



CENTRAL ELGIN ZONING REQUIREMENTS

ZONING	EXAMPLE ZONING	PROVIDED ON CONCEPT PLAN	
		OVERALL	PER UNIT
ZONING	R2-4	R2-XX	
LOT AREA (MIN.)	-	8080m ²	147m ²
LOT FRONTAGE (MIN.)	-	35.8m HILL STREET	6.1m
BUILDING HEIGHT (MAX.)	2 STOREY	2 STOREY	
LOT COVERAGE (MAX.) <small>(EX. OFFSTREET PARKING & DRIVEWAY)</small>	50%	26.3%	66.0%
DWELLING UNITS	-	27	-
TOTAL UNIT AREA DENSITY (MAX.)	75/ha	33.42/ha	
BUILDING SETBACKS			
FRONT (MIN.): SOUTH SIDE	7.5m	9.08m	FRONT (MIN.): EAST SIDE: 4.78m PORCH: 6.00m BLDG
INTERIOR SIDE (MIN.): EAST SIDE	3.0m	17.57m	INTERIOR (MIN.): NORTH SIDE: 0.00m
INTERIOR SIDE (MIN.): WEST SIDE	1.0m	6.05m	INTERIOR (MIN.): SOUTH SIDE: 0.00m
REAR (MIN.): NORTH SIDE	1.0m	2.00m	REAR (MIN.): WEST SIDE: 6.05m
PERMITTED DECK IN WEST SIDE YARD, 1.0m (MIN.) SETBACK FROM WEST E AND 2.0m FROM REAR PROPERTY LINE			
GROUND FLOOR AREA (MIN.)			
1 STOREY	74m ²	N/A	-
2 STOREY	42m ²	74m ²	-
PARKING			
RESIDENT DRIVEWAY	41 (1.5/UNIT)	54 INCL. GARAGE	2 INCL. GARAGE
VISITOR PARKING	-	10	-
TOTAL OFFSTREET PARKING (1.5 SPACES/UNIT)	41	64	-
STANDARD PARKING STALL SIZE (PARALLEL)	2.5m WIDE x 7.25m LONG	-	-
STANDARD PARKING SPACE SIZE (PERPENDICULAR)	2.75m WIDE x 5.5m LONG	-	-
GARBAGE / RECYCLING / ORGANICS STORAGE:	-	INTERNAL CURBSIDE COLLECTION	-

LEGEND

	PROPOSED SANITARY SEWER		LOT NUMBER		PROPOSED BLOW-OFF, EX. OR FUT.		EXISTING DECIDUOUS TREES, REMOVAL
	EXISTING SANITARY SEWER		EXISTING GASMAIN		PROPOSED COMMUNITY MAIL BOX, EXISTING		EXISTING CONIFEROUS TREE, REMOVAL - BY OTHERS
	PROPOSED STORM SEWER		EXISTING TRANSFORMER, EXISTING PEDESTAL		EXISTING PEDESTAL		EXISTING MAILBOX
	EXISTING STORM SEWER		TACTILE WALKING SURFACE INDICATORS (OPSD 310.039)		NO PARKING SIGN		PROPOSED STREET LIGHT
	PROP. MANHOLE, EXISTING OR AS CONSTRUCTED		REMOVE CURB AND SIDEWALK		1.0mx3.0m TURFSTONE WASTE COLLECTION PAD		
	PROP. CATCHBASIN, EXISTING OR AS CONST.		BOREHOLE, TESTPIT, TESTHOLE				
	PROPOSED WATERMAIN		EX. HYDRO POLE AND ANCHOR, EX. STREETLIGHT				
	EXISTING WATERMAIN		HYDRO TEST BOX				
	PROPOSED HYDRANT, EXISTING OR AS-CONST.						
	PROPOSED WATERVALVE, EXISTING OR AS-CONST.						

METRIC SCALE 1:300

No.	REVISION	DATE	BY
2.	ZONING BY-LAW AMENDMENT APPLICATION	29 MAR 2022	D.J.L.
1.	ZONING BY-LAW AMENDMENT APPLICATION	13 APR 2021	D.J.L.

MUNICIPALITY OF CENTRAL ELGIN

Cyril J. Demeyere Limited
P.O. Box 460, 261 Broadway
Tilsonburg, Ontario, N4G 4H8
Tel: 519-688-1000
866-302-9886
Fax: 519-842-3235
cjdl@cjdeng.com

CJDL
Consulting Engineers

279 HILL STREET
RP 11M-???
MORGAN PAVIA
SITE PLAN

DESIGN BY: CJC	DRAWN BY: TTA	CHECKED BY: DJL
PROJECT NO. 19084	SURVEY BY: TPM	DATE: 29 MAR 2022

DRAWING No. **1**

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