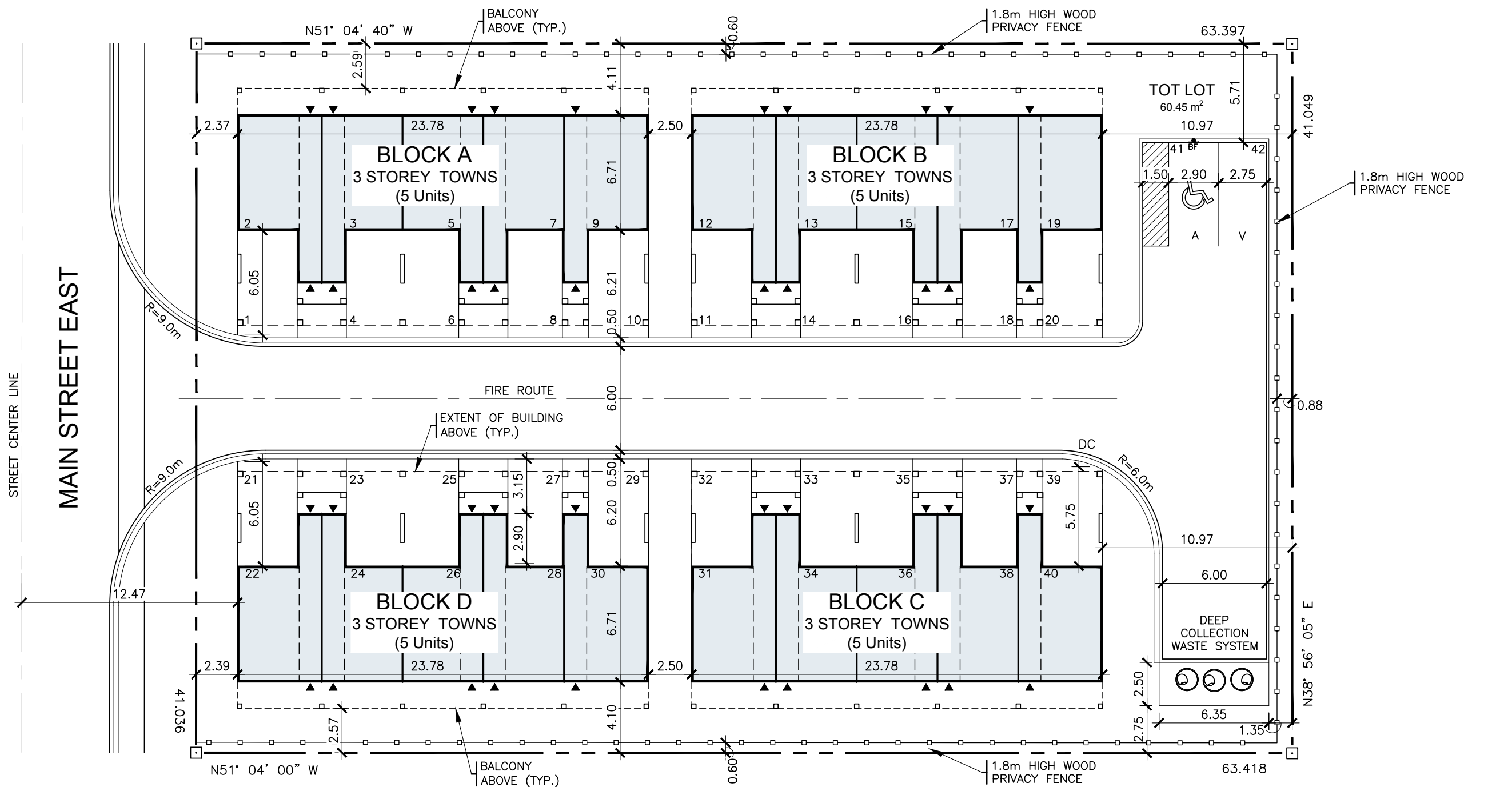




UNITS BREAKDOWN		
NUMBER OF BEDROOMS	AREA	NUMBER OF UNITS
3 BEDROOM UNIT	126.0 sq. m (1,356 sq. ft.)	20

PARKING		
NUMBER OF PARKING SPACES	REQUIRED	PROPOSED
	2.0 PER UNIT = 40 SPACES	20 WITHIN GARAGE 20 DRIVEWAYS + 1 VISITOR + 1 B.F. SPACE= 42 SPACES

SNOW STORAGE
SNOW TO BE SHIPPED OFF SITE.

EXISTING ZONING R3 - 10.1 (e) 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	* 20 UNITS
LOT COVERAGE (MAXIMUM)	910.8 sq.m (35%)	*1,159.52 sq.m (44.6%)
FRONT YARD (MINIMUM)	7.5 m	*2.37 m
INTERIOR SIDE YARD (MINIMUM)	4.0 m	4.10 m
REAR YARD (MINIMUM)	10.0 m	10.97 m
FLOOR AREA (MINIMUM)	3 BEDROOM: 83 sq.m	3 BEDROOM: 126.0 sq.m
BUILDING HEIGHT (MAXIMUM)	3 STOREYS	3 STOREYS
PLAY SPACE (MINIMUM)	104.0 sq.m	*60.45 sq.m
AMENITY SPACE (MINIMUM)	1120.0 sq.m	*596.75 sq.m 391.0 sq.m BACK YARD (PRIVATE) 145.3 sq.m BALCONY (PRIVATE) 60.45 sq.m AMENITY (COMMON)

North Arrow
True North:

ORCHARD
DESIGN STUDIO INC.
marketingmeetsarchitecture

CALE BARNES

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

Set Issuance		
No.	Date	Description
4	2024-07-30	REVISED AS PER CITY
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

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

Plot Date | Time - 2025-07-02 8:32:14 AM