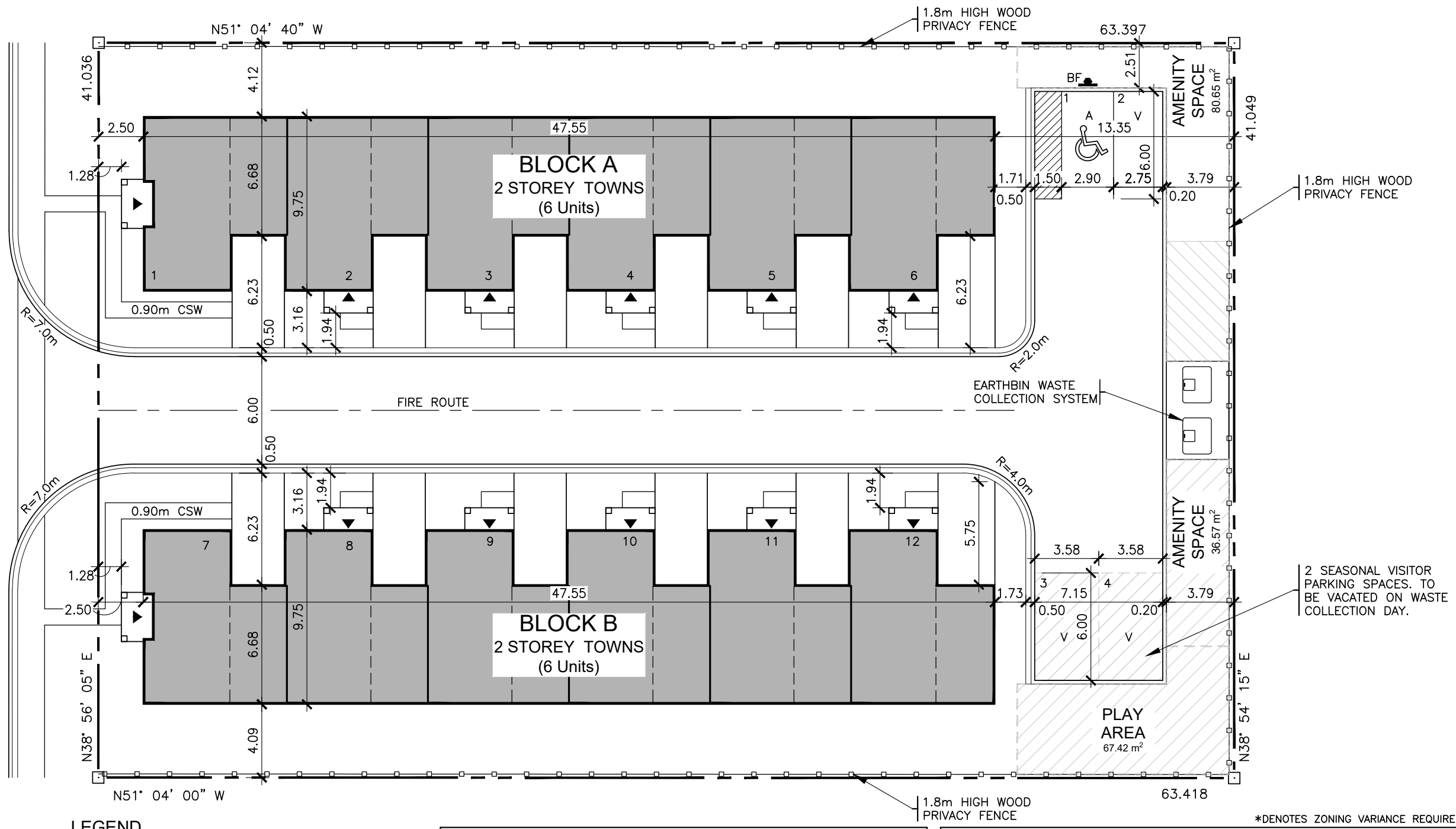


STREET CENTER LINE  
MAIN STREET EAST



**LEGEND**

- IRON BAR
- PROPERTY LINE
- MAN DOOR ENTRANCE / EXIT.
- 6.0m WIDE FIRE ROUTE
- BARRIER FREE PARKING SIGN
- SNOW STORAGE

**UNITS BREAKDOWN**

NUMBER OF BEDROOMS	AREA	NUMBER OF UNITS
3 BEDROOM UNIT	114.4 sq. m (1373 sq. ft.)	12

**PARKING**

NUMBER OF PARKING SPACES	REQUIRED	PROPOSED
	2.0 PER UNIT = 24 SPACES	12 WITHIN GARAGE 12 DRIVEWAYS + 3 VISITOR + 1 B.F. SPACE = 28 SPACES

**EXISTING ZONING R3  
PROPOSED SITE SPECIFIC ZONING**

REGULATION	REQUIRED	PROPOSED
LOT FRONTAGE	40 m	41.036 m
LOT AREA	1,200 sq.m	2,602.3 sq.m
UNITS ALLOWED (MAXIMUM)	LOT AREA (2,602.3 sq.m) / 300 = 8 UNITS	* 12 UNITS
LOT COVERAGE (MAXIMUM)	910.8 sq.m (35%)	858.39 sq.m (32.99%)
FRONT YARD (MINIMUM)	7.5 m	*2.50 m
INTERIOR SIDE YARD (MINIMUM)	4.0 m	4.09 m
REAR YARD (MINIMUM)	10.0 m	13.35 m
FLOOR AREA (MINIMUM)	3 BEDROOM: 83 sq.m	3 BEDROOM: 114.35 sq.m
BUILDING HEIGHT (MAXIMUM)	3 STOREYS	2 STOREYS
PLAY SPACE (MINIMUM)	5.6 sq.m/3-BED UNIT = 67.2 sq.m	67.20 sq.m
AMENITY SPACE (MINIMUM)	60.0 sq.m/3-BED UNIT = 720 sq.m	*618.04 sq.m 391.0 sq.m BACK YARD (PRIVATE) 42.66 sq.m PORCH (PRIVATE) 184.38 sq.m AMENITY + PLAY AREA

\*DENOTES ZONING VARIANCE REQUIRED

**Set Issuance**

No.	Date	Description
5	2024-11-07	REVISED AS PER CLIENT
6	2024-12-20	REVISED FOOTPRINTS
7	2025-03-12	CURB REVISIONS
8	2025-06-25	ISSUED FOR SPA
9	2026-01-22	UPDATE TO 2 STOREY

**Sheet Information**

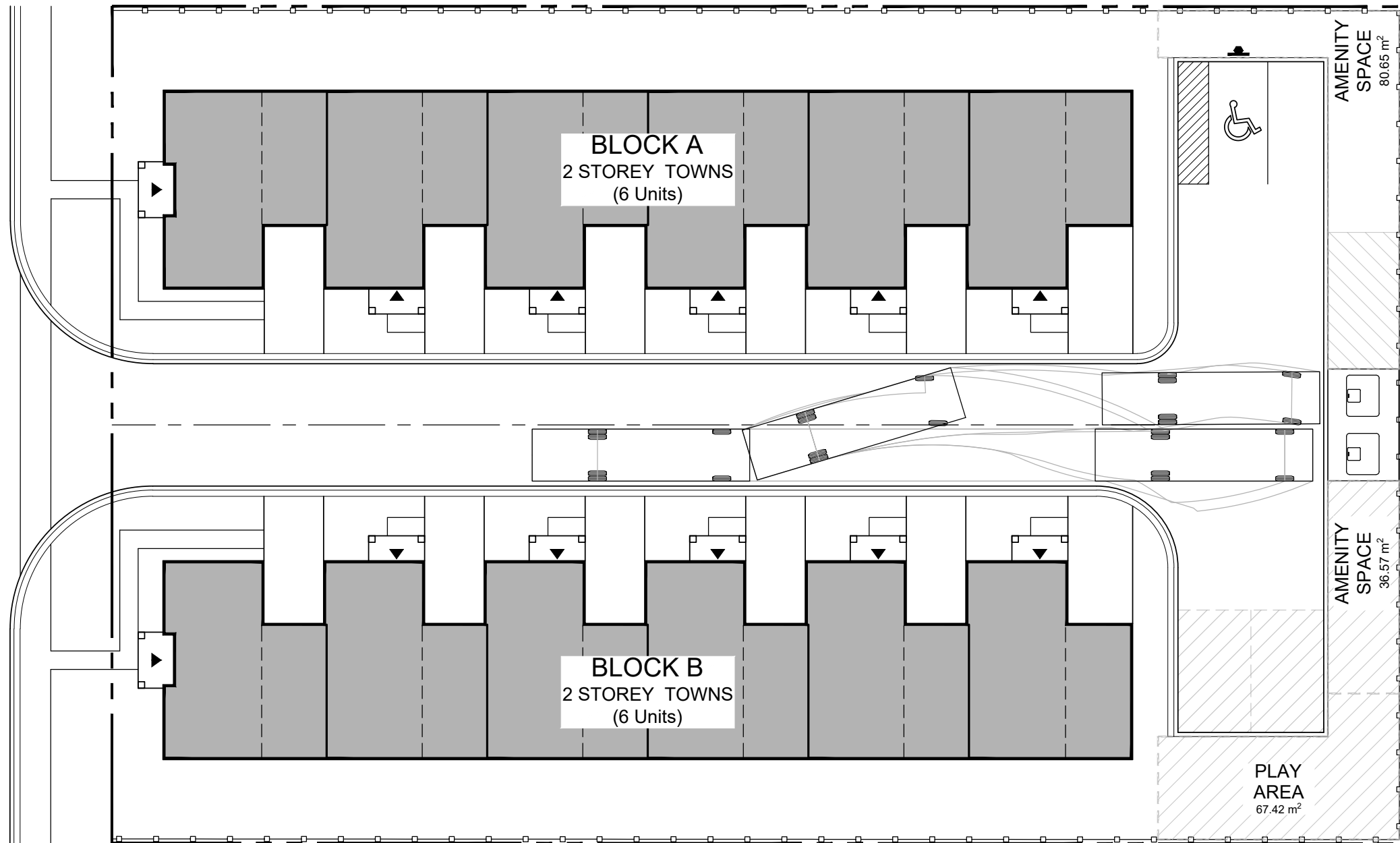
**SITE PLAN**

Project No. 15572  
Project Start Date: 2024-01-25  
File: 271 Main Street - Site Plan.dwg  
Drawn by: J.P.  
Scale: 1:250

SPA

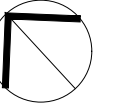
**A1.01**

MAIN STREET EAST



North Arrow

True North:



CALE BARNES

MAIN ST. EAST TOWNS  
271 MAIN STREET EAST, DUNDALK, ON

Set Issuance

No.	Date	Description
5	2024-11-07	REVISED AS PER CLIENT
6	2024-12-20	REVISED FOOTPRINTS
7	2025-03-12	CURB REVISIONS
8	2025-06-25	ISSUED FOR SPA
9	2026-01-22	UPDATE TO 2 STOREY

Sheet Information

SITE PLAN -  
GARBAGE ENTRY

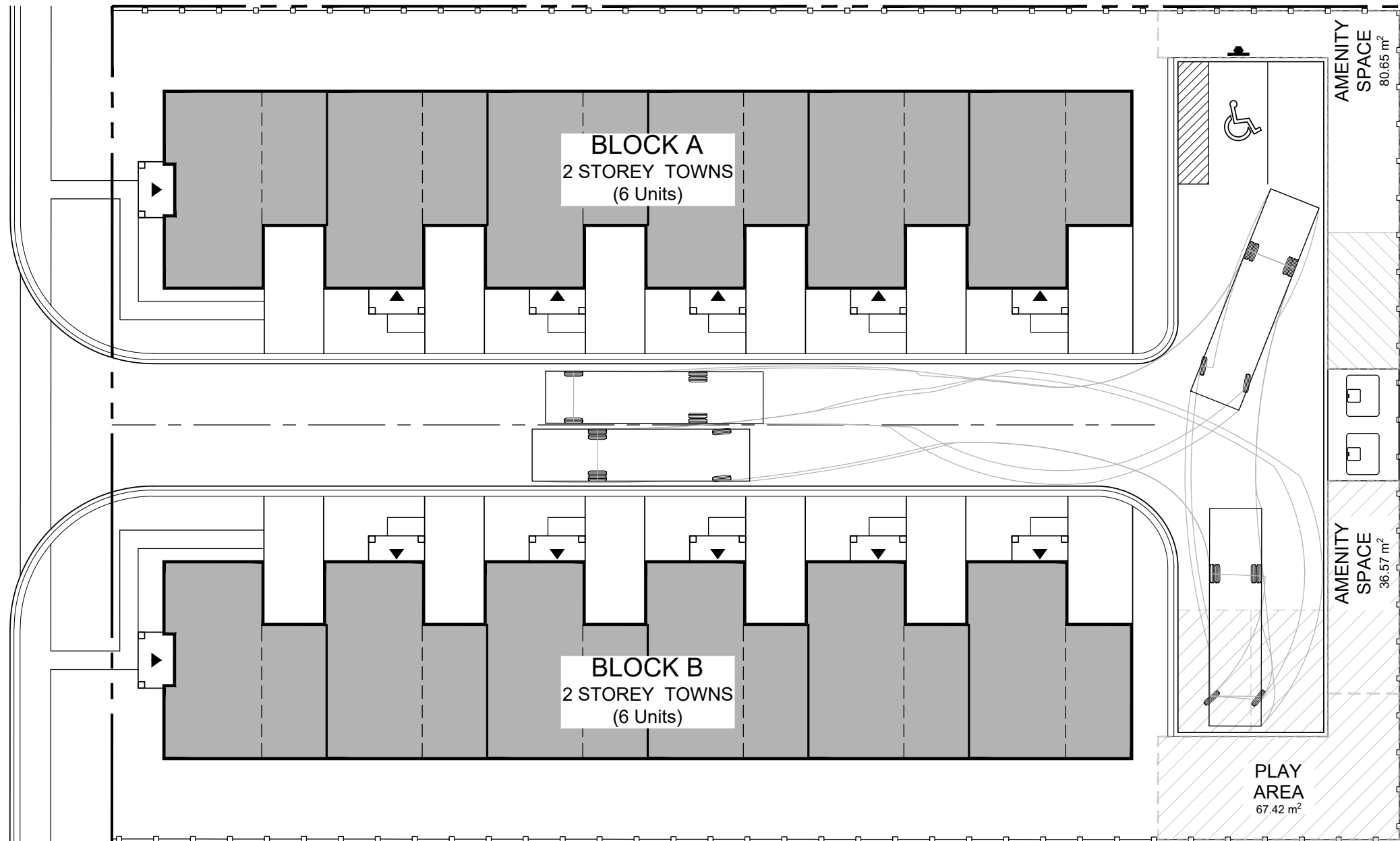
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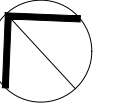
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MAIN STREET EAST



North Arrow

True North:



CALE BARNES

MAIN ST. EAST TOWNS  
271 MAIN STREET EAST, DUNDALK, ON

Set Issuance

No.	Date	Description
5	2024-11-07	REVISED AS PER CLIENT
6	2024-12-20	REVISED FOOTPRINTS
7	2025-03-12	CURB REVISIONS
8	2025-06-25	ISSUED FOR SPA
9	2026-01-22	UPDATE TO 2 STOREY

Sheet Information

SITE PLAN -  
GARBAGE EXIT

Project No. 15572  
Project Start Date: 2024-01-25  
File: 271 Main Street - Site Plan.dwg  
Drawn by: J.P.  
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SPA

**A1.03**

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