

ELM STREET

PLANNING REPORT 2022-16 APPENDIX ONE: ZONING SKETCH

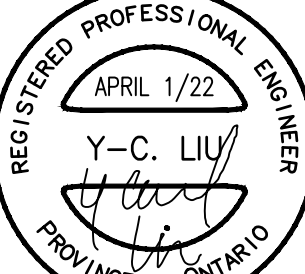
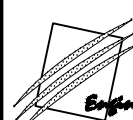
ZONING STANDARDS - TOWNHOUSES		
PROPOSED ZONING - RESIDENTIAL THIRD DENSITY (R3)		
	REQUIREMENTS	PROPOSED
LOT AREA (min.)	230sq.m./UNIT	6788.32m² (MAX. 29 UNITS)
LOT FRONTAGE (min.)	25m	54.42m
LOT COVERAGE (max.)	35%	1656.32m²/6788.32m² = 24.4%
FRONT YARD DEPTH (min.)	7.5m	3.00m
INTERIOR SIDEYARD (min.)	7.5m	4.05m
EXTERIOR SIDEYARD (min.)	10.5m	n/a
REAR YARD (min.)	10.5m	11.84m
MAX. BUILDING HEIGHT	3 STOREYS	1 STOREY
MINIMUM OUTDOOR AMENITY	45sq.m./UNIT	74.5 sq.m./UNIT
MAX. DENSITY	60 DWELLING/Ha.	22 DWELLING/0.6788Ha. (= 32.4 UNITS/Ha.)

BUILDING DATA	
BUILDING 'A' (SUITE 1 - 6)	IRREGULAR SHAPE = 731.76sq.m. UNIT SIZE = 96.05sq.m.
BUILDING 'B' (SUITE 7 - 12)	IRREGULAR SHAPE = 731.76sq.m. UNIT SIZE = 96.05sq.m.
BUILDING 'C' (SUITE 13 - 17)	IRREGULAR SHAPE = 609.84sq.m. UNIT SIZE = 96.40sq.m.
TOWNHOUSE 4 (SUITE 18 - 22)	IRREGULAR SHAPE = 609.84sq.m. UNIT SIZE = 96.40sq.m.
TOTAL BUILDING AREA = 1656.32sq.m.	

PARKING CALCULATION	
BUILDING USE	REQUIREMENTS:
TOWNHOUSE	1.5 SPACES PER UNIT = 22 UNITS x 1.5 = 33 SPACES
TOTAL SPACES REQUIRED = 33 SPACES	
TOTAL SPACE PROVIDED = 1 DRIVEWAY + 1 GARAGE = 2 SPACES PER UNIT = 44 SPACES	

REVISIONS	ISSUED FOR	DATE
	PRELIMINARY	JAN. 21/2019
	PRELIMINARY/MUNICIPAL STORM MAIN REVIEW	JUN. 12/2019
	OWNER REVIEW	SEPT. 14/2021
	ZONING BYLAW AMENDMENT/SITE PLAN APPROVAL	APRIL 1/2021

CONTRACTOR:	
PROJECT:	
"THE RIDGE" TOWNHOUSE DEVELOPMENT FOR ARVAI DEVELOPMENTS INC.	
136 RIDGE STREET WEST LORNE, ONTARIO.	
SHEET TITLE:	
SITE PLAN	

		Y.C. LIU ENGINEERING 28 MANACORR AVE. WEST CHESHAM, ONTARIO L9V 1S2 TEL: (919) 551-9612 FAX: (919) 551-9608			
		DRAWN	CHECKED	FILE NO.	DWG. NO.
		C.W.	C.L.	18-222	1
		BCIN	FIRM BCIN	DATE	SHEET NO.
		20529	29635	JAN./2019	SP-1 of 5

CHESTNUT STREET

RIDGE STREET

ASPHALT PAVEMENT (TYP.)
SCALE: N.T.S.

LEGEND	LEGEND
OVERHEAD DOOR	6.0m WIDE FIRE ROUTE
MAN DOOR	BARRIER FREE PARKING B.F. SIGN AS PER DETAIL
FIRE ROUTE SIGN AS PER DETAIL	NO PARKING AREAS WITH YELLOW PAINTED LINES

50mm HL3 SURFACE COURSE ASPHALT
75mm HL4 BASE COURSE ASPHALT
200mm GRANULAR "A"
400mm GRANULAR "B"
(COMPACTED TO 100%
STANDARD PROCTOR DENSITY)

GARBAGE COLLECTION NOTE:
CURB SIDE GARBAGE COLLECTION
SERVICE TO BE PROVIDED TO EACH
UNIT

SCALE: 1:200