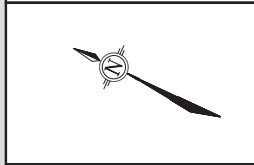


LIMOGES ROAD

SUBMITTED FOR APPROVAL ONLY
AUGUST 9/2021

LEGEND

- *STOP* AND *DREYROCK LANE PRIVATE* NAME SIGN
- VISITOR PARKING SPACE
- BARRIER FREE PARKING SPACE
- VISITOR PARKING SIGN
- BARRIER FREE PARKING SIGN
- REQUIRED BARRIER FREE PARKING:
 - TYPE - 3.9m WIDE PARKING
 - TYPE - 2.6m WIDE PARKING
- BICYCLE PARKING SPACES
- OUTSIDE PROPOSED DEVELOPMENT



OASIS STREET

PRIVATE STREET

2 STOREY MIXED USE SECONDARY APARTMENTS
1,034.73sqm

4,687sqm AMENITY AREA

SHOW STORAGE

DRY POND

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

**16 TOWNHOUSES
RESIDENTIAL - VC - ZONING REQUIREMENTS**

	REQUIRED (TOTAL)	AVAILABLE (TOTAL)
TOTAL LOT AREA	2960.0m ²	4500.48m ²
UNITS	N/A	16
MIN. LOT FRONTAGE	20.0m	51.22m
MIN. FRONT YARD DEPTH	2.0m	6.0m
MIN. EXTERIOR SIDE YARD DEPTH	3.0m	3.05m
MIN. INTERIOR SIDE YARD DEPTH	3.0m	1.8m
MIN. REAR YARD DEPTH	7.5m	5.20m
MAX. BUILDING HEIGHT	12.0m	±10.0m
MIN. MAIN BUILDING SPACING	3.0m	17.3m
MAX. NO. OF STOREYS	N/A	2
MIN. LANDSCAPED OPEN SPACE	15%	34.7%
PARKING SPACE RATIO (MIN.=2.0)	32	40
PLUS - VISITORS	3	4
PLUS - BARRIER FREE	2	2
BICYCLE	N/A	0

**1ST FLOOR-OFFICES; 2ND FLOOR-3 RESIDENTIAL APARTMENTS
MIXED USE - VC - ZONING REQUIREMENTS**

	REQUIRED (TOTAL)	AVAILABLE (TOTAL)
TOTAL LOT AREA	345.0m ²	1523.13m ²
UNITS	N/A	3 RES. & 2 COM.
MIN. LOT FRONTAGE	N/A	40.0m
MIN. FRONT YARD DEPTH	1.0m	4.75m
MIN. EXTERIOR SIDE YARD DEPTH	3.0m	4.87m
MIN. INTERIOR SIDE YARD DEPTH	3.0m	7.75m
MIN. REAR YARD DEPTH	7.5m	23.70m
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%	39.3%
AMENITY AREA	45m ²	48m ²
APARTMENT DWELLINGS	N/A	3
OFFICES	N/A	98m ²
PARKING SPACE RATIO (MIN.=1.0)	6	17
PLUS - VISITORS	1	1
PLUS - BARRIER FREE	1	1
BICYCLE	2	6

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, 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.



NO.	REVISION	APPLIES WHEN DRAWING MODIFIED	DATE	BY

SCALE: 1:500
4m 0 6m

DESIGN: CED
CHECKED: JMD
DRAWN: CED
CHECKED: JMD
APPROVED: JMD



ATREL Engineering Inc.
Engineers - Ingénieurs
14884 SUMNERLAND STREET, ROKLAND, ONTARIO K4K 3A8
TEL: (605) 446-7423

RUSSELL TOWNSHIP OASIS / LIMOGES DEVELOPMENT	TMJ CONSTRUCTION	PROJECT No. 20101
PLAN SITE PLAN	DATE NOVEMBER, 2020	DRAWING No. 2010I-SPI