



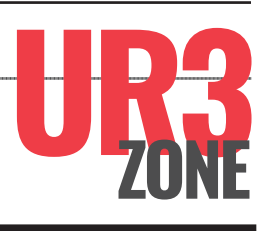
CONCEPT PLAN



PROJECT SITE
13181 Ilderton Road



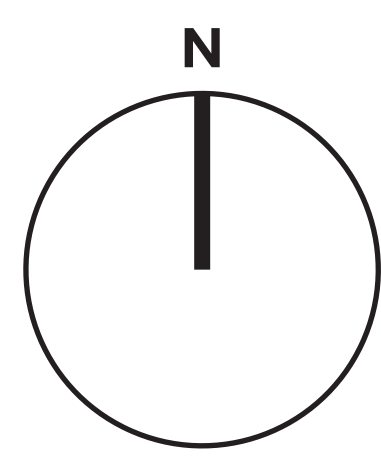
SITE DATA



Regulations	Required	Proposed
Permitted Uses:	Section 10.11	Townhouse Dwellings
Lot Area:	250m ² per dwelling unit (min.)	306m ² per unit 7,957.14m ² total
Lot Frontage:	30.0m (min.)	20.116m*
Lot Depth:	35.0m (min.)	96.0m
Front Yard Setback:	6.0m (min.)	
Side Yard Setback:	3.0m (10ft) on an interior lot, and 6.0m (20ft) on the other side on a corner lot; provided that no side yard shall be required between the common wall dividing individual units.	North: 3.0m South: 2.3m East: 1.8m West: 3.0m
Rear Yard Setback:	8.0m (min.)	George Street ROW: 0.0m
Floor Area:	Townhouse: 65.0m ² (700ft ²) per dwelling unit (min.)	171.9m ² per unit
Height:	20.0m (max.)	9.0m
Density:	30uph (max.)	32.9uph*
Outdoor Amenity Area:	45.0m ² per dwelling unit (min.)	Private: 42m ² per unit Common: 13.9m ² per unit
Lot Coverage:	35% (max.)	32%
Parking:	Townhouse: 1.5 per unit 39 total required	2 per unit 7 visitor stalls

* Requires Special Provision

Client:	Duncan Harwood Custom Homes
Date:	[05.16.2024]
Drawn By:	D. Murphy
Plan Scale:	nts
File No:	13181I
Version:	1.0



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Lot Boundary Disclaimer: Site dimensions have been derived from publicly available Parcel Data from The County of Middlesex. Siv-ik planning and design inc. makes no warranties or guarantees regarding the accuracy of the lot boundaries.