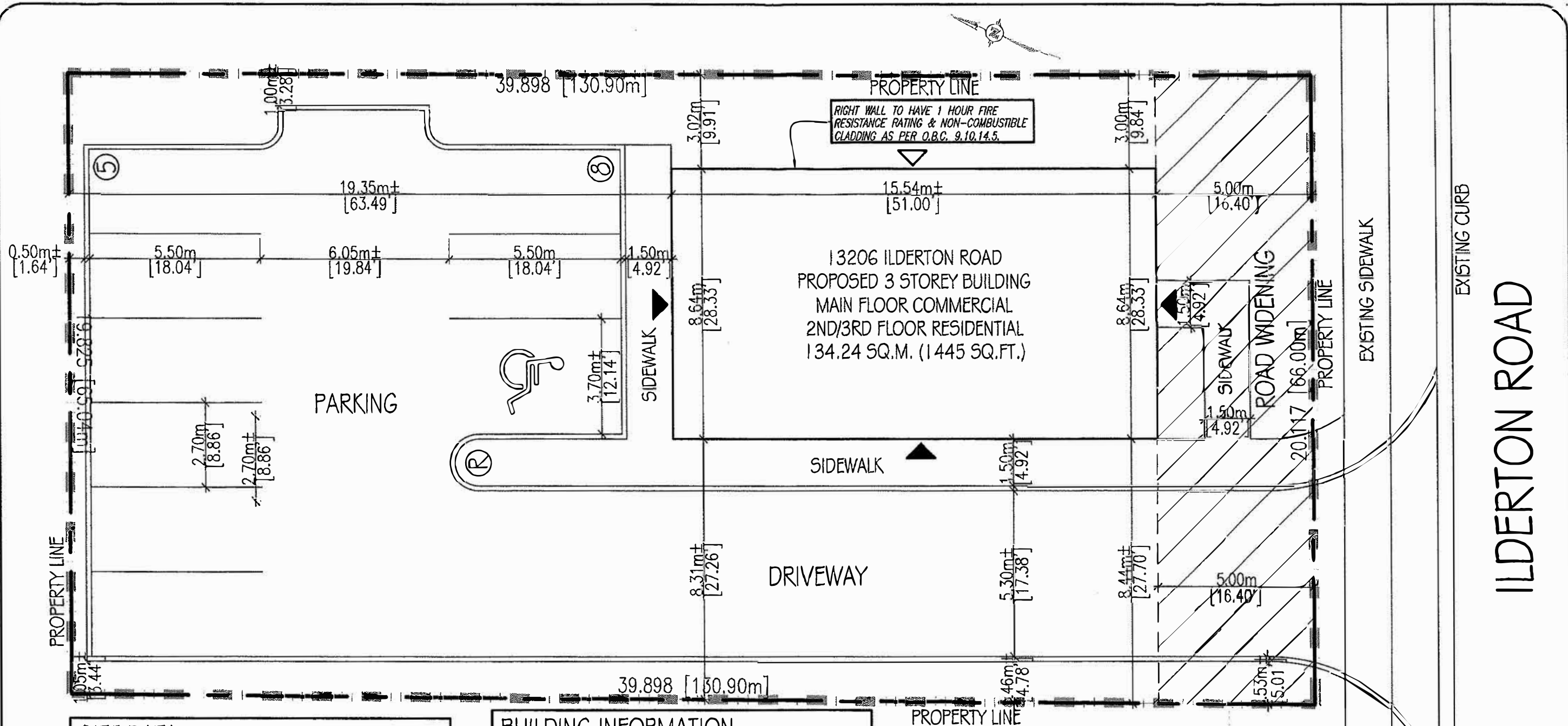




SITE DATA

PROPOSED USE:	MIXED USE (COMMERCIAL/RESIDENTIAL)	
ZONE:	VILLAGE COMMERCIAL - C1(*)	
REGULATION	REQUIRED	PROPOSED
LOT AREA:	1500 sq.m.	796.78 sq.m.
LOT FRONTAGE:	20.0 m	20.117 m
FRONT YARD SETBACK:	0.0 m	0.0 m
SIDE YARD SETBACK:	6.0 m	8.31 m / 3.0 m
REAR YARD SETBACK:	10.0 m	19.35 m
DRIVEWAY WIDTH:	6.0 m	5.30 m
DENSITY	50.6 u/ha.	59.7 u/ha.
LOT COVERAGE:	40% MAX	16.85%

BUILDING INFORMATION

3 STOREY MIXED USE BUILDING

COMMERCIAL PORTION: 1 STOREY (MAIN FLOOR)
AREA = 134.24 SQ.M. (1445 SQ.FT.)
PARKING ALLOCATION = 4 SPACES

RESIDENTIAL PORTION: 2 STOREYS (2ND/3RD FLOOR - 4 APARTMENTS)
AREA / FLOOR = 134.24 SQ.M. (1445 SQ.FT.)
AREA (TOTAL) = 268.48 SQ.M. (2890 SQ.FT.)
PARKING ALLOCATION = 5 SPACES

1 - 3.7m X 2.7m BARRIER FREE PARKING SPACE REQUIRED

MAP U-7 TO BYLAW 2005-005 IS
AMENDED TO REZONE THE LANDS
OUTLINED IN RED FROM UR1 TO C1(*)
SPECIAL PROVISION

REVISIONS		
01/23/25	ISSUED FOR REVIEW	D.B.
11/07/24	ISSUED FOR REVIEW	D.B.
Do not scale drawings. Work to dimensions shown. The Contractor and all sub-trades must check thier dimensions and details prior to start of their work. Report any errors and omissions to ENG PLUS LTD. prior to commencement of construction.		

Name:	13206 ILDERTON ROAD	
Drawn:	Designed	Lot/Location:
Total Sq. Ft.		ILDERTON, ONTARIO
Scale:		Date:
3/32" = 1'-0"		01/23/25
Job File No.		Drawing:
24.097		ZONING PLAN



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FILE NUMBER	Sheet:
	ZONING