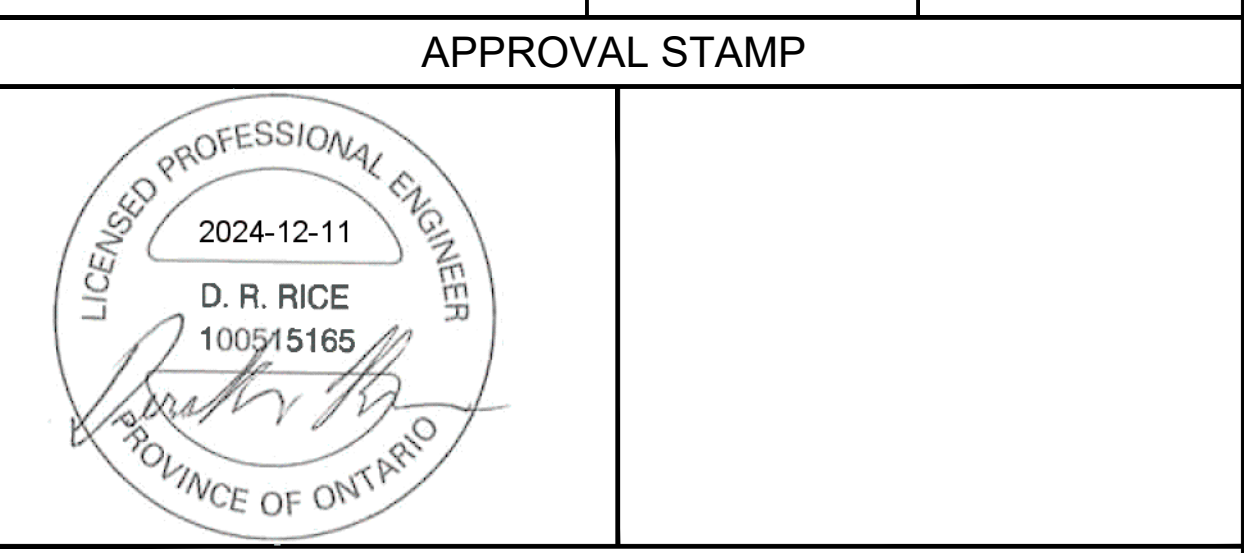


SITE DATA CHART

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 - 4 UNITS	880.8 m ²	533.1 m ²
BLOCK C - 6 UNITS	880.8 m ²	533.1 m ²
BLOCK D - 6 UNITS	880.8 m ²	533.1 m ²
BLOCK E - 4 UNITS	587.2 m ²	355.4 m ²
BLOCK F - 5 UNITS	734.0 m ²	444.3 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	170.56m ² (Unit 42)
TOTAL SITE AREA	13,737 m ²	13,737 m ²
MIN. LOT FRONTAGE	6.0 m	6.50 m (Unit 2)
MIN. LOT DEPTH	26 m	26.02 m (Unit 11)
MIN. FRONT YARD SETBACK (Garage)	6.0 m	6.00 m (Unit 1)
MIN. FRONT YARD SETBACK (Dwelling)	2.5 m	6.00 m (Unit 1)
MIN. SIDE YARD SETBACK (Interior lot)	1.2 m	1.20 m (Unit 27)
MIN. SIDE YARD SETBACK (Public street)	4.0 m	4.00 m (Unit 1)
MIN. SIDE YARD SETBACK (Corner lot)	1.2 m	1.20 m (Unit 27)
MIN. REAR YARD SETBACK (Dwelling)	6.0 m	6.20 m (Unit 11)
MIN. FLOOR AREA	65.0 m ²	83.48 m ²
MAX. HEIGHT	12.0 m	8.43 m
MAX. DENSITY (Units Per Hectare)	37	37
MIN. OUTDOOR AMENITY AREA	45 m ²	47.42 m ² (Unit 42 - Rear)
MAX. LOT COVERAGE (Main Use)	62 %	48.94 % (Unit 42)
MAX. LOT COVERAGE (Plus accessory)	65 %	48.94 % (Unit 42)
VISITOR PARKING (1 / 10 UNITS)	5	5

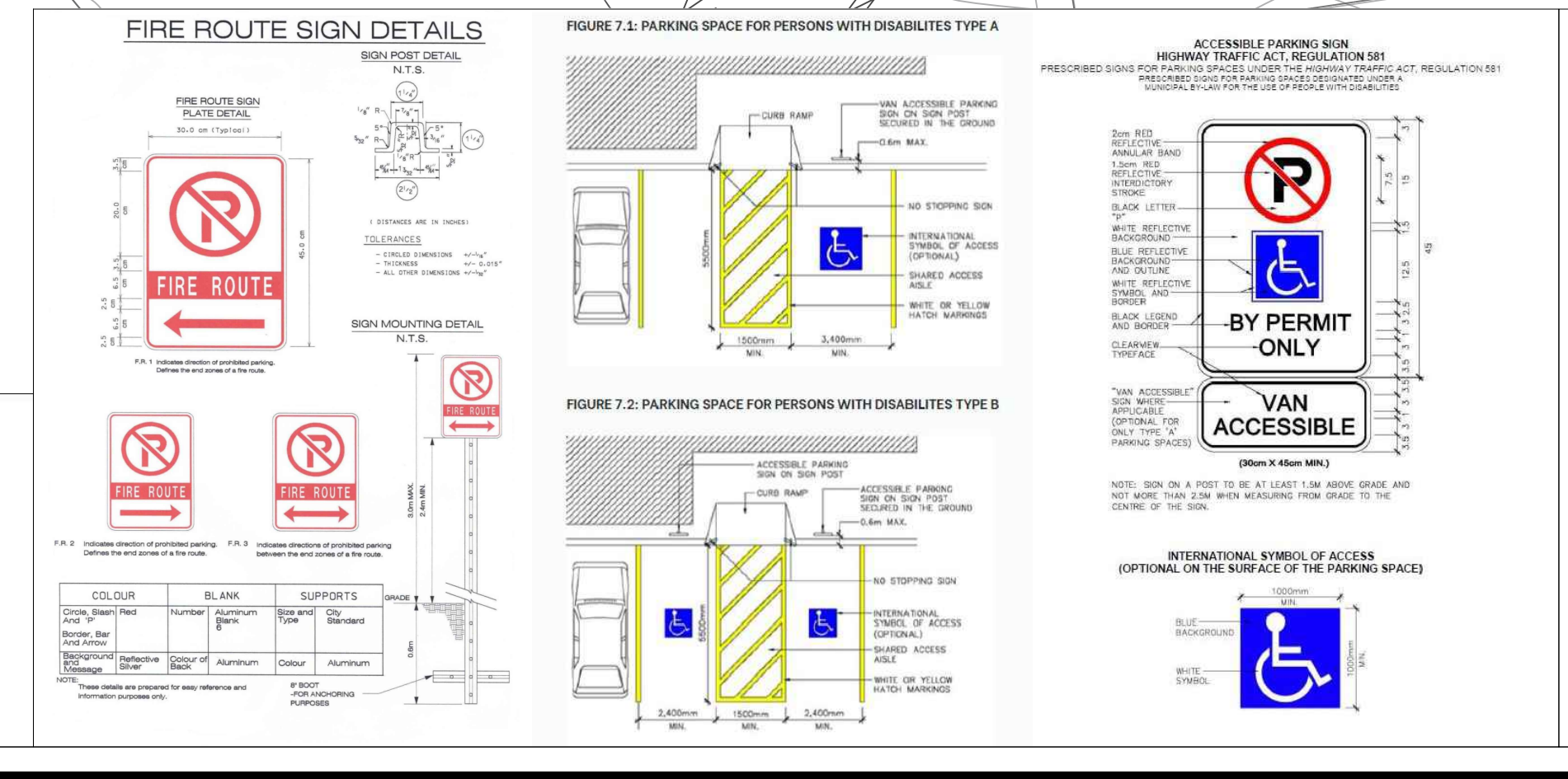


Sifton SIFTON PROPERTIES LTD.
 NEIGHBOURHOOD DEVELOPMENTS
 1295 RIVERBEND SOUTH, SUITE 300
 LONDON, ONTARIO
 N6K 0G2

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

CONCEPT PLAN 50 TWO STOREY TOWNHOUSES

Project No. :	--	Date:	6 December 2024
Drawing No. :	--	Scale:	1:300
Drawn By :	AL	Notes:	
Checked By :	AH	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 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

