

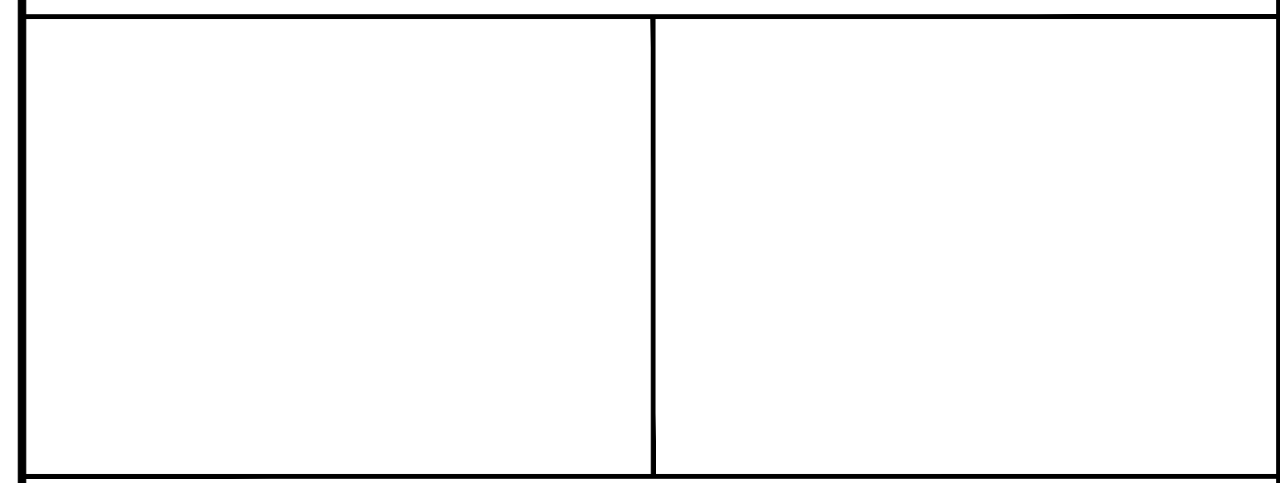
SITE DATA CHART

ZONING: UR3-12	RESIDENTIAL: Townhouse Dwellings	
NUMBER OF UNITS: 50	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	838.3 m ²	483.3 m ²
BLOCK B - 6 UNITS	1,005.9 m ²	580.0 m ²
BLOCK C - 6 UNITS	1,005.9 m ²	580.0 m ²
BLOCK D - 6 UNITS	1,005.9 m ²	580.0 m ²
BLOCK E - 4 UNITS	670.6 m ²	386.6 m ²
BLOCK F - 4 UNITS	670.6 m ²	386.6 m ²
BLOCK G - 4 UNITS	670.6 m ²	386.6 m ²
BLOCK H - 4 UNITS	670.6 m ²	386.6 m ²
BLOCK I - 4 UNITS	670.6 m ²	386.6 m ²
BLOCK J - 6 UNITS	1,005.9 m ²	580.0 m ²
TOTAL: 50 UNITS	8,382.8 m²	4,833.0 m²

CURRENT ZONING: UR3-12

Zoning Descriptions	Requirements	Proposed
PERMITTED USES	Townhouse Dwelling	Townhouse Dwelling
MIN. LOT AREA	170.0 m ²	164.5 m ² (Unit 4)
TOTAL SITE AREA	13,737 m ²	13,737 m ²
MIN. LOT FRONTAGE	6.0 m	6.5 m (Unit 2)
MIN. LOT DEPTH	26 m	24.5 m (Unit 5)
MIN. FRONT YARD SETBACK (Garage)	6.0 m	5.5 m (Unit 1)
MIN. FRONT YARD SETBACK (Dwelling)	2.5 m	3.1 m (Unit 37)
MIN. SIDE YARD SETBACK (Interior lot)	1.2 m	1.2 m (Unit 5)
MIN. SIDE YARD SETBACK (Public street)	6.0 m	3.0 m (Unit 1)
MIN. SIDE YARD SETBACK (Corner lot)	1.2 m	1.2 m (Unit 6)
MIN. REAR YARD SETBACK (Dwelling)	6.0 m	4.7 m (Unit 5)
MIN. FLOOR AREA	65.0 m ²	93.3 m ²
MAX. HEIGHT	12.0 m	8.43 m
MAX. DENSITY (Units Per Hectare)	30	37
MIN. OUTDOOR AMENITY AREA	45 m ²	37.8 m ² (Unit 4)
MAX. LOT COVERAGE (Main Use)	62 %	56.7 % (Unit 4)
MAX. LOT COVERAGE (Plus accessory)	65 %	56.7 % (Unit 4)
VISITOR PARKING (1 / 10 UNITS)	5	5

APPROVAL STAMP

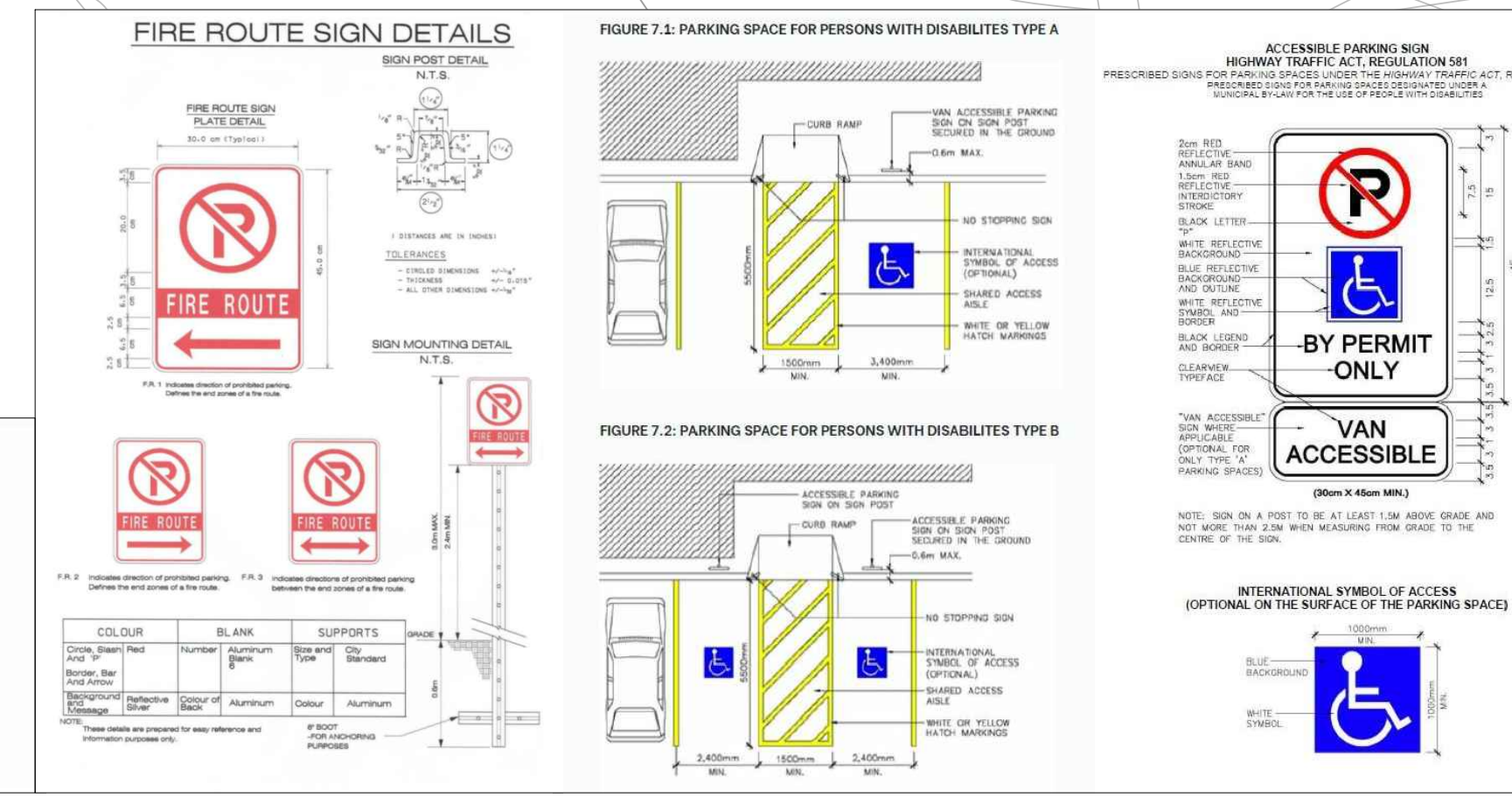


Sifton SIFTON PROPERTIES LTD.
 NEIGHBOURHOOD DEVELOPMENTS
 1295 RIVERBEND SOUTH, SUITE 300
 LONDON, ONTARIO
 N6K 0G2

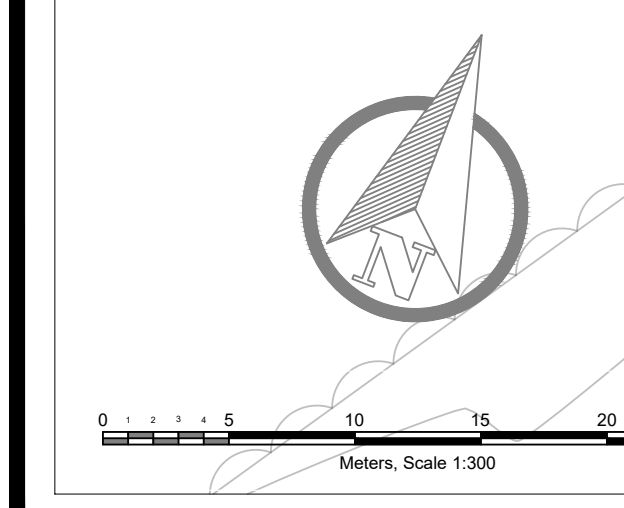
TIMBERWALK TOWNHOMES
TIMBERWALK PHASE 5 - BLOCK 56
 TIMBERWALK TRAIL
 ILBERTON, ONTARIO

CONCEPT PLAN
50 TWO STOREY TOWNHOUSES

Project No. :	--	Date:	23 January 2024
Drawing No. :	--	Scale:	1:300
Drawn By :	AL	Notes:	1. Additional information such as Street Lighting, Fire Route Signs & Landscaping features are to be verified and included once building footprints, road layout and parking have been agreed upon. 2. Unit fencing to be regulated by the condominium corporation. 3. Garbage / Recycling is to be curbside unless otherwise indicated.
Checked By :	AH		



- LEGEND**
- PROPERTY BOUNDARY
 - ROADS AND CURBS
 - DRIVEWAYS
 - SIDEWALKS
 - RESIDENTIAL SIDEWALK
 - SOD & VEGETATION (SEE LANDSCAPE PLAN)
 - BUILDING / PORCH / DECK OUTLINE
 - ENTRANCE FEATURE
 - GARAGE OUTLINE
 - FIRE ROUTE SIGNS
 - STREET POST (SEE PHOTOMETRIC PLAN)
 - ACCESSIBLE PARKING SPACE
 - ACCESSIBLE PARKING SIGN
 - NO PARKING AREA
 - VISITOR PARKING SPACE
 - FIRE ROUTE & CENTER LINE
 - EMERGENCY ACCESS
 - WOOD FENCING
 - CHAIN LINKED FENCING



BLOCK 65