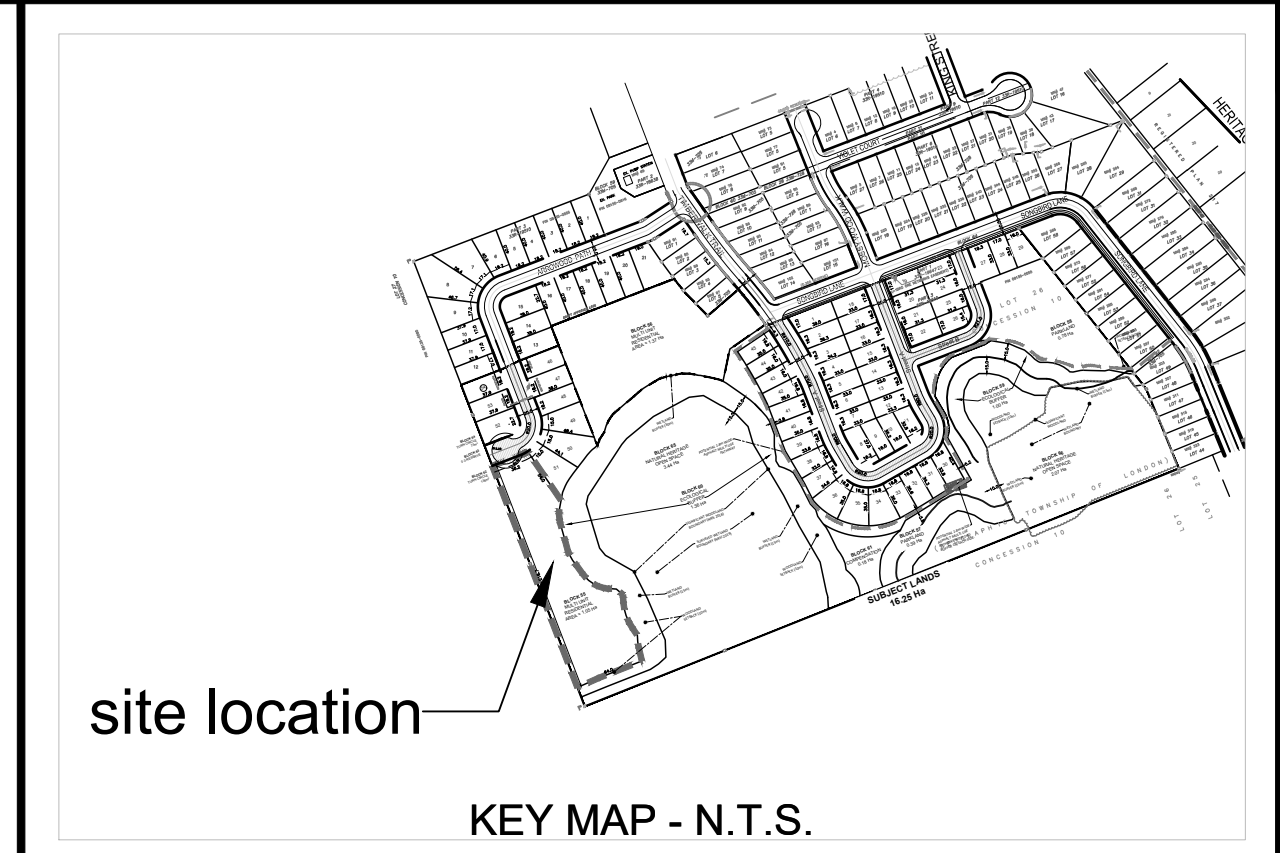


BLOCK 55 - MULTI UNIT RESIDENTIAL
AREA = 1.027 Ha



SITE DATA CHART		
ZONING: UR3-12	RESIDENTIAL: Townhouse Dwellings	
NUMBER OF UNITS: 31	DESCRIPTION: Two Storey Townhouse Units	
Blocks and Unit Counts	Building Gross Floor Area (GFA) Two Storey Units (livable space)	Ground Floor Area Coverage (building footprint)
BLOCK A - 5 UNITS	898.1 m ²	550.7 m ²
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BLOCK C - 5 UNITS	898.1 m ²	550.7 m ²
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BLOCK G - 4 UNITS	605.8 m ²	381.4 m ²
TOTAL: 31 UNITS	5,117.7 m²	3,178.0 m²

CURRENT ZONING: UR3-12		
Zoning Descriptions	Requirements	Proposed
TOTAL LOT AREA	--	10,286 m ²
MINIMUM LOT AREA	170.0 m ² / Unit	197.6 m ² - Unit 21
MIN LOT FRONTAGE	6.0 m / Unit	7.1 m - Unit 17
MIN LOT DEPTH	26.0 m	27.0 m - Unit 11
MIN FRONT YARD SETBACK	6.0 m - Garage 2.5 m - Dwelling	5.5 m - Unit 15 4.5 m - Unit 23
MIN SIDE YARD SETBACK	1.2 m - on an interior lot & 6.0 m abutting a public street 1.2 m on other side - corner lot	1.3 m - Unit 5 3.0m - Unit 1 1.2m - Unit 31
MIN REAR YARD SETBACK	6.0 m	6.0 m - Unit 11
MAXIMUM LOT COVERAGE	62% main uses, 65% including acc. buildings	50.6 % - Unit 9
MINIMUM FLOOR AREA	65.0 m ²	91.7 m ² - Unit 16
MAXIMUM BUILDING HEIGHT	12.0 m	8.2 m
MAX DENSITY (Units Per Hectare)	30 UPH	31 UPH
VISITOR PARKING (1 / 10 units)	3 spaces	3 spaces

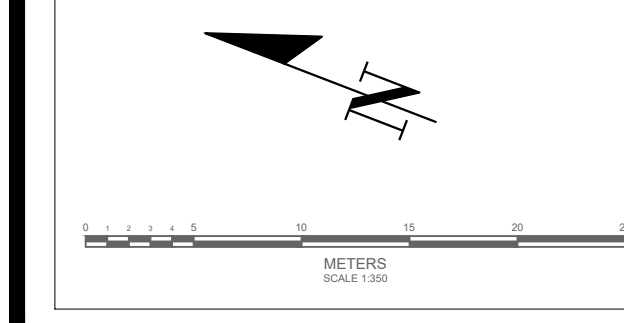
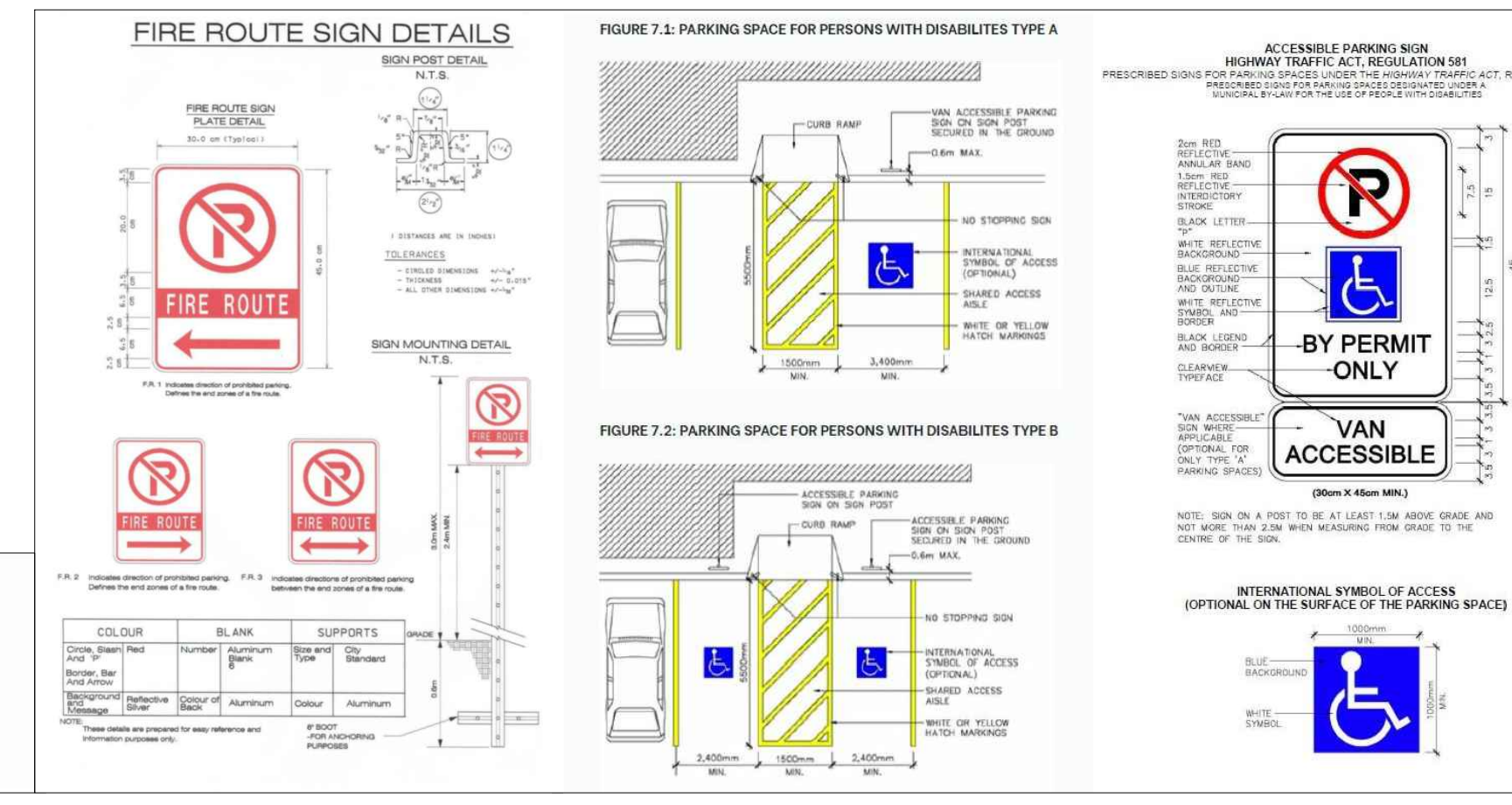
APPROVAL STAMP

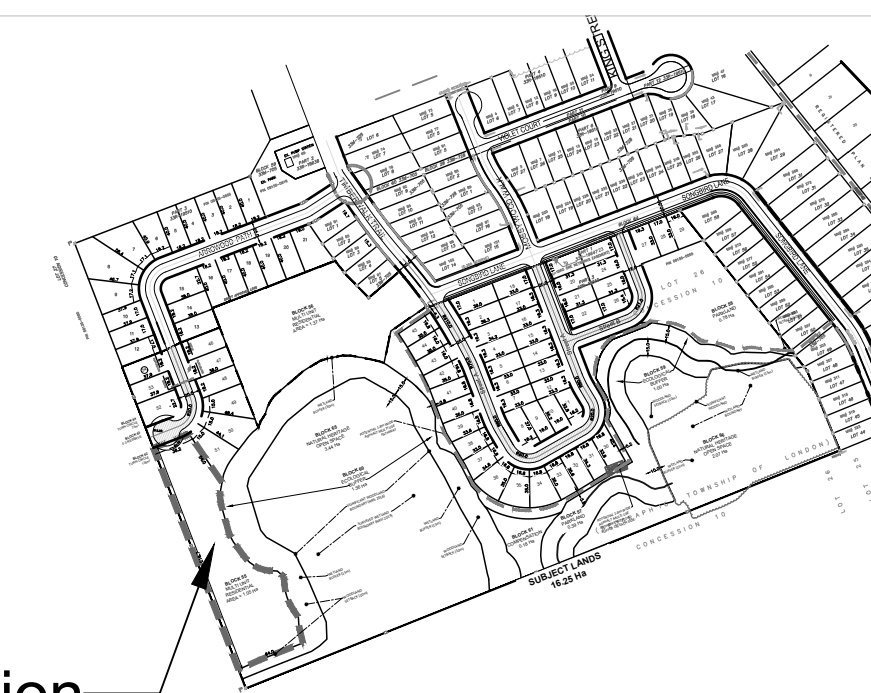
Sifton SIFTON PROPERTIES LTD.
 NEIGHBOURHOOD DEVELOPMENTS
 1295 RIVERBEND SOUTH, SUITE 300
 LONDON, ONTARIO
 N6K 0G2

TIMBERWALK TOWNHOMES
TIMBERWALK PHASE 5 - BLOCK 55
 TIMBERWALK TRAIL
 ILBERTON, ONTARIO

SITE PLAN CONCEPT
31 TWO STOREY TOWNHOUSES

Project No. :	--	Date:	16 February 2023
Drawing No. :	--	Scale:	1:350
Drawn By :	AL	Checked By :	AH





site location

KEY MAP - N.T.S.

SITE DATA CHART

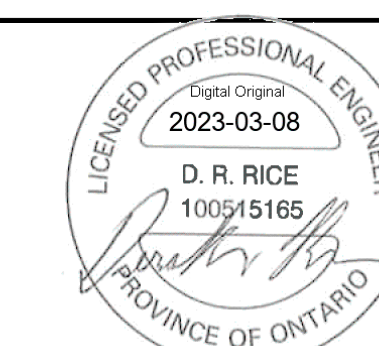
ZONING: UR3-12	RESIDENTIAL: Townhouse Dwellings
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CURRENT ZONING: UR3-12

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VISITOR PARKING (1 / 10 units)	3 spaces	3 spaces

APPROVAL STAMP



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NEIGHBOURHOOD DEVELOPMENTS
1295 RIVERBEND SOUTH, SUITE 300
LONDON, ONTARIO
N6K 0G2

TIMBERWALK TOWNHOMES
TIMBERWALK PHASE 5 - BLOCK 55
TIMBERWALK TRAIL
ILDERTON, ONTARIO

DATA TABLE
31 TWO STOREY TOWNHOUSES

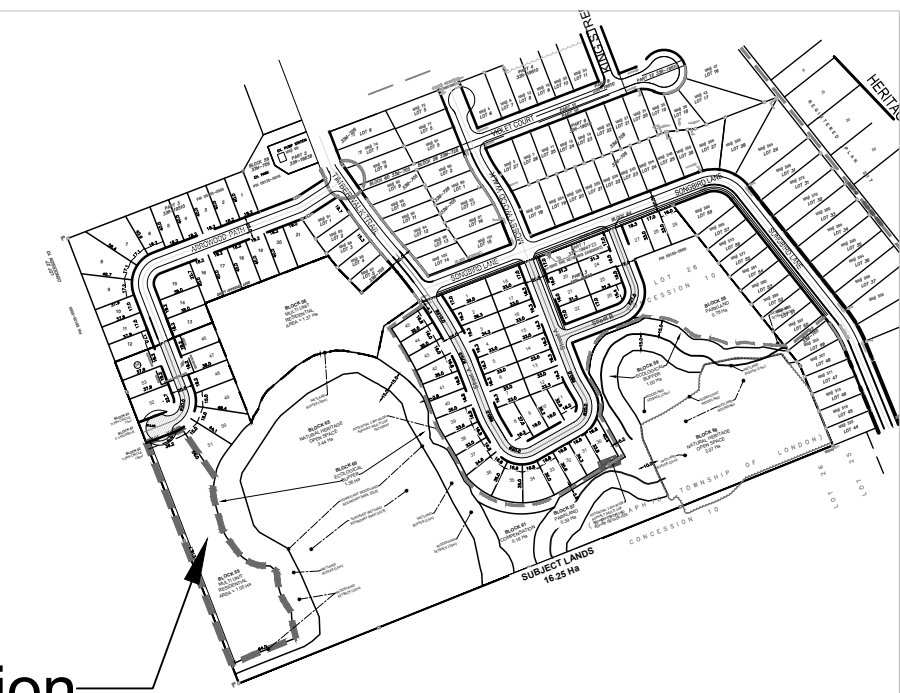
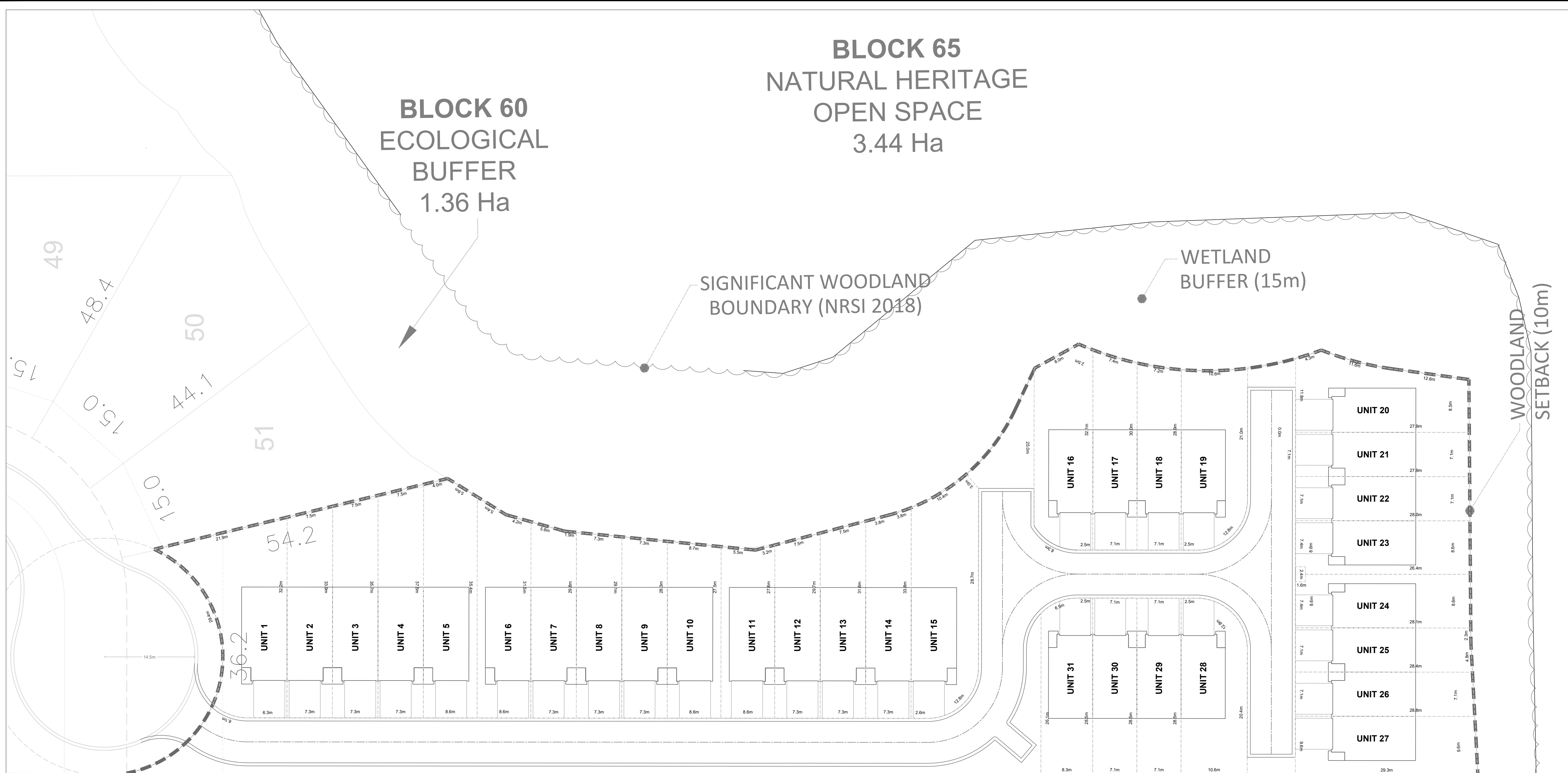
Project No. :	--	Date:	16 February 2023
Drawing No. :	--	Scale:	
Drawn By :	AL	Checked By :	AH

Notes:
1. Additional information such as Street Lighting, Fire Route Signs & Landscaping features are to be verified and included once building footprints, road layouts and parking have been signed off.
2. Unit fencing will be regulated by the condominium corporation. Gates will not be permitted to the rear of the properties.
3. Garbage / Recycling is to be curb-side unless otherwise indicated.

Unit Number	Individual Lot Area (m ²)	Individual Lot Frontage @ 6m	Individual Lot Depth (m)	Front Yard Setback (m) House	Front Yard Setback (m) Garage	Rear Yard Setback (m) House	Interior Side Yard Setback (m)	Exterior Side Yard Setback (m)	Building Floor Area (m ²)	Building / Lot Coverage (%)	Driveway Coverage (%)	Porch Coverage (%)	Green Space (%)	Green Space (m ²) Total area	Green Space Front area (m ²)	Green Space Side area (m ²)	Green Space Rear area (m ²)
1	390.1	10.7	30.4	6.0	6.0	9.2	0.0	3.0	106.1	27.2	7.7	1.0	65.1	254.0	34.4	62.0	157.6
2	241.0	7.3	33.0	6.0	6.0	11.2	0.0	0.0	106.1	44.0	12.5	1.7	43.5	104.8	16.8	0.0	88.1
3	253.8	7.3	34.8	6.0	6.0	13.0	0.0	0.0	106.1	41.8	11.8	1.6	46.4	117.7	16.8	0.0	100.9
4	266.6	7.3	36.6	6.0	6.0	14.7	0.0	0.0	106.1	39.8	11.3	1.5	49.0	130.5	16.8	0.0	113.8
5	321.8	8.6	38.1	6.0	6.0	14.6	1.3	0.0	106.1	33.0	9.3	1.3	57.7	185.7	24.6	19.9	141.2
6	285.1	8.6	32.8	6.0	6.0	10.5	1.3	0.0	106.1	37.2	10.5	1.4	52.3	149.0	21.4	23.1	104.5
7	222.3	7.3	30.4	6.0	6.0	8.8	0.0	0.0	106.1	47.7	13.5	1.8	38.8	86.2	16.7	0.0	69.4
8	214.4	7.3	29.4	6.0	6.0	8.1	0.0	0.0	106.1	49.5	14.0	1.9	36.5	78.3	16.7	0.0	61.5
9	209.2	7.3	28.7	6.0	6.0	7.4	0.0	0.0	106.1	50.7	14.3	1.9	34.9	73.1	16.7	0.0	56.3
10	240.4	8.6	27.9	6.0	6.0	6.6	1.3	0.0	106.1	44.1	12.5	1.7	43.4	104.3	24.6	19.9	59.9
11	235.0	8.6	27.1	6.0	6.0	6.0	1.3	0.0	106.1	45.1	12.8	1.7	42.1	98.9	24.6	20.0	54.4
12	209.4	7.3	28.7	6.0	6.0	6.8	0.0	0.0	106.1	50.7	14.3	1.9	35.0	73.3	16.7	0.0	56.6
13	223.5	7.3	30.7	6.0	6.0	8.7	0.0	0.0	106.1	47.5	13.4	1.8	39.1	87.4	16.8	0.0	70.6
14	237.7	7.3	32.6	6.0	6.0	10.6	0.0	0.0	106.1	44.6	12.6	1.7	42.7	101.6	16.7	0.0	84.9
15	379.3	10.5	36.1	5.5	5.5	12.9	0.0	3.5	106.1	28.0	7.8	1.1	64.2	243.4	20.7	55.6	167.1
16	288.0	9.4	31.4	5.5	5.5	10.1	0.0	2.3	91.7	31.8	10.2	1.3	58.0	167.1	18.4	34.4	114.3
17	219.3	7.1	30.9	6.0	6.0	10.7	0.0	0.0	91.7	41.8	13.6	1.7	44.6	97.8	15.2	0.0	82.6
18	208.1	7.1	29.3	6.0	6.0	9.6	0.0	0.0	91.7	44.1	14.3	1.8	41.7	86.7	15.2	0.0	71.4
19	292.3	10.3	28.3	5.5	5.5	9.6	0.0	3.5	91.7	31.4	10.0	1.3	58.6	171.3	19.3	50.3	101.7
20	296.3	12.5	27.8	6.0	6.0	8.5	0.0	2.6	91.7	30.9	10.0	1.2	59.0	174.9	44.2	53.3	77.4
21	197.6	7.1	27.9	6.0	6.0	8.6	0.0	0.0	91.7	46.4	15.0	1.9	38.6	76.2	15.2	0.0	60.9
22	198.0	7.1	27.9	6.0	6.0	8.6	0.0	0.0	91.7	46.3	15.0	1.8	38.7	76.6	15.2	0.0	61.4
23	238.6	8.6	28.0	6.0	4.5	8.7	1.5	0.0	91.7	38.4	12.5	1.5	49.1	117.2	19.1	23.1	74.9
24	239.2	8.6	28.1	6.0	4.5	8.8	1.5	0.0	91.7	38.3	12.4	1.5	49.2	117.8	19.1	23.1	75.5
25	199.9	7.1	28.2	6.0	6.0	8.8	0.0	0.0	91.7	45.9	14.9	1.8	39.3	78.5	15.2	0.0	63.3
26	202.6	7.1	28.6	6.0	6.0	9.1	0.0	0.0	91.7	45.3	14.7	1.8	40.1	81.2	15.2	0.0	65.9
27	278.3	9.6	29.0	6.0	6.0	9.5	0.0	2.5	91.7	32.9	10.7	1.3	56.4	156.9	26.9	36.6	93.4
28	288.5	10.3	28.0	5.5	5.5	9.2	0.0	3.5	91.7	31.8	10.1	1.3	58.1	167.5	19.3	50.3	97.9
29	201.9	7.1	28.5	6.0	6.0	9.2	0.0	0.0	91.7	45.4	14.7	1.8	39.9	80.5	15.2	0.0	65.3
30	201.2	7.1	28.5	6.0	6.0	9.2	0.0	0.0	91.7	45.6	14.8	1.8	40.0	80.5	15.2	0.0	65.3
31	231.8	8.3	28.2	5.5	5.5	9.2	0.0	1.2	91.7	39.6	12.6	1.6	47.8	110.8	15.4	19.1	76.4
Totals:	7,711.3 m ²	255.7 m	-	-	-	-	-	-	3,058.5 m ²	-	-	-	-	3,729.7 m ²	604.7 m ²	490.6 m ²	2,634.5 m ²
Averages	248.8 m ²	8.2 m	30.2 m	-	-	-	-	-	98.7 m ²	41.0%	12.4%	1.6%	47.0%	120.3 m ²	-	-	-

Lowest value in column
Highest value in column
May not meet zoning regulation

Timberwalk - Block 55
10,286 m² / 1.02 Hectares



site location

KEY MAP - N.T.S.

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APPROVAL STAMP



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AREA = 1.027 Ha

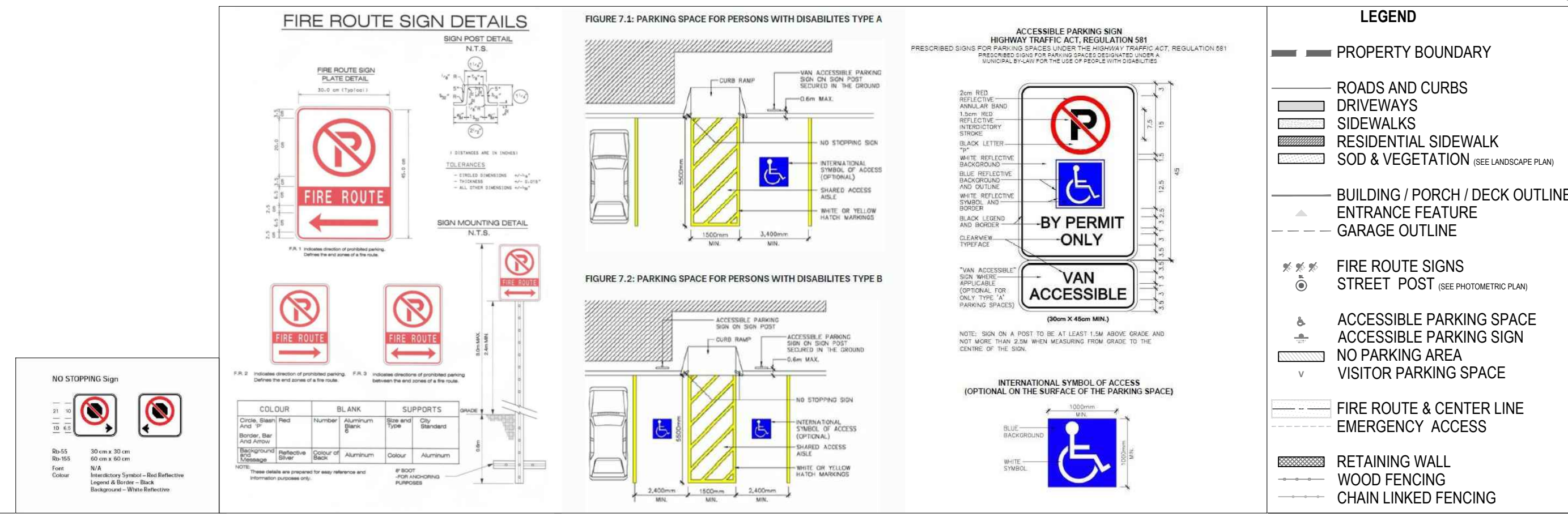
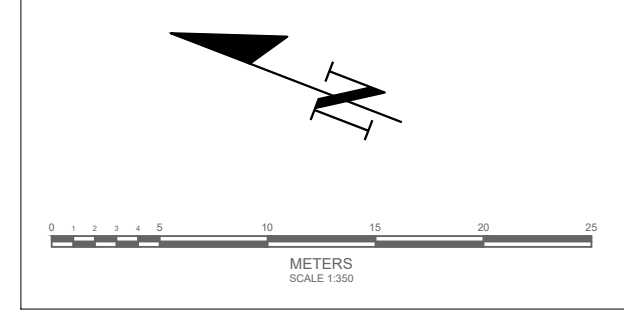


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TIMBERWALK TOWNHOMES
TIMBERWALK PHASE 5 - BLOCK 55
TIMBERWALK TRAIL
ILDERTON, ONTARIO

SITE PLAN / LOT CONCEPT
31 TWO STOREY TOWNHOUSES

Project No. :	--	Date:	16 February 2023
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