

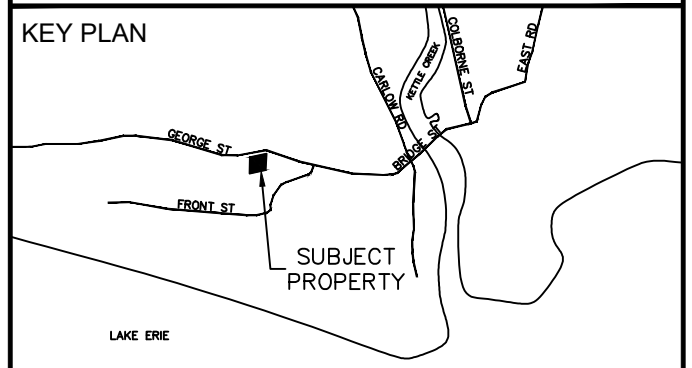
CLIENT
10007414 - CALIBER CONTRACTING

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IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies.

ISSUES	DESCRIPTION	DATE
No. 1	PRELIMINARY PLAN FOR REVIEW	2021-10-22

DRAFT



ZONING BY-LAW

RT (* REFERS TO ZBL 2163, LANDS DEFINED AS R1-67)	REQUIRED	PROVIDED
PERMITTED BUILDINGS ONLY	EXISTING BUILDINGS ONLY	3 SINGLE DETACHED LOTS
LOT AREA	371.61m ² (4,000ft ²)	312.0m (min.)
LOT FRONTAGE	121.9m (40ft)	9.5m (min)
LOT DEPTH	30.48m (100ft)	25.39m (min.)
LOT COVERAGE	25% (DWELLING) + 8% (ACCESSORY)	37%
FRONT YARD	7.62m (25ft)	4.8m
SIDE YARDS	1.22m (4ft) + 0.61m (2ft) / STOREY ABOVE 1 STOREY AND 3.05m (10ft) ON OTHER SIDE	1.2m
REAR YARD	EQUAL TO HEIGHT OF BUILDING	8.1m (min)
HEIGHT	2 STOREY	2 STOREY
FLOOR AREA RATIO	0.4 (max.)	0.74
GROUND FLOOR AREA	88.25m ² (950 ft ²) 1 STOREY DWELLING	100m ²
PARKING	1.5 SPACES / DWELLING	1 / DWELLING

(* REFERS TO ZBL 2163, LANDS DEFINED AS R1-68)

PERMITTED BUILDINGS ONLY	EXISTING BUILDINGS ONLY	5 TOWNHOUSE UNITS
LOT AREA	371.61m ² (4,000ft ²)	189m ²
LOT FRONTAGE	121.9m (40ft)	7.2m (min)
LOT DEPTH	30.48m (100ft)	25.5m
LOT COVERAGE	25% (DWELLING) + 8% (ACCESSORY)	45.5%
FRONT YARD	7.62m (25ft)	6.0m
SIDE YARDS	1.22m (4ft) + 0.61m (2ft) / STOREY ABOVE 1 STOREY AND 3.05m (10ft) ON OTHER SIDE	1.2m
REAR YARD	EQUAL TO HEIGHT OF BUILDING	7.5m (min)
HEIGHT	2 STOREY	2 STOREY
FLOOR AREA RATIO	0.4 (max.)	0.91
GROUND FLOOR AREA	88.25m ² (950 ft ²) 1 STOREY DWELLING	82.5m ²
PARKING	1.5 SPACES / DWELLING	1 / DWELLING

LAND USE SCHEDULE

BLOCKS/LOTS	DESCRIPTION	AREA (m ²)	# UNITS
LOT 1	SINGLE DETACHED DWELLING	560.8	1
LOT 2	SINGLE DETACHED DWELLING	316.2	1
LOT 3	SINGLE DETACHED DWELLING	312.0	1
UNIT 4	TOWNHOUSE DWELLING	247.7	1
UNIT 5	TOWNHOUSE DWELLING	189.4	1
UNIT 6	TOWNHOUSE DWELLING	192.0	1
UNIT 7	TOWNHOUSE DWELLING	190.7	1
UNIT 8	TOWNHOUSE DWELLING	378.9	1
BLOCK 9	OPEN SPACE WOODLOT	933.5	-
BLOCK 10	ROAD WIDENING (to confirm)	29.7	-
TOTAL	PRIVATE ROAD	314.2	-
		3,656.1	8

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PROJECT
384 GEORGE STREET
PORT STANLEY

PROJECT NO: 136299
SCALE: 1:200
DRAWN BY: J.M.
CHECKED BY: E.T.
PROJECT MGR: D.G.
APPROVED BY: D.G.

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP01
ISSUE
1



LEGEND

- WOODLAND LIMIT
- 10m BUFFER
- PROPOSED DRIVEWAY
- ASSUMED ROAD WIDENING

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