

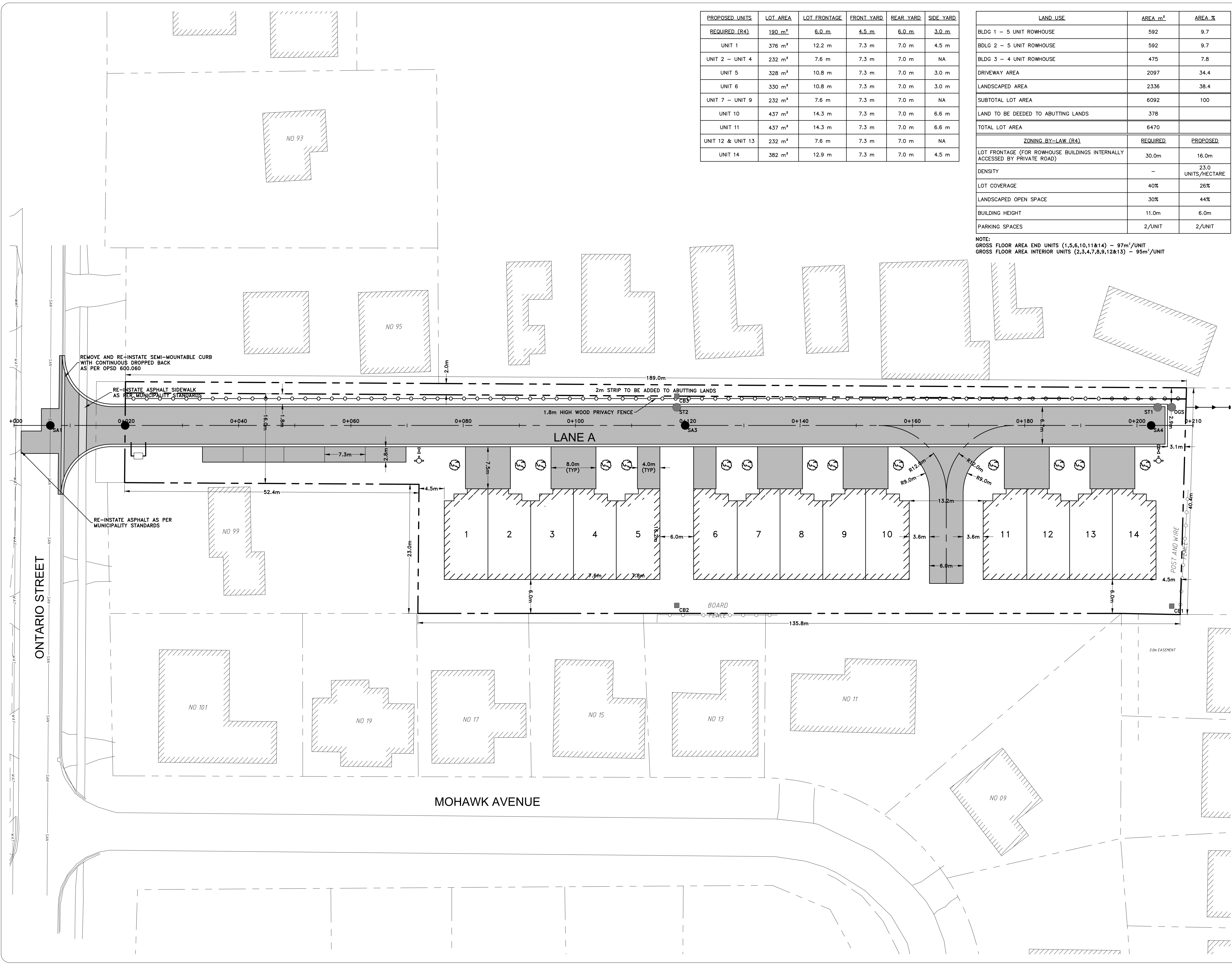
PROPOSED UNITS	LOT AREA	LOT FRONTAGE	FRONT YARD	REAR YARD	SIDE YARD
REQUIRED (R4)	190 m <sup>2</sup>	6.0 m	4.5 m	6.0 m	3.0 m
UNIT 1	376 m <sup>2</sup>	12.2 m	7.3 m	7.0 m	4.5 m
UNIT 2 - UNIT 4	232 m <sup>2</sup>	7.6 m	7.3 m	7.0 m	NA
UNIT 5	328 m <sup>2</sup>	10.8 m	7.3 m	7.0 m	3.0 m
UNIT 6	330 m <sup>2</sup>	10.8 m	7.3 m	7.0 m	3.0 m
UNIT 7 - UNIT 9	232 m <sup>2</sup>	7.6 m	7.3 m	7.0 m	NA
UNIT 10	437 m <sup>2</sup>	14.3 m	7.3 m	7.0 m	6.6 m
UNIT 11	437 m <sup>2</sup>	14.3 m	7.3 m	7.0 m	6.6 m
UNIT 12 & UNIT 13	232 m <sup>2</sup>	7.6 m	7.3 m	7.0 m	NA
UNIT 14	382 m <sup>2</sup>	12.9 m	7.3 m	7.0 m	4.5 m

LAND USE	AREA m <sup>2</sup>	AREA %
BLDG 1 - 5 UNIT ROWHOUSE	592	9.7
BLDG 2 - 5 UNIT ROWHOUSE	592	9.7
BLDG 3 - 4 UNIT ROWHOUSE	475	7.8
DRIVEWAY AREA	2097	34.4
LANDSCAPED AREA	2336	38.4
SUBTOTAL LOT AREA	6092	100
LAND TO BE DEEDED TO ABUTTING LANDS	378	
TOTAL LOT AREA	6470	

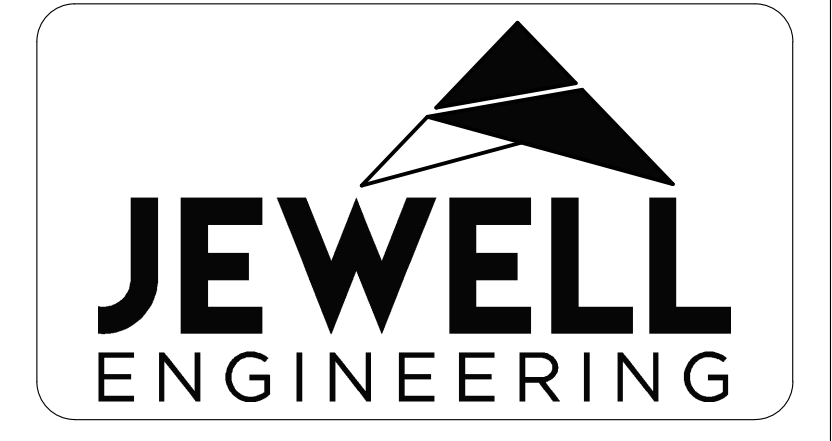
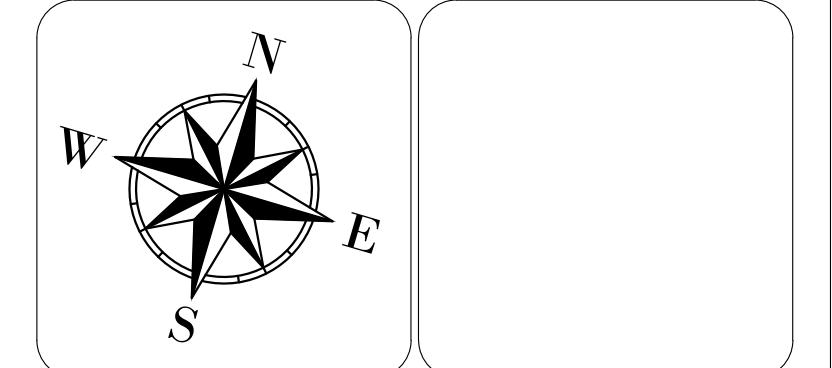
ZONING BY-LAW (R4)	REQUIRED	PROPOSED
LOT FRONTAGE (FOR ROWHOUSE BUILDINGS INTERNALLY ACCESSED BY PRIVATE ROAD)	30.0m	16.0m
DENSITY	-	23.0 UNITS/HECTARE
LOT COVERAGE	40%	26%
LANDSCAPED OPEN SPACE	30%	44%
BUILDING HEIGHT	11.0m	6.0m
PARKING SPACES	2/UNIT	2/UNIT

NOTE:  
 GROSS FLOOR AREA END UNITS (1,5,6,10,11&14) - 97m<sup>2</sup>/UNIT  
 GROSS FLOOR AREA INTERIOR UNITS (2,3,4,7,8,9,12&13) - 95m<sup>2</sup>/UNIT



**GENERAL NOTES:**  
 - ALL INFORMATION TO BE VERIFIED ON SITE PRIOR TO COMMENCING ANY WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT IMMEDIATELY.  
 - ALL UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL CONFIRM THE LOCATION ON SITE AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES.  
 - EXCLUDING THE BENCHMARK AND DESCRIPTION PROVIDED FOR THIS PROJECT, NO OTHER ELEVATIONS ARE TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE.  
**METRIC NOTE:**  
 - ALL DIMENSIONS SHOWN ARE IN METRES OR MILLIMETRES, UNLESS OTHERWISE NOTED.  
**GEOMETRIC NOTE:**  
 - ALL SURVEY DATA SHOWN ON THIS DRAWING WAS RECORDED USING REAL-TIME KINETIC (RTK) GPS OBSERVATIONS IN REFERENCE TO UTM 18 NORTH COORDINATE SYSTEM.  
 - ALL ELEVATIONS ARE IN REFERENCE TO LOCAL DATUM NADS - GEODETIC MODEL HTF.0 UNLESS DESCRIBED OTHERWISE.  
 - DRAWINGS ARE NOT TO BE SCALED.

REVISIONS			
NO.	DATE	DESCRIPTION	BY



VAN VARK DEVELOPMENT  
 97 ONTARIO STREET  
 BRIGHTON, ONTARIO

SITE PLAN

DRAWN BY: DFM PROJECT NO: 210-4892  
 DESIGNED BY: JH DATE: June 2022  
 CHECKED BY: BK SCALE: HORIZONTAL - 1:300 VERTICAL - N/A  
 APPROVED BY: BK CONTRACT NO: DRAWING NO: SP-1