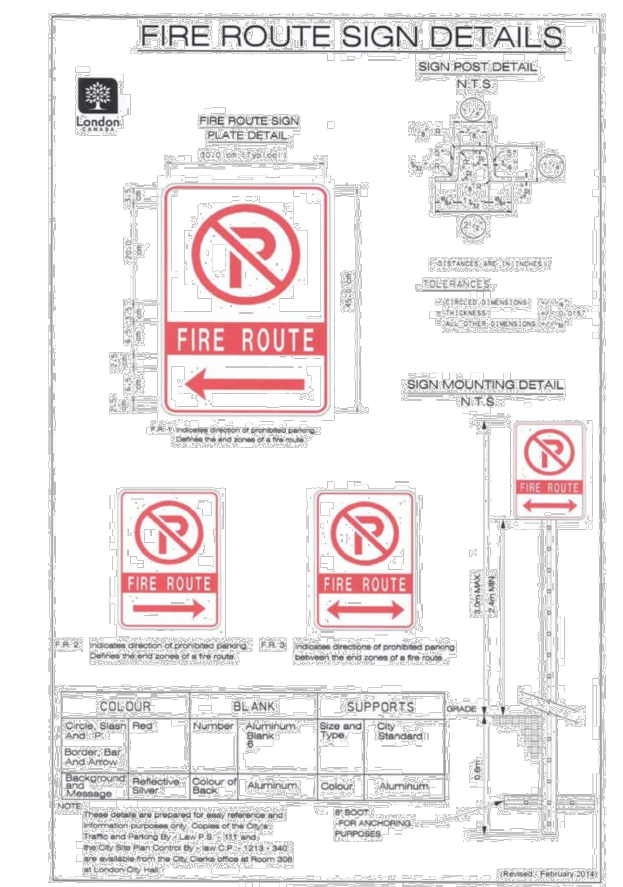
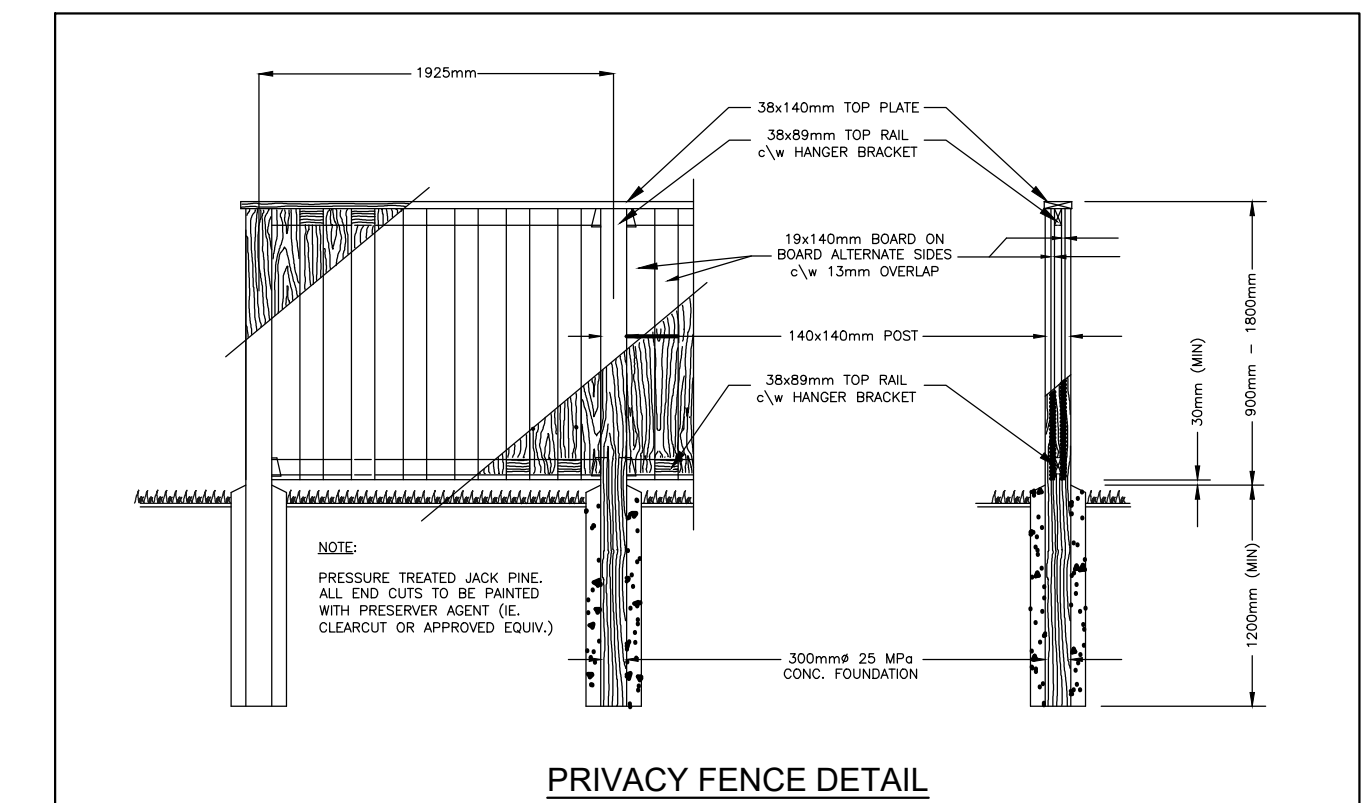
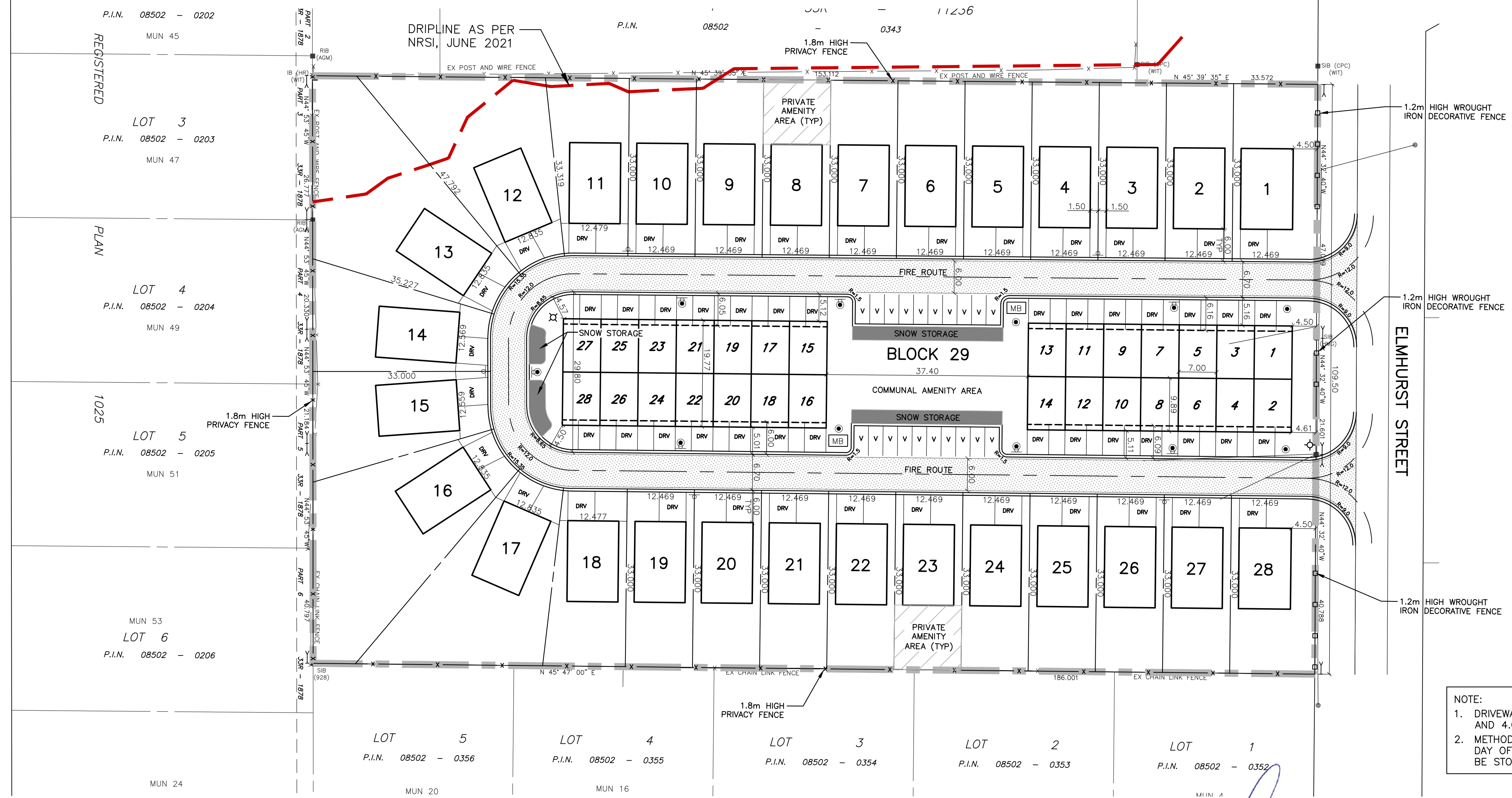


SITE DATA		
PROPOSED USE:	SINGLE DETACHED HOMES	
ZONE:	UR1-3	
REGULATION	REQUIRED	PROPOSED SINGLE DETACHED HOMES
MINIMUM LOT AREA:	930.0 sq.m.	14,934.0 sq.m.
MINIMUM LOT FRONTAGE:	24.0 m	109.5 m
MINIMUM FRONT YARD:	8.0 m	6.0 m
MINIMUM EXTERIOR SIDE YARD:	6.0 m	4.5 m
MINIMUM REAR YARD:	8.0 m	8.0 m
MINIMUM INTERIOR SIDE YARD:	3.0 m	1.5 m
MAXIMUM BUILDING HEIGHT:	12.0 m	1 STOREY
MINIMUM LANDSCAPED OPEN SPACE:	n/a	n/a
MAXIMUM LOT COVERAGE:	35 %	34.5%
MINIMUM GROSS FLOOR AREA:	90.0 sq.m.	142.0 sq.m.

SITE DATA		
PROPOSED USE:	TOWN HOUSES	
ZONE:	UR3	
REGULATION	REQUIRED	PROPOSED TOWN HOUSES BLOCK 29
MINIMUM LOT AREA:	250.0 sq.m.	5,435.1 sq.m.
MINIMUM LOT FRONTAGE:	30.0 m	109.5 m
MINIMUM FRONT YARD:	6.0 m	6.0 m
MINIMUM EXTERIOR SIDE YARD:	6.0 m	n/a
MINIMUM REAR YARD:	8.0 m	n/a
MINIMUM INTERIOR SIDE YARD:	3.0 m	37.4 m
MAXIMUM BUILDING HEIGHT:	20.0 m	2 STOREY
MINIMUM OUTDOOR AMENITY:	45.0 s.m.	670.5 s.m.
MAXIMUM LOT COVERAGE:	35 %	35.7%
MINIMUM GROSS FLOOR AREA:	65.0 sq.m.	69.2 sq.m.
MAXIMUM DENSITY:	30 u.p.h.	52 u.p.h.

LEGEND	
5	V.L.C. UNIT NUMBER
13	T.H. UNIT NUMBER
●	DENOTES STREET LIGHT
⊕	DENOTES FIRE ROUTE SIGN (FR3)
⊕	DENOTES FIRE ROUTE SIGN (FR3) MOUNTED TO STREET LIGHT POLE
⊕	DENOTES FIRE HYDRANT
▬	DENOTES 6.0m WIDE FIRE ROUTE
▬	SITE BOUNDARY
▬	DENOTES 1.2m HIGH DECORATIVE FENCE
▬	DENOTES 1.8m HIGH PRIVACY FENCE
MB	DENOTES COMMUNITY MAILBOX



ACTUAL FENCE HEIGHTS

Castle	Knights	Fortress
Spire	Merlin	Trojan
Princess	Avanti	Majesty
Prince	Page	

STANDARD GATE WIDTHS (Based on manufacturer)

STANDARD TUBE SIZE, PICKET SPACING AND POST SETTINGS

19 Midland Drive, Bolton, Ontario, Canada L7E 4G6 Tel: 905.951.7663 Fax: 905.951.8276
www.tomslencegroup.com

DECORATIVE FENCE DETAIL

NOTE:

- DRIVEWAY WIDTHS ARE TYPICALLY 5.0m WIDE FOR V.L.C UNITS AND 4.0m WIDE FOR T.H. UNITS UNLESS NOTED OTHERWISE.
- METHOD OF GARBAGE COLLECTION IS INDIVIDUAL UNIT ON THE DAY OF THE MUNICIPAL GARBAGE COLLECTION. GARBAGE WILL BE STORED WITHIN THE INDIVIDUAL UNITS.

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION	ENGINEER'S STAMP	SCALE	TITLE	PROJECT No.
					DESIGN	AG	1	DRIPLINE SURVEY	JULY 2021	LDS		HORZ - 1 : 500 5 0 10m	ELMHURST STREET, KILWORTH SWEID HOLDINGS INC. SITE PLAN	LD-00203 SHEET No. SP1 PLAN FILE No.
					DRAWN BY	SB								
					CHECKED	SB								
					APPROVED	AG								
					DATE			2021-06-09						

09203-Elmhurst_Kilworth-Site-Plan(210715).dwg

Z:\1614-00203 - ELMHURST - KILWORTH - DESIGN\ROAD\00203-ELMHURST_KILWORTH-SITE-PLAN(210715).DWG