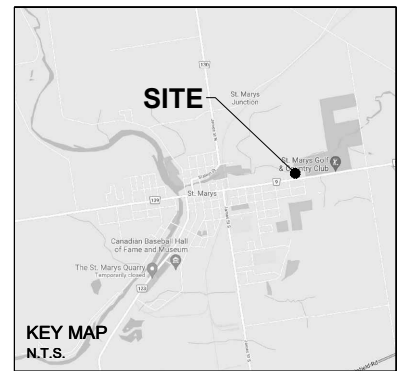
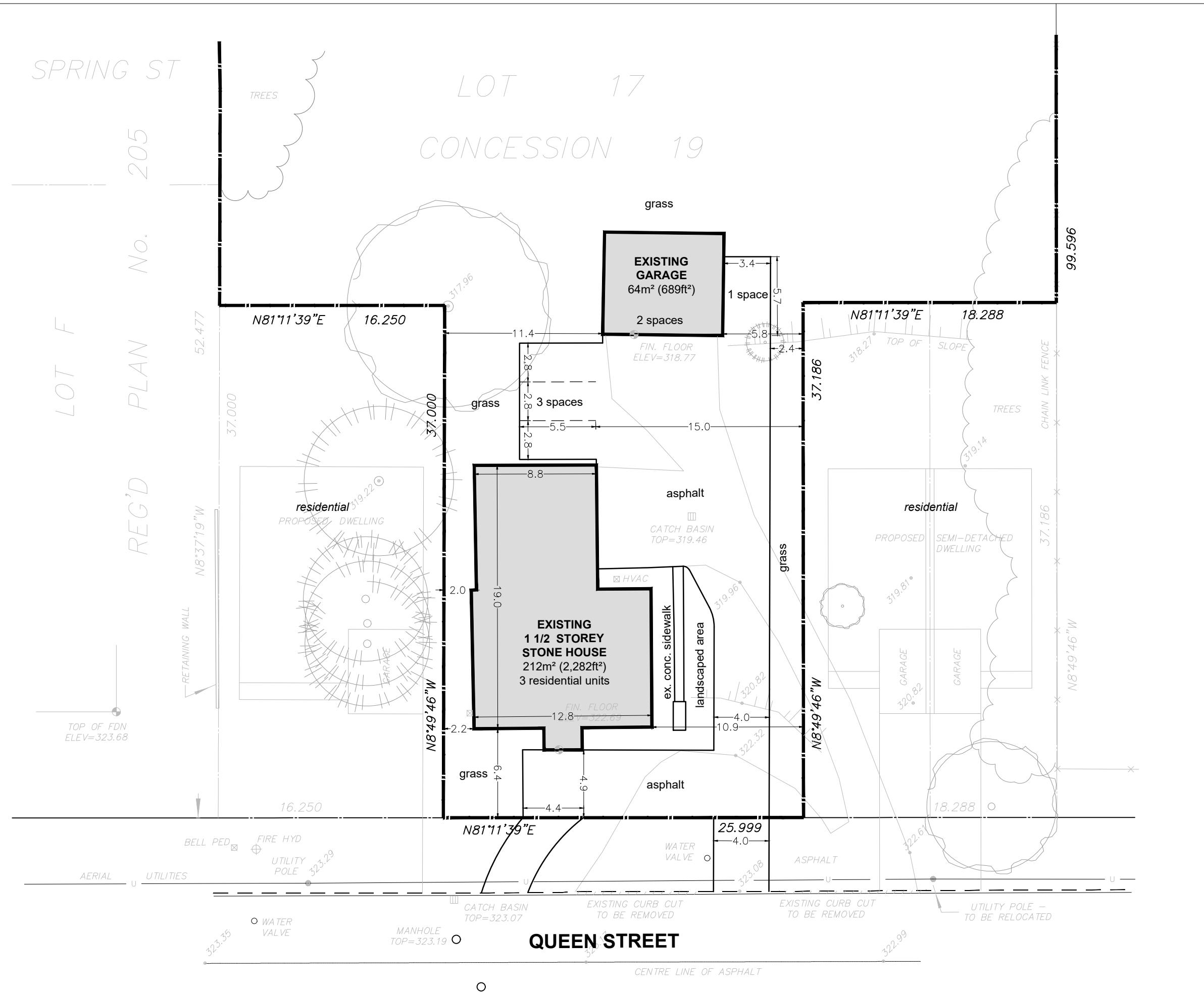


SPRING ST

LOT 17
CONCESSION 19

LOT F
REG'D PLAN No. 205



SITE DATA		
DETAIL	REQUIRED	PROPOSED
Zone	R4 Converted Dwelling, Maximum 4 Dwelling Units	R4 Converted Dwelling, Maximum 4 Dwelling Units
Lot Area	3 unit building: 740m²	4,754.6m²
Min. Lot Frontage	3 unit building: 20.0m	25.999m
Min. Lot Depth	3 unit building: 37.0m	99.596m
Front Yard Depth	6.0m	4.9m
Min. Interior Side Yard Width	2.7m on one side of the dwelling where no attached garage or carport is provided and 1.2m plus 0.6m for each additional or partial storey above the first on the opposite side	2.0m
Min. Rear Yard Depth	7.5m	94.5m
Max. Building Height	10.5m	6.0m +/-
Max. Lot Coverage	35%	6%
Min. Dwelling Unit Floor Area	55.0m²	2-1 bedroom units 106m² / each 1-4 bedroom unit 212m²
Min. Landscaped Open Space	35%	86%
Off-Street Parking	6 spaces (2 per unit)	6 spaces
Off-Street Parking Space Size	2.7m x 5.5m	2.8m x 5.5m
Driveway Requirements	width of 3.0-3.8m or a max. of 80% of width of the lot, whichever is less, for 20-30m of lot frontage - not more than 2 driveways to serve the lot 5.1:3 driveway location: (a) the minimum distance between driveway ramps where access to a lot is by means of more than 1 driveway shall be 3 metres. (b) the minimum distance between a driveway ramp and an intersection of street lines shall be 3.8 metres measured along the street line.	two driveways 4.0m wide

North:

Project Name:
**615 QUEEN STREET EAST
ST. MARYS, ON**
LOT 17, CONCESSION 19
TOWN OF ST. MARYS, COUNTY OF PERTH

BAKER
Planning Group

Sheet Title:
CONCEPTUAL SITE PLAN

DISCLAIMER
Site boundary and dimensions are approximate and subject to change based on a formal land survey. The design is conceptual and subject to engineering and municipality confirmation and input.

Version No: 1	Sheet No: SP-1
Scale: 1:7,000 METRIC	Date: 06/05/2021
File Location: cp2118_rev3.dwg	Drawn By: J.THIBERT