

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	734.0 m ²	444.3 m ²
BLOCK B - 6 UNITS	880.8 m ²	533.1 m ²
BLOCK C - 6 UNITS	880.8 m ²	533.1 m ²
BLOCK D - 4 UNITS	587.2 m ²	355.4 m ²
BLOCK E - 5 UNITS	734.0 m ²	444.3 m ²
BLOCK F - 4 UNITS	587.2 m ²	355.4 m ²
BLOCK G - 4 UNITS	587.2 m ²	355.4 m ²
BLOCK H - 4 UNITS	587.2 m ²	355.4 m ²
BLOCK I - 4 UNITS	587.2 m ²	355.4 m ²
BLOCK J - 6 UNITS	880.8 m ²	533.1 m ²
TOTAL: 50 UNITS	7,340.1 m²	4,442.6 m²

CURRENT ZONING: UR3-12

Zoning Descriptions	Requirements	Proposed
PERMITTED USES	Townhouse Dwelling	Townhouse Dwelling
MIN. LOT AREA	170.0 m ²	170.1m ² (Unit 48)
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	26.0 m (Unit 5)
MIN. FRONT YARD SETBACK (Garage)	6.0 m	6.0 m (Unit 1)
MIN. FRONT YARD SETBACK (Dwelling)	2.5 m	6.0 m (Unit 1)
MIN. SIDE YARD SETBACK (Interior lot)	1.2 m	1.2 m (Unit 27)
MIN. SIDE YARD SETBACK (Public street)	6.0 m	3.5 m (Unit 1)
MIN. SIDE YARD SETBACK (Corner lot)	1.2 m	1.5 m (Unit 6)
MIN. REAR YARD SETBACK (Dwelling)	6.0 m	6.3 m (Unit 11)
MIN. FLOOR AREA	65.0 m ²	83.5 m ²
MAX. HEIGHT	12.0 m	8.43 m
MAX. DENSITY (Units Per Hectare)	30	37
MIN. OUTDOOR AMENITY AREA	45 m ²	46.9 m ² (Unit 49)
MAX. LOT COVERAGE (Main Use)	62 %	49.1 % (Unit 48)
MAX. LOT COVERAGE (Plus accessory)	65 %	49.1 % (Unit 48)
VISITOR PARKING (1 / 10 UNITS)	5	5

APPROVAL STAMP

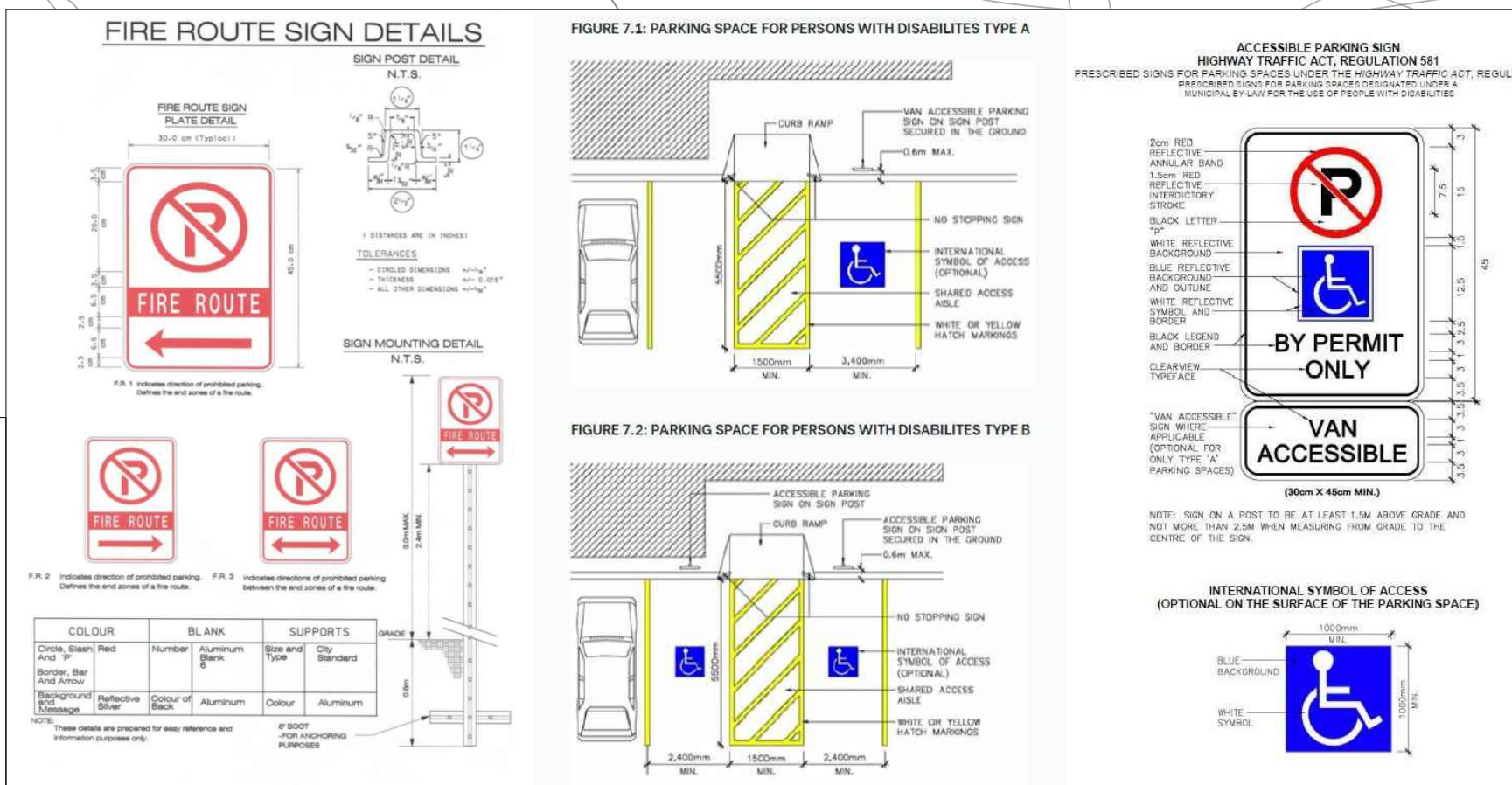
Sifton SIFTON PROPERTIES LTD.
 NEIGHBOURHOOD DEVELOPMENTS
 1295 RIVERBEND SOUTH, SUITE 300
 LONDON, ONTARIO
 N6K 0G2

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

CONCEPT PLAN
50 TWO STOREY TOWNHOUSES

Project No. :	--	Date:	12 March 2024
Drawing No. :	--	Scale:	1:300
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 agreed upon.
 2. Unit fencing to be regulated by the condominium corporation.
 3. Garbage/ Recycling is to be outside unless otherwise indicated.



- 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

