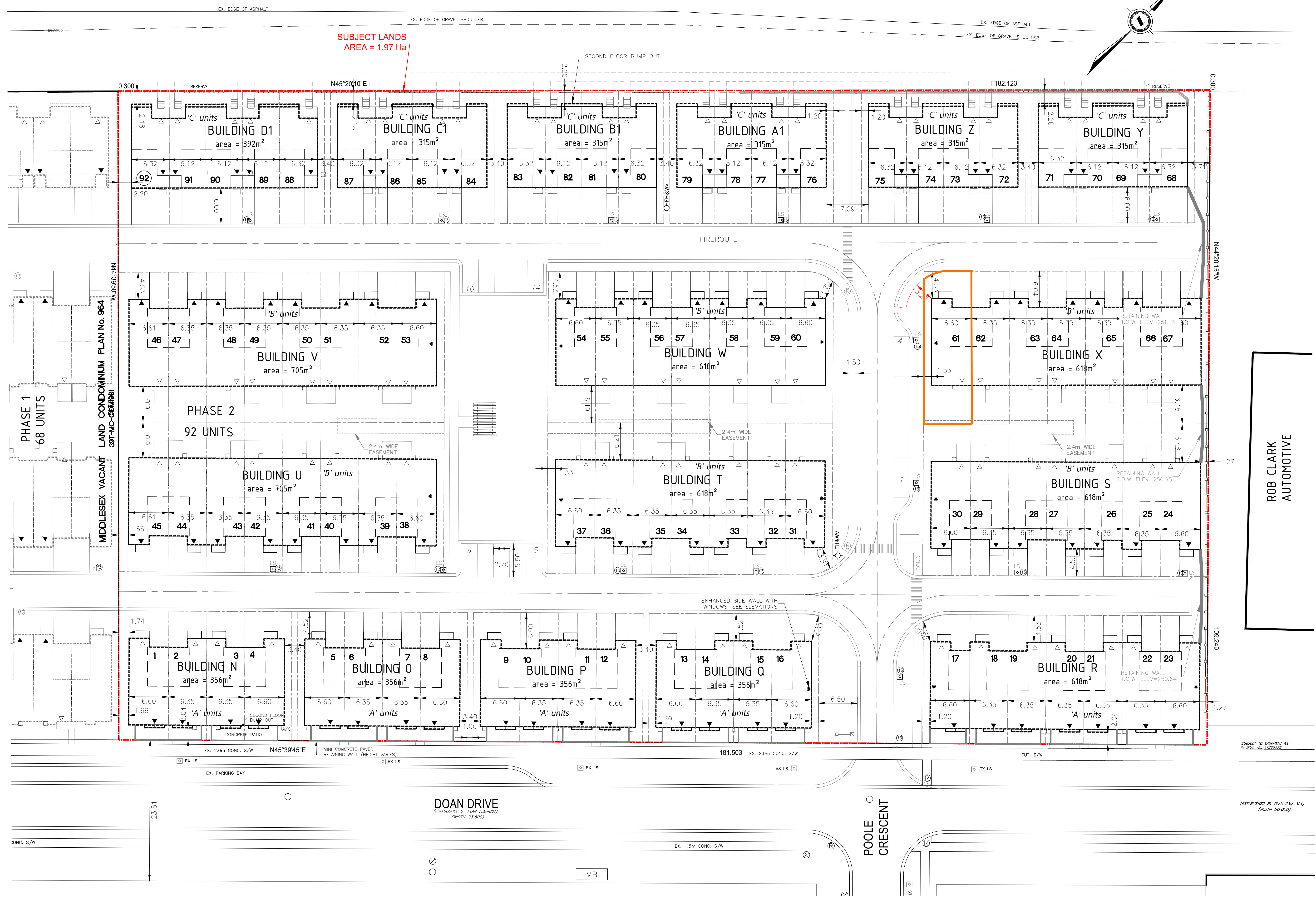
APPLICANT: **2638477 Ontario Limited**
c/o Palumbo Developments Inc.



PAGE TITLE:
MINOR VARIANCE SKETCH
AURA CONDOMINIUM PHASE 2
175 DOAN DRIVE
Block 126, 33M-801

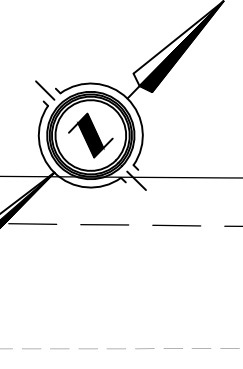
Prepared by: bs
Checked by: jmc
Approved: [Signature]
Scale: 1:300 (24"=36")
County No. -

Drawn by: bs
Surveyed by: MTE
Date: Aug 21, 2023
Drawing No. SP1
FILE No. 13-1531



ROB CLARK
AUTOMOTIVE

SUBJECT LANDS
AREA = 1.97 Ha



MIDDLESEX VACANT LAND CONDOMINIUM PLAN No. 964
39T-MC-034/R01

PHASE 1
68 UNITS

PHASE 2
92 UNITS

DOAN DRIVE
(ESTABLISHED BY PLAN 33M-801
(WIDTH 23.500))

POOLE
CRESCENT

MB