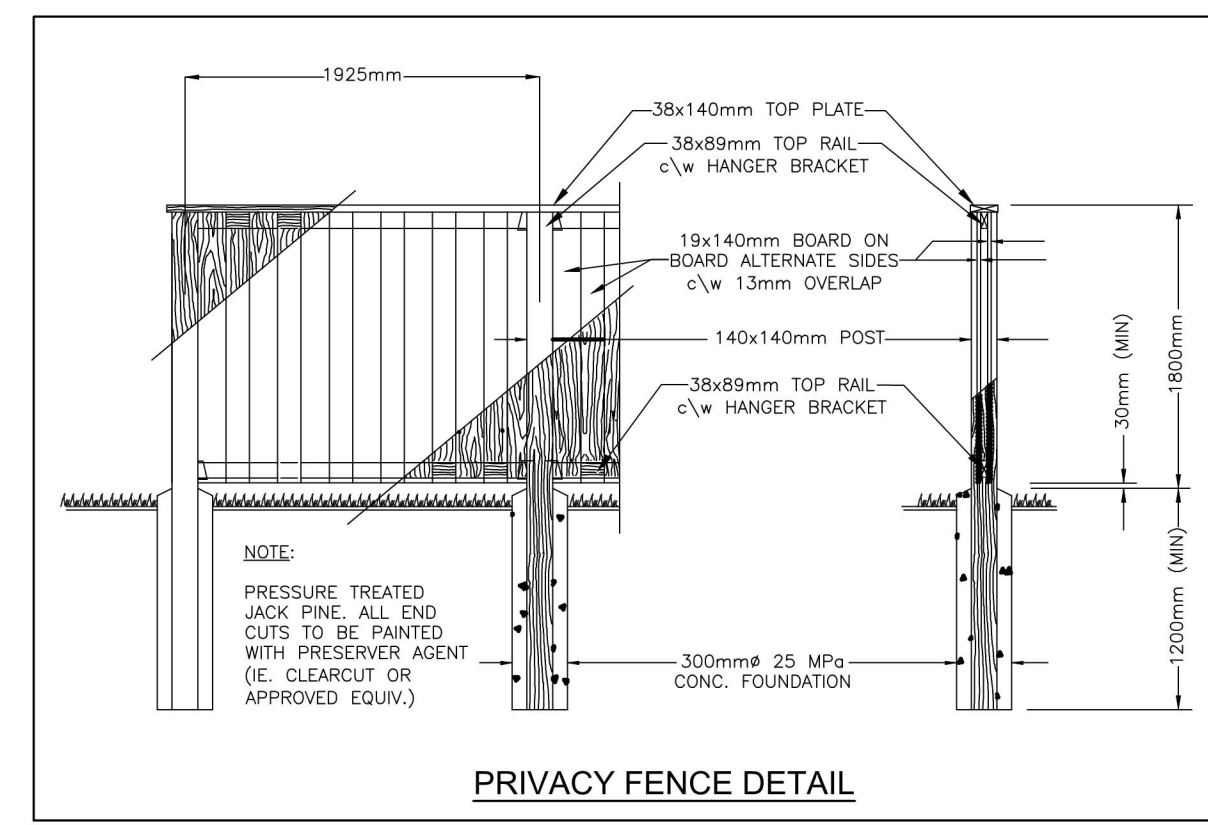
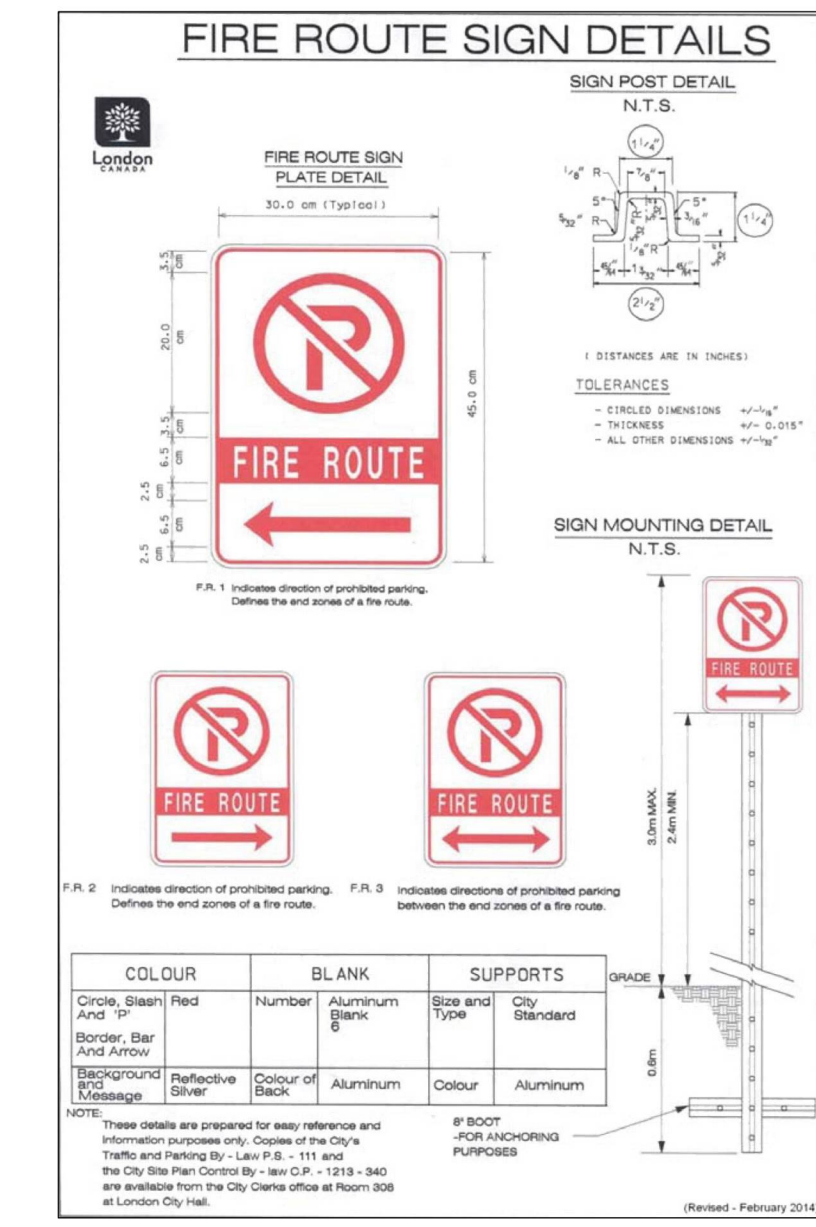


SITE DATA		
PROPOSED USE:	SINGLE DETACHED	
ZONE:	R1	
TOTAL SITE AREA:	6470.4sq.m.	
RETAINED PARCEL AREA:	1432.8 sq.m.	
DEVELOPMENT PARCEL AREA:	5037.6 sq.m.	
REGULATION	REQUIRED	PROPOSED
MINIMUM LOT AREA:	464.5 sq.m./lot	427.6 sq.m.
MINIMUM LOT FRONTAGE:	15.0 m	11.47 m
MINIMUM LOT DEPTH:	30.48 m	37.27 m
MINIMUM FRONT YARD:	7.5 m	6.0 m
MINIMUM INTERIOR SIDE YARD:	1.0 m	1.2 m
MINIMUM EXTERIOR SIDE YARD:	3.5 m	2.2 m
MINIMUM REAR YARD:	6.0 m	15.27 m
MAXIMUM BUILDING HEIGHT:	2 STOREY	2 STOREY
MINIMUM GROUND FLOOR AREA:	70.0 sq.m.	129.1 sq.m.
MAXIMUM LOT COVERAGE:	35 %	33.90 %
NUMBER OF LOTS:	--	8
PARKING SPACES:	--	16 + 6 visitor



- LEGEND**
- 5 UNIT NUMBER
 - DENOTES STREET LIGHT
 - ⊖ DENOTES FIRE ROUTE SIGN
 - ⊕ DENOTES FIRE ROUTE SIGN MOUNTED TO STREET LIGHT POLE
 - ⊙ DENOTES FIRE HYDRANT
 - ▬ DENOTES 6.0m WIDE FIRE ROUTE
 - ▭ SITE BOUNDARY
 - — — DENOTES 1.8m HIGH PRIVACY FENCE
 - MB DENOTES COMMUNITY MAILBOX

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION	ENGINEER'S STAMP	SCALE	TITLE	PROJECT No.
					DESIGN AG					<p style="text-align: center;">LDS</p>		<p>HORIZ - 1 : 300</p>	<p>216 CENTENNAIL AVENUE MUNICIPALITY OF CENTRAL ELGIN SITE PLAN</p>	LD-00303
				DRAWN BY SB					SHEET No.					
				CHECKED BY SB					SP1					
				APPROVED BY AG					PLAN FILE No.					
				DATE 2024-04-08										
					00303_Site Plan.dwg									

Z:\LD-00303 - 216 CENTENNAIL AVE. CENTRAL ELGIN\DETAIL DESIGN\DWG\DWG\00303_SITE PLANING.DWG (PLANNING) 11:18:20 AM BY: MARGARET