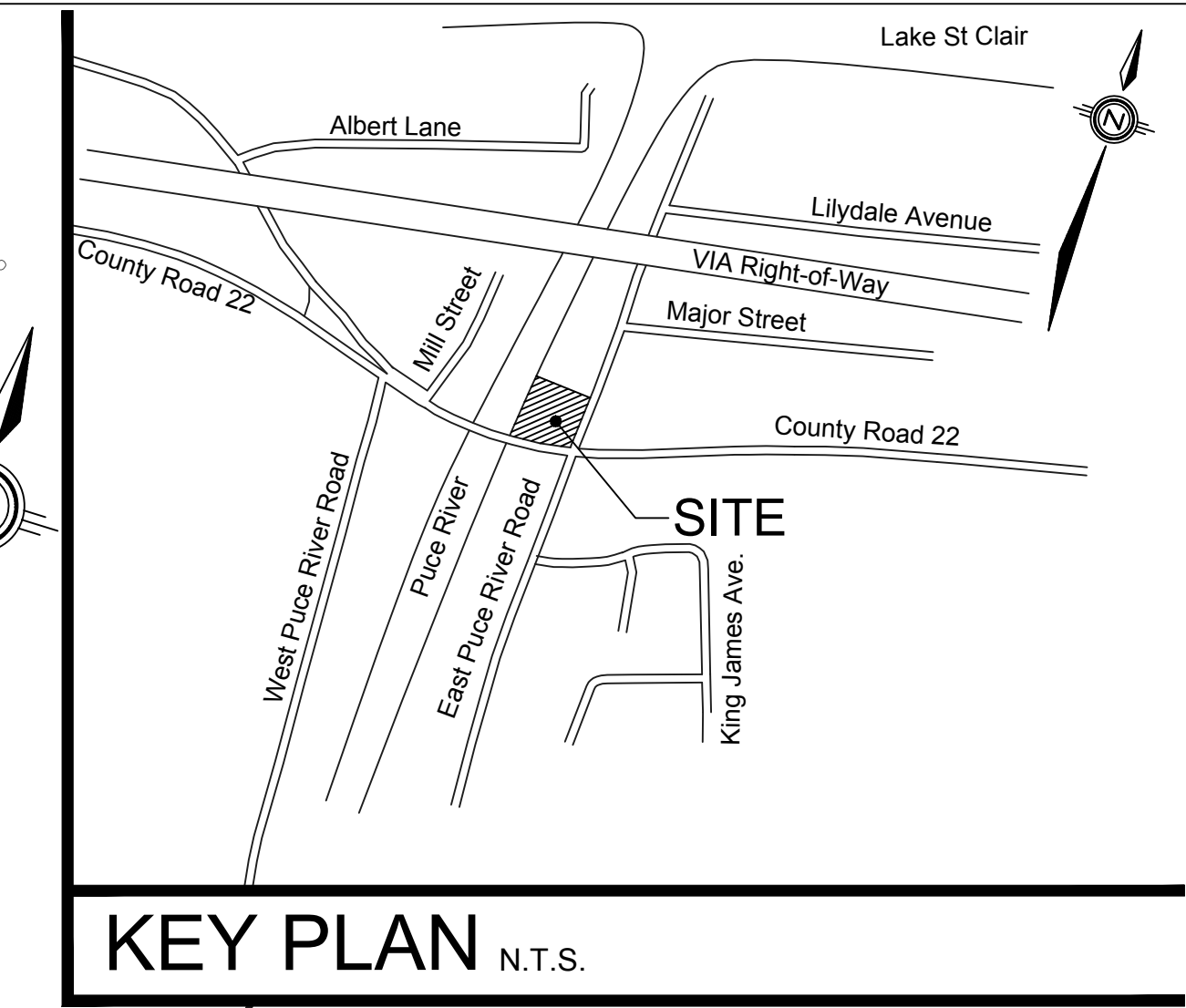
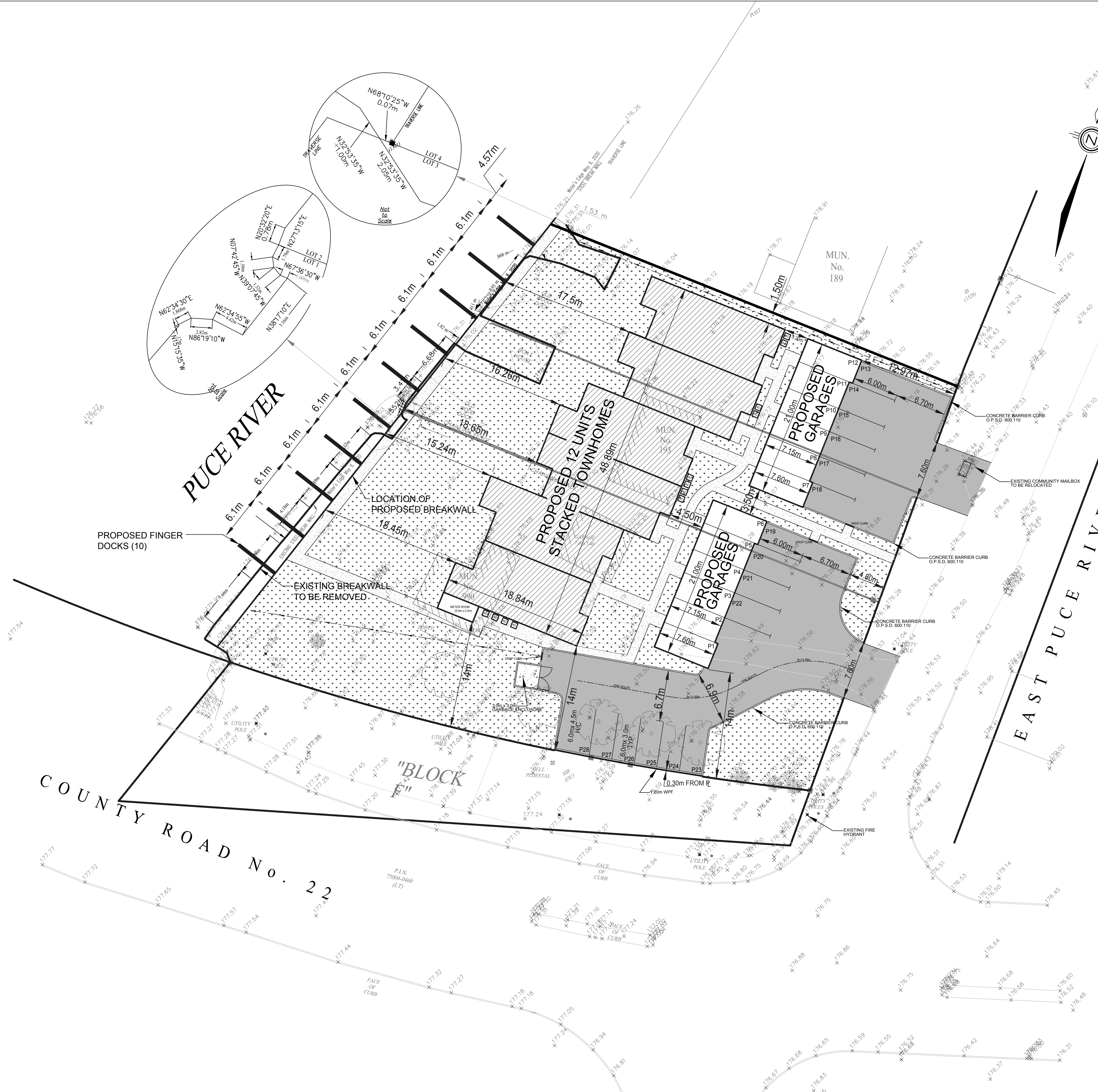




- ### LEGEND
- DENOTES 100mm THICK CONCRETE SIDEWALK
 - DENOTES 75mm HL 3 on 250mm Granular "A"
 - DENOTES 200mm THICK CONCRETE SIDEWALK
 - DENOTES PROPOSED SWALE LOCATION
 - DENOTES PROPOSED LANDSCAPED SURFACE

SUMMARY OF REQUIRED/PROVIDED ZONING REGULATIONS		
TOWN OF LAKESHORE ZONING BY-LAW Medium Density Residential-R2		
PERMITTED USE	REQUIRED AS PER R2 ZONING	PROVIDED
Minimum Lot Area	223m ²	4,350m ²
Minimum Lot Frontage	8.0m For Interior Units 9.5m For Exterior Units	56.42m
Maximum Lot Coverage	40%	27%
Minimum Landscaped Open Space	30%	52%
Minimum Setbacks		
Front Yard	6.0m	11.87m
Rear Yard	7.5m	15.24m
Interior Side Yard	1.5m where a private garage is attached to the main building	1.50m
Exterior Side Yard	4.5m	14.0m
Maximum Height of Buildings	10.5m	10.50m
Minimum Front Yard Landscaping Required	When frontage exceeds 30.0m, 40% of front yard shall be maintained as landscaping.	22%
Parking	1.5 spaces required for each unit 1.5 x 12 units = 18 Required Spaces	28 Spaces Provided 23 spaces for each unit.
County Road 22 Setback	14.0m	14.0m

CLIENT:
KING HOMES AND DEVELOPMENTS

PROJECT:
EAST PUCE RIVER ROAD TOWNHOMES

GENERAL NOTES:

ISSUED FOR:	DATE:
1. OWNER'S REVIEW	August 10, 2020
2. Site Plan and Zoning Application	September 9, 2020
3. Revised as per Town comments	November 22, 2020

DRAWING TITLE:

SITE PLAN

BLACKROCK PROJECT MANAGEMENT
266 ST. LOUIS AVE.
WINDSOR, ONTARIO
N8S 2K3
519-992-4280

DWN BY: MJ
DATE: JUNE 22, 2020
CHKD BY: MJ
PROJECT No: B20-06

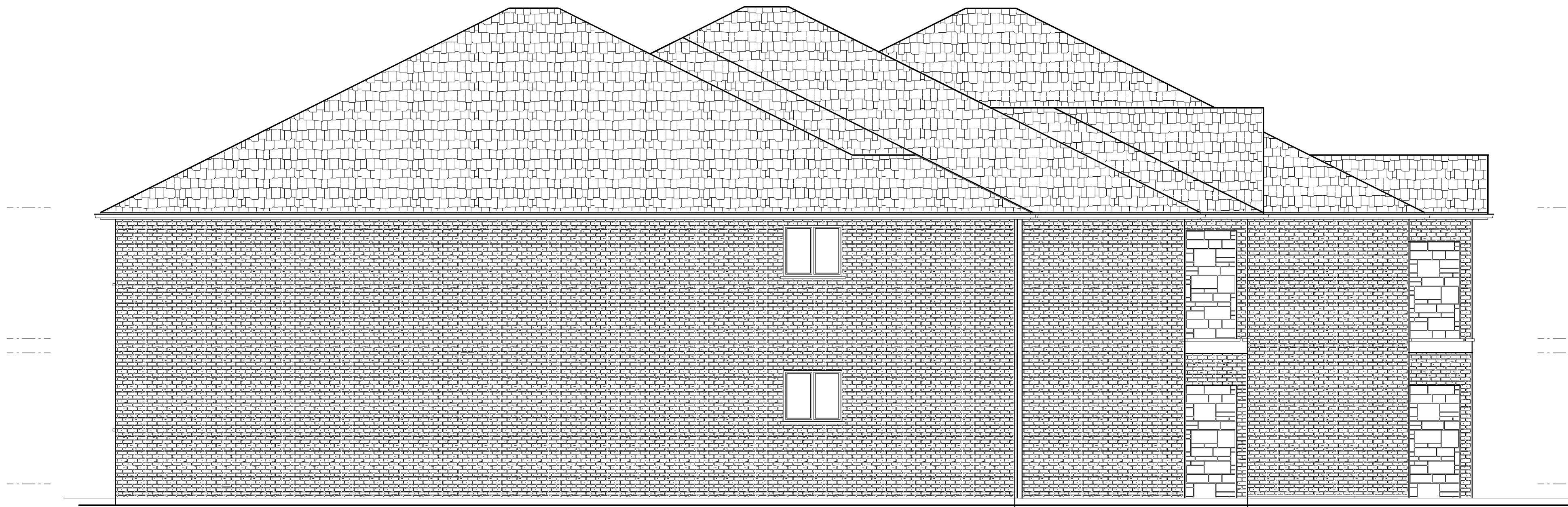
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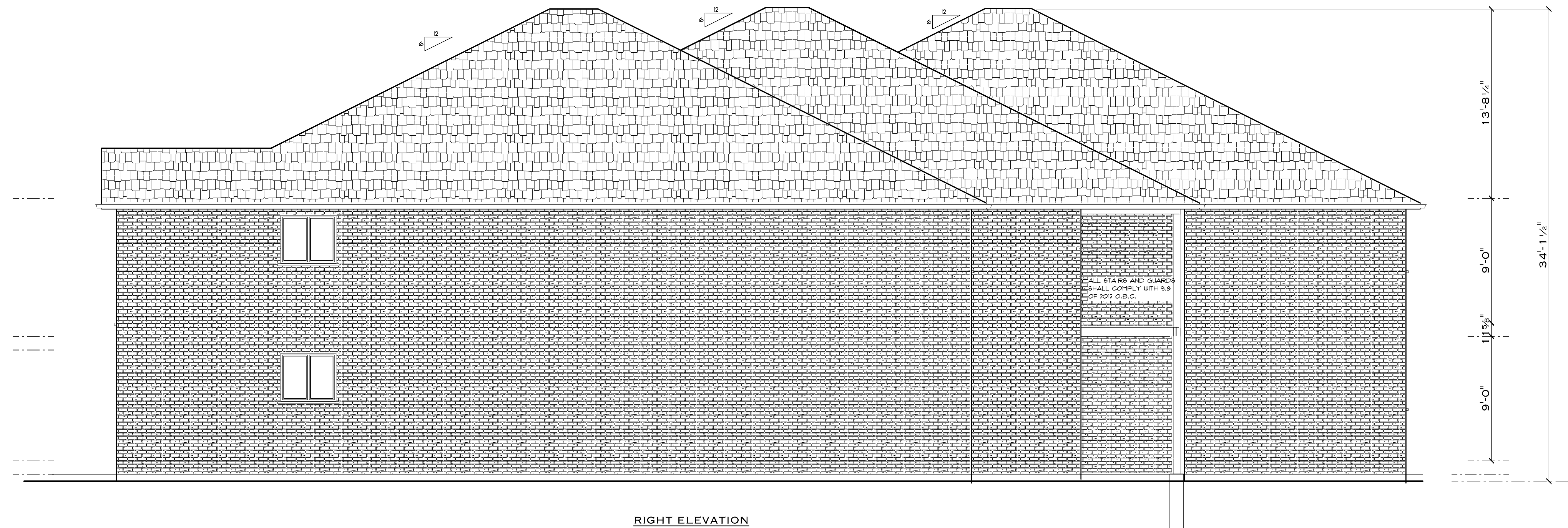
REAR ELEVATION
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"