


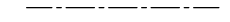







MAIN STREET EAST

STREET CENTER LINE

LEGEND

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

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%)	844.24 sq.m (32.44%)
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)	11.0 m (3 STOREYS)	7.56 m (2 STOREYS)
PLAY SPACE (MINIMUM)	5.6 sq.m/3-BED UNIT = 67.2 sq.m	371.17 sq.m
AMENITY SPACE (MINIMUM)	60.0 sq.m/3-BED UNIT = 720 sq.m	* 605.24 sq.m 73.20 sq.m PORCH/GARDEN(PRIVATE) 371.17 sq.m PLAY AMENITY 160.87 sq.m AMENITY

*DENOTES ZONING VARIANCE REQUIRED

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

Set Issuance

No.	Date	Description
7	2025-03-12	CURB REVISIONS
8	2025-06-25	ISSUED FOR SPA
9	2026-01-22	UPDATE TO 2 STOREY
10	2026-04-21	ISSUED TO CONSULT
11	2026-06-12	ISSUED FOR SUBMISSION

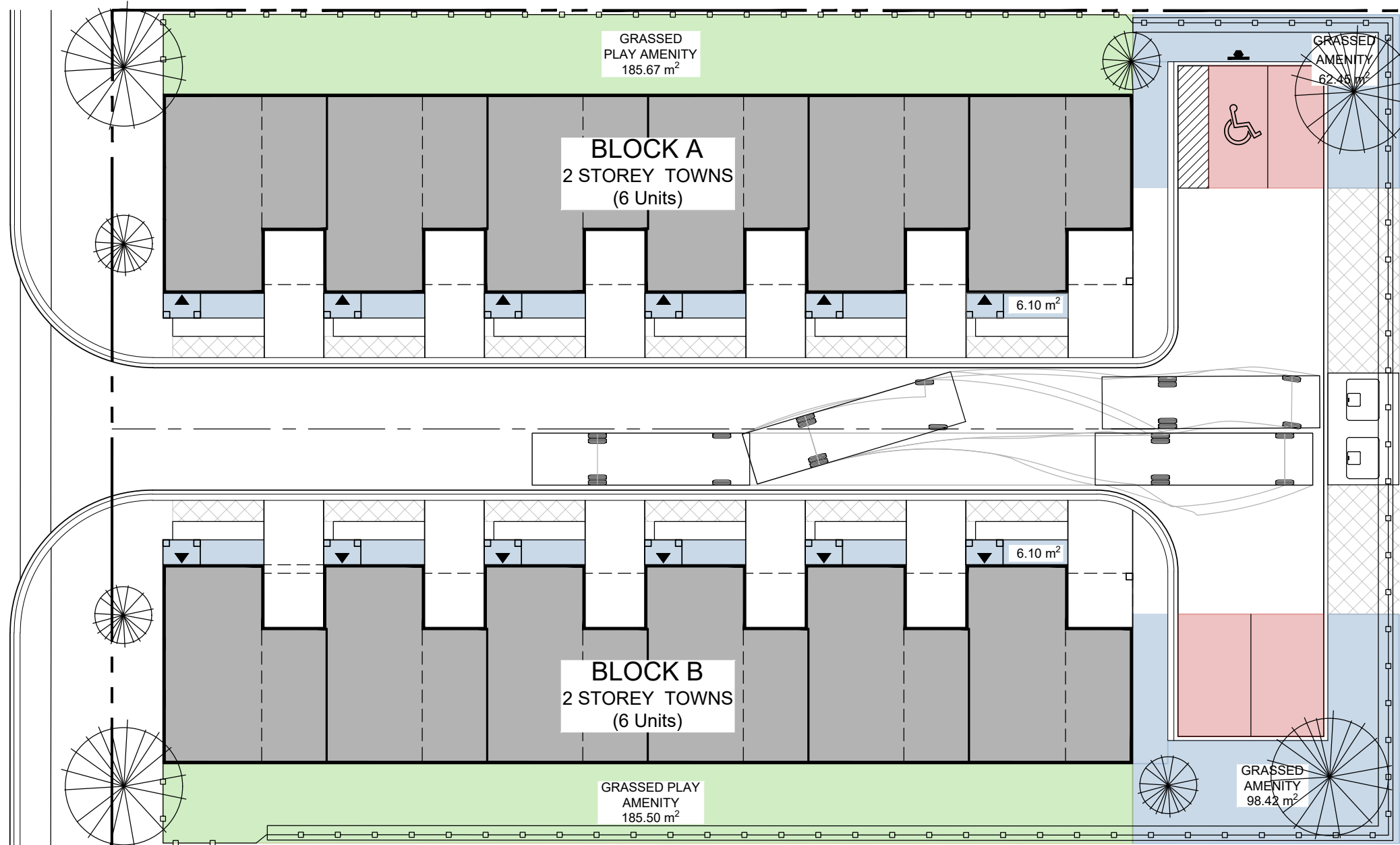
Sheet Information

SITE PLAN

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

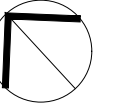
SPA
A1.01

MAIN STREET EAST



North Arrow

True North:



CALE BARNES

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

Set Issuance

No.	Date	Description
7	2025-03-12	CURB REVISIONS
8	2025-06-25	ISSUED FOR SPA
9	2026-01-22	UPDATE TO 2 STOREY
10	2026-04-21	ISSUED TO CONSULT
11	2026-06-12	ISSUED FOR SUBMISSION

Sheet Information

SITE PLAN -
GARBAGE ENTRY

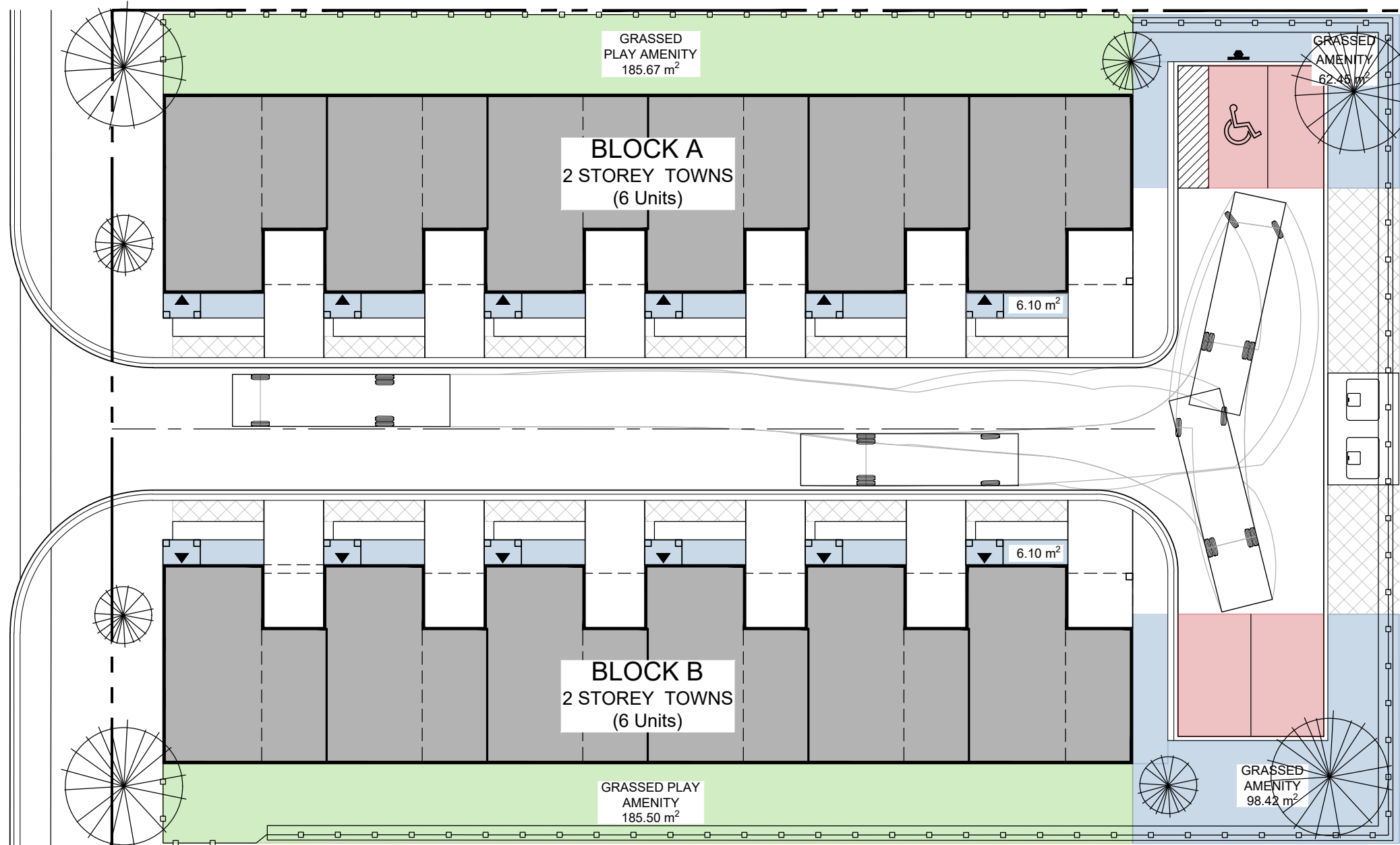
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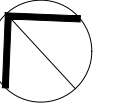
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MAIN STREET EAST



North Arrow

True North:



CALE BARNES

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

Set Issuance

No.	Date	Description
7	2025-03-12	CURB REVISIONS
8	2025-06-25	ISSUED FOR SPA
9	2026-01-22	UPDATE TO 2 STOREY
10	2026-04-21	ISSUED TO CONSULT
11	2026-06-12	ISSUED FOR SUBMISSION

Sheet Information

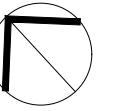
SITE PLAN -
GARBAGE EXIT

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

A1.03

Plot Date | Time - 6/12/2026 12:19:33 PM



CALE BARNES

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

Set Issuance

No.	Date	Description
7	2025-03-12	CURB REVISIONS
8	2025-06-25	ISSUED FOR SPA
9	2026-01-22	UPDATE TO 2 STOREY
10	2026-04-21	ISSUED TO CONSULT
11	2026-06-12	ISSUED FOR SUBMISSION

Sheet Information

SITE CROSS SECTION

Project No. 15572
 Project Start Date: 2024-01-25
 File: 271 Main Street - Site Plan.dwg
 Drawn by: CRW
 Scale: 1:300

SPA

A1.04