



KEY PLAN SCALE 1:10,000

CENTRAL ELGIN ZONING REQUIREMENTS

| | EXISTING ZONING | PROVIDED ON CONCEPT PLAN |
|--|--------------------------|--|
| ZONING | MULTIPLE DWELLING (R2-4) | |
| LOT AREA (MIN.) | - | 21680.0m ² |
| LOT FRONTAGE (MIN.) COMPASS TRAIL | 18m | 18m |
| BUILDING HEIGHT (MAX.) | 2 STOREY | 1 STOREY |
| LOT COVERAGE (MAX.) | 50% | 36.7% (INCL. COVERTS, PORCHES & GARAGES) |
| DWELLING UNITS | - | 52 |
| UNIT DENSITY (MAX.) | 75/ha | 24/ha |
| BUILDING SETBACKS | | |
| FRONT (MIN.): SOUTH SIDE | 7.5m | SEE PLAN |
| EXTERIOR SIDE (MIN.): EAST SIDE | 3.0m | 5.50m |
| INTERIOR SIDE (MIN.): WEST SIDE | 1.0m | 7.61m |
| REAR (MIN.): NORTH SIDE | 1.0m | 6.00m |
| GROUND FLOOR AREA (MIN.) | | |
| 1 STOREY | 74m ² | 146m ² |
| 2 STOREY | 42m ² | N/A |
| PARKING | | |
| RESIDENT DRIVEWAY | - | 74 |
| VISITOR PARKING | - | 23 |
| TOTAL OFF-STREET PARKING (1.5 SPACES/UNIT) | 78 | 97 + GARAGE |
| STANDARD PARKING SPACE SIZE | 2.75m WIDE x 5.5m LONG | |
| GARBAGE / RECYCLING / ORGANICS STORAGE | - | INTERNAL CURBSIDE COLLECTION |

SEE DRAWING No. 5 FOR GENERAL NOTES

LEGEND

| | | | |
|--|---|--|------------------------------------|
| | PROP. MANHOLE, EXISTING OR AS CONSTRUCTED | | EXISTING TREES, TREE TO BE REMOVED |
| | PROP. CATCHBASIN, EXISTING OR AS CONST. | | ADJUST, REMOVE, FUTURE |
| | PROPOSED HYDRANT, WATER VALVE, BLOW OFF | | EX. HYDRO POLE AND ANCHOR, |
| | PROPOSED SWALE, EXISTING | | EX. HYDRO POLE W/STREETLIGHT, |
| | PROP. TOP OF SLOPE | | EX. STREET LIGHT AND TRANSFORMER |
| | PROPOSED FENCE, EXISTING | | PROPOSED STREET LIGHT |
| | SITE, PHASE LIMITS | | |

METRIC SCALE 1:400

| | | | |
|-----|--|-------------|--------|
| 2 | RECORD DRAWING PV-EX CONSTRUCTION LTD | 2021 | JAV |
| 1 | UPDATED PER SITE PLAN COMMITTEE COMMENTS AND ISSUED FOR TENDER | 14 JAN 2021 | D.J.L. |
| No. | REVISION | DATE | BY |

MUNICIPALITY OF CENTRAL ELGIN

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SITE PLAN

DRAWING No. **1**