

SITE DATA:			
CONDOMINIUM FREEHOLD TOWNHOUSE DEVELOPMENT			
214 ONTARIO STREET BRIGHTON, ONTARIO			
CURRENT ZONING: ---			
CURRENT LOT AREA:	BEFORE 4.5M ROAD WIDENING	23,453.32 S.M.	5.795AC
	AFTER 4.5M ROAD WIDENING	22,965.71 S.M.	5.666AC
		ACRES	2.30ha
		HECTARES	2.30ha

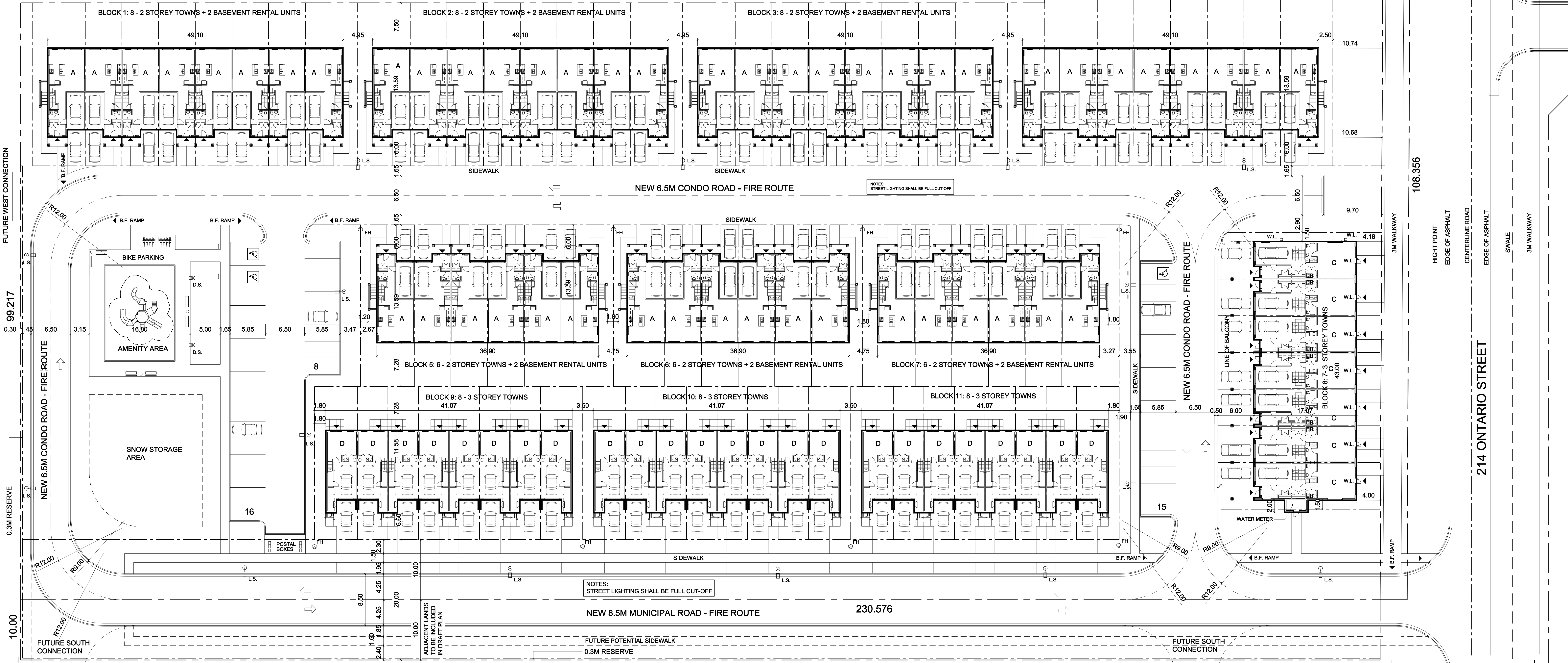
BUILDING COVERAGE:			
BLOCK 1	8 UNITS - 2 STOREY STREET TOWNHOUSES + 2 BASEMENT RENTAL UNITS	698.08 S.M.	
BLOCK 2	8 UNITS - 2 STOREY STREET TOWNHOUSES + 2 BASEMENT RENTAL UNITS	698.08 S.M.	
BLOCK 3	8 UNITS - 2 STOREY STREET TOWNHOUSES + 2 BASEMENT RENTAL UNITS	698.08 S.M.	
BLOCK 4	8 UNITS - 2 STOREY STREET TOWNHOUSES + 2 BASEMENT RENTAL UNITS	698.08 S.M.	
BLOCK 5	8 UNITS - 2 STOREY STREET TOWNHOUSES + 2 BASEMENT RENTAL UNITS	698.08 S.M.	
BLOCK 6	8 UNITS - 2 STOREY STREET TOWNHOUSES + 2 BASEMENT RENTAL UNITS	698.08 S.M.	
BLOCK 7	8 UNITS - 2 STOREY STREET TOWNHOUSES + 2 BASEMENT RENTAL UNITS	698.08 S.M.	
BLOCK 8	8 UNITS - 2 STOREY STREET TOWNHOUSES + 2 BASEMENT RENTAL UNITS	698.08 S.M.	
BLOCK 9	8 UNITS - 2 STOREY STREET TOWNHOUSES + 2 BASEMENT RENTAL UNITS	698.08 S.M.	
BLOCK 10	8 UNITS - 2 STOREY STREET TOWNHOUSES + 2 BASEMENT RENTAL UNITS	698.08 S.M.	
BLOCK 11	8 UNITS - 2 STOREY STREET TOWNHOUSES + 2 BASEMENT RENTAL UNITS	698.08 S.M.	
TOTAL AREA		6,615.85 S.M.	28.81

BLOCK 6	6 UNITS - 2 STOREY STREET TOWNHOUSES + 2 BASEMENT RENTAL UNITS	524.69 S.M.
BLOCK 7	8 UNITS - 2 STOREY STREET TOWNHOUSES + 2 BASEMENT RENTAL UNITS	524.69 S.M.
BLOCK 8	7 UNITS - 3 STOREY STREET TOWNHOUSES	728.49 S.M.
BLOCK 9	8 UNITS - 3 STOREY STREET TOWNHOUSES	506.99 S.M.
BLOCK 10	8 UNITS - 3 STOREY STREET TOWNHOUSES	506.99 S.M.
BLOCK 11	8 UNITS - 3 STOREY STREET TOWNHOUSES	506.99 S.M.
TOTAL AREA		6,615.85 S.M. 28.81

TOTAL NUMBER OF DWELLING UNITS	81 UNITS
TOTAL NUMBER OF BASEMENT RENTAL UNITS	14 UNITS
WATER METER BUILDING (INCLUDED IN BLOCK 11)	6.02 S.M.
HARD SURFACE	8,835.31 S.M. 37.15
OPEN LANDSCAPE PROVIDED (SOFT LANDSCAPE)	7,816.55 S.M. 34.04
PARKING REQUIRED:	2 PER DWELLING UNIT = 162 SPACES
PARKING PROVIDED:	158 SPACES (1 SPACE INSIDE GARAGE + 1 ON DRIVEWAY)
BASEMENT RENTAL PARKING PROVIDED:	1 PER RENTAL UNIT = 14 SPACES
VISITORS SPACES:	0.25 PER DWELLING UNIT = 79 x 0.25 = 20 SPACES
REQUIRED:	39 SPACES
PROVIDED:	195 SPACES
TOTAL PARKING PROVIDED:	195 SPACES
HANDICAPPED PARKING:	10% OF REQUIRED VISITORS PARKING COUNT = 0.1 x 20 = 2 SPACES
REQUIRED:	2 SPACES
PROVIDED:	3 SPACES



NOTE:
NEW 1.8M HIGH WOOD PRIVACY FENCE
(FENCE LOCATED 0.15 ON TOMBA LANDS)



FUTURE WEST CONNECTION

99.217

0.3M RESERVE

10.00

FUTURE SOUTH CONNECTION

NOTES:
STREET LIGHTING SHALL BE FULL CUT-OFF

NOTES:
STREET LIGHTING SHALL BE FULL CUT-OFF

NO.	DATE	DESCRIPTION	BY
11	-	-	-
12	-	-	-
9	-	-	-
10	-	-	-
7	-	-	-
8	-	-	-
5	-	-	-
6	-	-	-
3	04-17-2025	SITE PLAN UPDATE	
4	-	-	-
1	05-27-2010	13 PLAN UPDATES 07-28-2020 TO 12-07-2023	
2	06-21-2024	ADD MUNICIPAL ROAD ALONGM JOINT SOUTH PROPERTY LINE	

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO BICORP DESIGN GROUP LTD. (B.D.G.).

DRAWINGS MUST NOT BE SCALED

THIS DRAWING IS THE PROPERTY OF B.D.G. AND SHALL NOT BE REPRODUCED WITHOUT AUTHORIZATION.

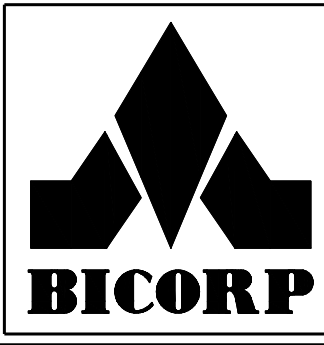
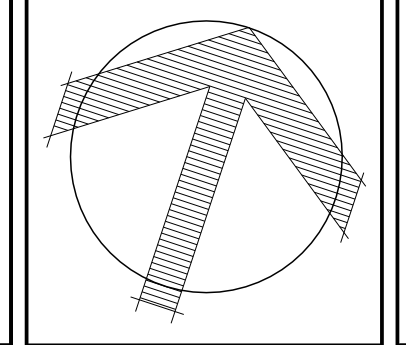
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1. of the building code

Duro Bicanic
NAME: Duro Bicanic SIGNATURE: [Signature] 25565 BCN

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1. of the building code

Bicorp Design Group Ltd.
FIRM NAME: Bicorp Design Group Ltd. 39319 BCN



BICORP DESIGN GROUP LTD.

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BRIGHTON FREEHOLD TOWNHOUSE DEVELOPMENT

PROJECT:
BRIGHTON FREEHOLD TOWNHOUSE DEVELOPMENT
214 ONTARIO STREET
BRIGHTON ONTARIO

TITLE:
SITE PLAN

DRAWN BY: R.A. CHECKED BY: D.B. APPROVED BY: D.B.

SCALE: 1:250 DATE: JULY 2020 PRINTED: 06-21-2024

REVISIONS

A1

2020-20