1ST FLOOR–OFFICES; 2ND FLOOR–3 RESIDENTIAL APARTMENTS MIXED USE – VC – ZONING REQUIREMENTS		
	REQUIRED (TOTAL)	AVAILABLE (TOTAL)
TOTAL LOT AREA	345.0m²	1494.97m²
UNITS	N/A	3 RES. & 2 COM.
MIN. LOT FRONTAGE	N/A	40.0m
MIN. FRONT YARD DEPTH	1.0m	4.45m
MIN. EXTERIOR SIDE YARD DEPTH	3.0m	4.88m
MIN. INTERIOR SIDE YARD DEPTH	3.0m	7.75m
MIN. REAR YARD DEPTH	7.5m	23.73m
MAX. BUILDING HEIGHT	20.0m	±12.0m
MIN. MAIN BUILDING SPACING	3.0m	N/A
MAX. NO. OF STOREYS	5	2
MIN. LANDSCAPED OPEN SPACE	10%	32.5%
AMENITY AREA	45m²	58m²
APARTMENT DWELLINGS	N/A	3
OFFICES	N/A	298m²
PARKING SPACE RATIO (MIN.=1.0)	15	17
PLUS – VISITORS	1	1
PLUS – BARRIER FREE	1	1
BICYCLE	2	6

38 TOWNHOUSES RESIDENTIAL – VC AND R3 – ZONING REQUIREMENTS			
	REQUIRED (TOTAL)		AVAILABLE (TOTAL)
	VC	R3	
TOTAL LOT AREA	2960.0m²		9834.19m²
UNITS	N/A		37
MIN. LOT FRONTAGE	20.0m	N/A	51.18m
MIN. FRONT YARD DEPTH	2.0m	N/A	3.40m
MIN. EXTERIOR SIDE YARD DEPTH	3.0m	N/A	N/A
MIN. INTERIOR SIDE YARD DEPTH	3.0m	2.0m	>3.0m
MIN. REAR YARD DEPTH	7.5m	7.5m	7.66m
MAX. BUILDING HEIGHT	12.0m	10.5m	±10.0m
MIN. MAIN BUILDING SPACING	3.0m	3.0m	3.10m
MAX. NO. OF STOREYS	N/A	N/A	2
MIN. LANDSCAPED OPEN SPACE	15%	30%	40.7%
PARKING SPACE RATIO (MIN.=2.0)	76		85
PLUS – VISITORS	8		9
PLUS – BARRIER–FREE	2		2

LEGEND

- "STOP" AND "GREYROCK LANE PRIVATE" NAME SIGN
- V — VISITOR PARKING SPACE
- VISITOR PARKING SIGN
- BARRIER FREE PARKING SPACE
- BARRIER FREE PARKING SIGN
- "NO PARKING" SIGN

REQUIRED BARRIER FREE PARKING:

TYPE (A) – 3.7m WIDE PARKING

NOTE: BARRIER–FREE PARKING SHALL BE BUILT ACCORDING TO HIGHWAY TRAFFIC ACT, R.S.O. 1990, c. H.8 R.R.O. 1990, Reg. 581: ACCESSIBLE PARKING FOR PERSONS WITH DISABILITIES.

PAVEMENT MARKINGS SHALL BE:
i) MINIMUM 1525mm WIDE BY 1525mm DEEP
ii) SLIP RESISTANT
iii) CLEARLY VISIBLE THROUGH THE USE OF HIGH TONAL CONTRAST COMPARED TO THE SURFACE OF THE PARKING SPACE
iv) LOCATED NEAR THE BACK OF THE SPACE FOR 90 DEGREE OR ANGLED PARKING SPACES AND CENTERED FOR PARALLEL PARKING SPACES

- BICYCLE PARKING SPACES
- OUTSIDE PROPOSED DEVELOPMENT
- PROPOSED RETAINING WALL
- 1.5m ACCESS EASEMENT
- PROPOSED 1.8m–HIGH OPAQUE FENCE
- PROPOSED 1.5m–HIGH CHAIN LINK FENCE

LIMOGES ROAD

OASIS STREET

PRIVATE STREET

1.5m CONCRETE SIDEWALK

2.0m CONCRETE SIDEWALK

2.0m MONOLITHIC CONCRETE SIDEWALK

2 STOREY MAIN–OFFICES SECOND–3 APARTMENTS
S.O.G.=72.50
USF=70.85

40.00m

2.45m

7.75m

3.88m

3.70m

1.05m

2.60m

1.50m

6.50m

23.73m

5.50m

SNOW STORAGE

AMENITY AREA

1.8m–HIGH OPAQUE FENCE

1.8m–HIGH CHAIN LINK FENCE

1.5m ACCESS EASEMENT

TH-1

TH-2

TH-3

TH-4

TH-5

TH-6

TH-7

TH-8

DRY POND

FENCE SHALL STOP 2.4m FROM PL

5.20m

6.05m

7.66m

12.66m

3.40m

6.10m

3.10m

3.00m

1.50m

5.70m

6.94m

6.89m

5.50m

TBM: TEMPORARY BENCHMARK (GEODETIC)
ASSUMED ELEVATION – TOP OF FLANGE HYDRANT LOCATED ON OASIS STREET NORTH WEST OF SITE CORNER OF LOT
ELEV.=71.93

SUBMITTED FOR APPROVAL ONLY SEPTEMBER 23/2022

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

STREET MAP

No.	REVISION △–APPLIES WHEN DRAWING MODIFIED	DATE	BY
1	REVISED AS PER CITY COMMENTS	NOV. 25/21	JMD
2	ENLARGED SITE PLAN AREA	JAN. 21/22	JMD
3	REVISED AS PER CITY COMMENTS	MAY 4/22	JMD
4	REVISED AS PER CITY COMMENTS	JUNE 29/22	JMD
5	REVISED AS PER CITY COMMENTS	JULY 7/22	JMD
6	MINOR GRADING MODIFICATIONS	SEPT 15/22	JMD
7	MINOR GRADING MODIFICATIONS	SEPT 23/22	JMD

SCALE 1:300 (5m 0 8m)

DESIGN CED
CHECKED JMD
DRAWN CED
CHECKED JMD
APPROVED JMD

LICENSED PROFESSIONAL ENGINEER C. E. DECOEUR 100557834 SEPT. 23 2022 PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER J. M. J. DECOEUR SEPT 23/2022 PROVINCE OF ONTARIO

ATREL Engineering Ltd Ltée
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RUSSELL TOWNSHIP
OASIS / LIMOGES DEVELOPMENT

TMJ CONSTRUCTION

PROJECT No. 20110I
DATE NOVEMBER, 2020
DRAWING No. 20110I-SPI

PLAN
SITE PLAN