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		DATA:			jineering N N8H 2X8 N N8W 5W1 mto@bairdae.ca
EXISTING SITE ZONING:	RESIDENTIAL ZONE 3 URBAN (R3.1)				architecture + engineering 27 Princess Street, Unit 102 Leamington ON N8H 2X8 1350 Provincial Road, Unit 700 Windsor ON N8W 5W1 519-326-6161 www.bairdae.ca into@bairdae.ca
PROPOSED SITE ZONING:	RESIDENTIAL ZONE 3 URBAN EXCEPTION XX (R3.1-XX)			AIRI	ture + Leaming 700 Winds
PERMITTED USE:	RESIDENTIAL & REST HOME; AMONGST OTHER USES PERMITTED IN THE ZONE				architecture eet, Unit 102 Leam Road, Unit 700 Wi www.bairdae.ca
PROPOSED USE:	RESIDENTIAL (TOWNHOUSE DWELLING) & REST HOME				In al
PERMITTED BUILDINGS AND STRUCTURES:	TOWNHOUSE DWELLING WITH A MAX. OF 3 UNITS. REST HOME				27 Princes 1350 Prov
PROPOSED BUILDINGS AND STRUCTURES:	TOWNHOUSE DWELLINGS WITH 12 UNITS, REST HOME			PARTNER / CONSULTAI	NTS
DESCRIPTION:	REQUIRED:	PROVIDED:	ZONING COMPLIANCE:		
MIN. LOT AREA:	495.00 m² (5,328.14 ft²)	7,974.36 m² (85,835.30 ft ²) 0.80 ha (1.97 ac)	COMPLIES		
MIN. FRONTAGE:	25.00 m (82.02 ft)	20.10 m (65.94 ft) EXISTING	COMPLIES	-	
MAX. BUILDING HEIGHT:	11.00 m (36.09 ft)	EXISTING BUILDING: ≤ 11.00 m (36.09 ft) PROPOSED BUILDINGS: 6.00 m	COMPLIES		VISIONS
MIN. FRONT YARD SETBACK	5.50 m (18.04 ft)	(19.69 ft) 37.44 m (122.83 ft)	COMPLIES	Date TOWN COMMENTS M	
(EAST): MIN. REAR YARD SETBACK	7.50 m (24.61 ft)	8.23 m (27.00 ft)	COMPLIES		
	1.50 m (4.92 ft) ON ONE SIDE OF THE MAIN BUILDING AND 4.00 m				
MIN. INTERIOR YARD SETBACK (NORTH, SOUTH, & EAST):	(13.12 ft) ON THE OTHER SIDE WHEN THERE IS NO ATTACHED GARAGE OR CARPORT	SOUTH: 45.27 m (148.52 ft) EAST: 2.87 m (9.42 ft)	COMPLIES	 	
MAX. LOT COVERAGE:	55.00%	32.01%	COMPLIES]	
MIN. OPEN SPACE:	30.00%	35.10%	COMPLIES		
PARKING FOR EXISTING BUILDING (REST HOME):	0.5 SPACES/BED @ 99 BEDS = 50 SPACES	50 SPACES	COMPLIES		
PARKING FOR PROPOSED TOWNHOUSE DWELLING:	2 SPACES/UNIT @ 12 UNITS = 24 SPACES	8 SPACES @ 0.67 SPACES/UNIT	RELIEF REQUESTED	DATE: Scale:	MARCH 06, 2023 1:300
ACCESSIBLE PARKING:	PER AODA 4% OF TOTAL PARKING SPACES MUST BE FOR ACCESSIBLE USE = 3 SPACES	1 TYPE 'A' SPACE 2 TYPE 'B' SPACE	COMPLIES	DRAWN BY: CFS CHECKED BY: BP APPROVED BY:	X PRELIMINARY CONSTRUCTION F RECORD
		I I DING INFO:		AFFROVED DI	
TOTAL LOT AREA:		7,974.36 m² (85,835.30 ft ²) 0.80 ha (1.97 ac)		-	
BUILDING AREA:	EXISTING BUILDING: 1,977.35 m ² (21,284.00 ft ²) PROPOSED BUILDINGS: 560.20 m ² (6,030.00 ft ²)			-	
BUILDING GFA:	EXISTING BUILDING AREA: 2,537.55 m² (27,314.00 ft²) EXISTING BUILDING: 3,954.70 m² (42,568.00 ft²) PROPOSED BUILDINGS: 560.20 m² (6,030.00 ft²)			-	
TOTAL UNITS:	EXISTI	BUILDING GFA: 4,514.90 m ² (48,59 NG BUILDING: 1 REST HOME W/83	BEDS	-	
HEIGHT OF BUILDING/ NUMBER				-	
	PROPOSED BUILDINGS: SINGLE TOWNHOUSE @ 6.00 m (19.69 ft)			-	
TOTAL PARKING SPACES:	58 SPACES (55 STANDARD & 3 ACCESSIBLE SPACES) EXISTING REST HOME GROUP B3				
BUILDING USE & OCCUPANCY:	OCCUPANCY: PROPOSED TOWNHOUSE GROUP C				
2. ALL ACCESSIBLE PARKING SPACE	TO BE COMPLETED AFTER CONSTRUCTIO S TO HAVE Rb-93 SIGNS INSTALLED (TYPE I-WEST CORNER OF PARKING LOT FOR PF	N IN COORDINATION WITH FIRE DEPARTM : 'A' SPACE TO HAVE Rb-93t & TYPE 'B' SPAC RIVATE SERVICE PICKUP.	ENT. CE TO HAVE Rb-93 SIGN INSTALLED.		
 ALL LIGHTING TO BE DARK SKY CC FIRE ROUTE TO BE IN COMPLIANC 					
	<u>′ PLAN</u> E 1:3,500				
Thorneres		Pecanwood Dr			
				NS N	
A Althered			reachwood Dr		
	Seturo D	Pure Plum Dr 8	Cherrymond on	ARDEI	3,31
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