

For Office Use Only:

File Number	<u>SPPL2018160</u>	SPRT Meeting	<u> </u>
Related File Number	<u> </u>	Application Fee	<u> </u>
Pre-consultation Meeting	<u> </u>	Conservation Authority Fee	<u> </u>
Application Submitted	<u> </u>	OSSD Form Provided	<u> </u>
Complete Application	<u> </u>	Planner	<u> </u>
Public Notice Sign	<u> </u>		

Check the type of planning application(s) you are submitting.

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Official Plan Amendment |
| <input type="checkbox"/> | Zoning By-Law Amendment |
| <input type="checkbox"/> | Temporary Use By-law |
| <input type="checkbox"/> | Draft Plan of Subdivision/Vacant Land Condominium |
| <input type="checkbox"/> | Condominium Exemption |
| <input checked="" type="checkbox"/> | Site Plan Application |
| <input type="checkbox"/> | Consent/Severance |
| <input type="checkbox"/> | Minor Variance |
| <input type="checkbox"/> | Easement/Right-of-Way |
| <input type="checkbox"/> | Extension of a Temporary Use By-law |
| <input type="checkbox"/> | Part Lot Control |
| <input type="checkbox"/> | Cash-in-Lieu of Parking |
| <input type="checkbox"/> | Renewable Energy Project or Radio Communication Tower |

Property Assessment Roll Number: 40302504815**A. Applicant Information****Name of Owner** Karen Turkstra Jen Turkstra

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address	<u>2 Webster's Falls Road</u>	<u>4036 Harvard Avenue</u>
Town and Postal Code	<u>Dundas, ON L9H 4W2</u>	<u>Montreal, Quebec H4A 2W7</u>
Phone Number	<u>905-979-3456</u>	<u>514-229-4959</u>
Cell Number	<u> </u>	<u> </u>
Email	<u>mitchturk@symaptico.ca</u>	<u>jenturkstra@gmail.com</u>

Name of Applicant Karen Turkstra
Address 2 Webster's Falls Road
Town and Postal Code Dundas, ON L9H 4W2
Phone Number 905-979-3456
Cell Number _____
Email mitchturk@sympatico.ca

Name of Agent G. Douglas Vallee Limited
Address 2 Talbot Street N
Town and Postal Code Simcoe, ON N3Y 3W4
Phone Number 519-426-6270
Cell Number _____
Email michaelhiggins@gdvallee.ca

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above.

☐ Owner ☒ Agent ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Part of Lot 4 Concession 14 Plan 280 and part lots 16 and 17 RP37R8959 Geographic Township of Windham Simcoe Norfolk County

Municipal Civic Address: _____

Present Official Plan Designation(s): Urban Residential

Present Zoning: Urban Residential Type 4 (R4)

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Vacant land

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

Vacant Land

5. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

56 group townhouse units

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

Not known



9. Existing use of abutting properties:

Residential, Institutional, Commercial and vacant industrial

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Require site plan approval to permit the construction of 56 townhouse units as a plan of Condominium.

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☐ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☐ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan? ☐ Yes ☐ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

7. Description of proposed right-of-way/easement:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

9. Site Information**Existing****Proposed**

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage	144m	144m
Lot depth	156m	156m
Lot width	144m	144m
Lot area	2.2 ha	2.2 ha
Lot coverage		
Front yard		6m
Rear yard		7.5m
Left Interior side yard		3m
Right Interior side yard		3m
Exterior side yard (corner lot)		6m
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		

10. Building Size

Number of storeys	1
Building height	
Total ground floor area	
Total gross floor area	120 sq m
Total useable floor area	

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	112
Number of visitor parking spaces	
Number of accessible parking spaces	2
Number of off street loading facilities	

12. Multiple Family Residential (if applicable)

Number of buildings existing: _____

Number of buildings proposed: 56

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type

Number of Units

Floor Area per Unit in m²

Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

15. Describe Recreational or Other Use(s) (if applicable)

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

Qwner

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☐ Yes ☒ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water
☐ Communal wells
☐ Individual wells
☐ Other (describe below)
-

Sewage Treatment

- ☒ Municipal sewers
☐ Communal system
☐ Septic tank and tile bed
☐ Other (describe below)
-

Storm Drainage

- ☒ Storm sewers
☐ Open ditches
☐ Other (describe below)
-

2. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway
☐ Unopened road ☐ Other (describe below)

Name of road/street:

Luscombe Drive

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No
If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

All digital files must be received in the following naming format:

Developmentname Planname Engineersplannumber yr.m.da [date received or stamped]

For example: DairyQueenPD Site 11979-1 17.12.21

Reports and studies can be renamed in the following format:

Developmentname Reportname Reportpreparer yr.m.da [date received or created]

For example: DairyQueenPD Traffic WSP 17.12.15

In order for your application to be considered complete, **folded** hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number



NORFOLK COUNTY
PLANNING
DEPARTMENT
DEVELOPMENT SERVICES

9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Gross, ground and useable floor area
19. Lot coverage
20. Floor area ratio
21. Building entrances, building type, height, grades and extent of overhangs
22. Names, dimensions and location of adjacent streets including daylighting triangles
23. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
24. All exterior stairways and ramps with dimensions and setbacks
25. Retaining walls including materials proposed
26. Fire access and routes
27. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
28. Location of mechanical room, and other building services (e.g. A/C, HRV)
29. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
30. Winter snow storage location
31. Landscape areas with dimensions
32. Natural features, watercourses and trees
33. Fire hydrants and utilities location
34. Fencing, screening and buffering – size, type and location
35. All hard surface materials
36. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
37. Business signs (make sure they are not in sight lines)
38. Sidewalks and walkways with dimensions
39. Pedestrian access routes into site and around site
40. Bicycle parking
41. Architectural elevations of all building sides
42. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, may also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required Site

Plan applications will require the following supporting materials:

1. Three (3) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Proof that property taxes to be paid up to date



6. Proof of insurance:

- a. Commercial General Liability satisfactory to the County must include:
 - i. A limit of liability not less than two million dollars (\$2,000,000) per occurrence
 - ii. The Corporation of Norfolk County shall be named as an additional insurer
 - iii. The policy shall contain a provision for cross liability in respect of the name insurer
 - iv. Non-owned automobile coverage with a limit of at least two million dollars (\$2,000,000) including contractual non-owned coverage
 - v. Errors and omissions liability with a limit of at least two million dollars (\$2,000,000)
 - vi. Products and completed operations coverage
 - vii. Certificate of Insurance must be in the same name as that on the PIN and site plan agreement
- b. Certificate of Insurance for Professional
- c. Certificate of Insurance for Owner

- 7. Written Legal Description of the Property and the Property Identification Number (PIN)
- 8. Postponement (if there are mortgagees)
- 9. Transfers/easements or agreements related to the subject lands

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.

Karen Turkstra
Owner/Applicant Signature

June 27/18
Date

M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We KAREN TURKSTRA / JENNIFER TURKSTRA am/~~are~~ the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize G. Douglas Vallee Limited to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Karen Turkstra
Owner
J. Turkstra
Owner

June 27th 2018
Date
Jun 27, 2018
Date

N. Declaration

I, MICHAEL HIGGINS of HALDIMAND COUNTY

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

185 Robinson St.

In Simcoe, ON

This 4th day of July

A.D., 20 18

[Signature]

A Commissioner, etc.

[Signature]
Owner/Applicant Signature

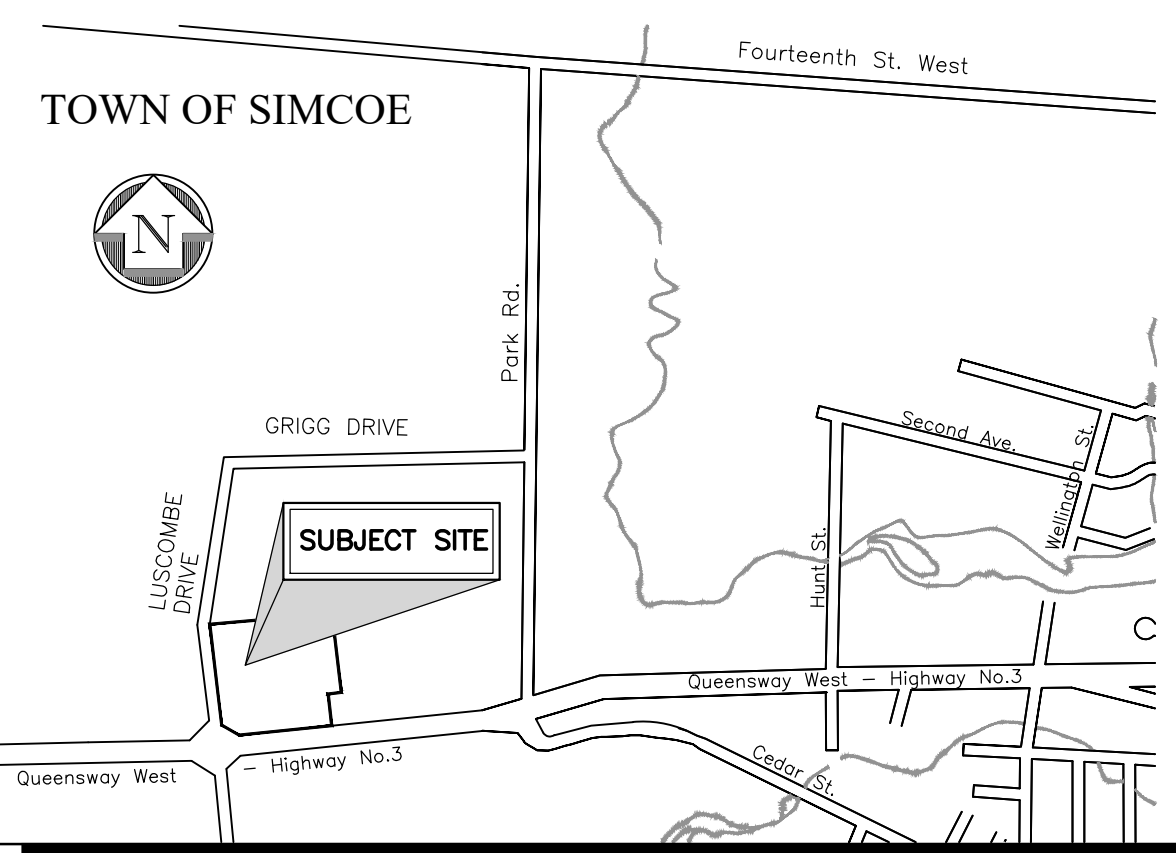
ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 28, 2019



TURKSTRA TOWN HOMES

SIMCOE - NORFOLK COUNTY

SITE LOCATION MAP



REV. No.	DATE	REVISION
0	MAR 2, 2018	ISSUED FOR PRELIMINARY FOR CLIENT REVIEW
1	JUN 26, 2018	ISSUED FOR SITE PLAN APPROVAL - FIRST SUBMISSION

SITE LEGAL DESCRIPTION:
PLAN OF SURVEY
PART OF LOT 4
CONCESSION 14
AND PART OF
LOTS 16 AND 17
REGISTERED PLAN 280
GEOGRAPHIC TOWNSHIP OF WINDHAM
NORFOLK COUNTY

DRAWING LIST

G. DOUGLAS VALLEE LIMITED DRAWINGS

13-116-01	SITE PLAN
13-116-02	SITE SERVING PLAN
13-116-03	P&P STREET A-1
13-116-04	P&P STREET A-2
13-116-05	P&P STREET B-1
13-116-06	P&P STREET B-2
13-116-07	P&P STREET C
13-116-08	P&P STREET D
13-116-09	P&P STREET D REAR YARD
13-116-10	P&P STREET B-1 REAR YARD
13-116-11	P&P STREET B-2 REAR YARD
13-116-12	SWIM POND DETAILS
13-116-13	GRADING PLAN
13-116-14	EROSION CONTROL PLAN
13-116-15	GENERAL CONSTRUCTION NOTES
13-116-16	SANITARY DRAINAGE AREAS PLAN
13-116-17	STORM DRAINAGE AREAS PLAN
13-116-18	HYDRANT SPACING PLAN
13-116-19	CUT/FILL PLAN
13-116-20	WATER DISTRIBUTION PLAN

NOTE:
THE CONTRACTOR IS CAUTIONED THAT ALL OF THE EXISTING UTILITIES ARE NOT INDICATED ON THIS DRAWING. THE CONTRACTOR MUST ARRANGE FOR LOCATES FROM EACH AREA UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES INCLUDING THOSE NOT INDICATED ON THIS DRAWING. G. DOUGLAS VALLEE LTD. CAN NOT ACCEPT RESPONSIBILITY FOR DAMAGE TO ANY EXISTING UTILITY WHICH MAY OR MAY NOT BE INDICATED ON THIS DRAWING.

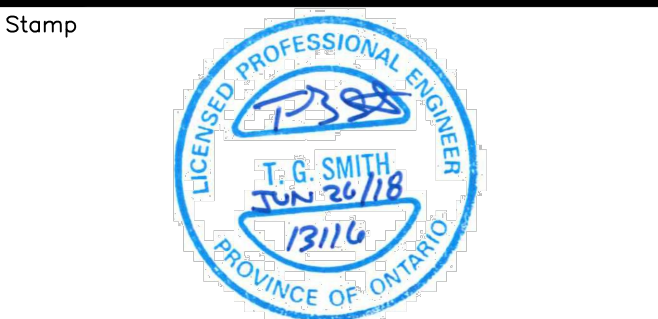
SUBMISSION DRAWING

NOT TO BE USED FOR CONSTRUCTION

SCALE:
HORIZONTAL : 1 : 400



G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270



Project Title
TURKSTRA TOWN HOMES
SIMCOE - NORFOLK COUNTY

Drawing Title
SITE PLAN

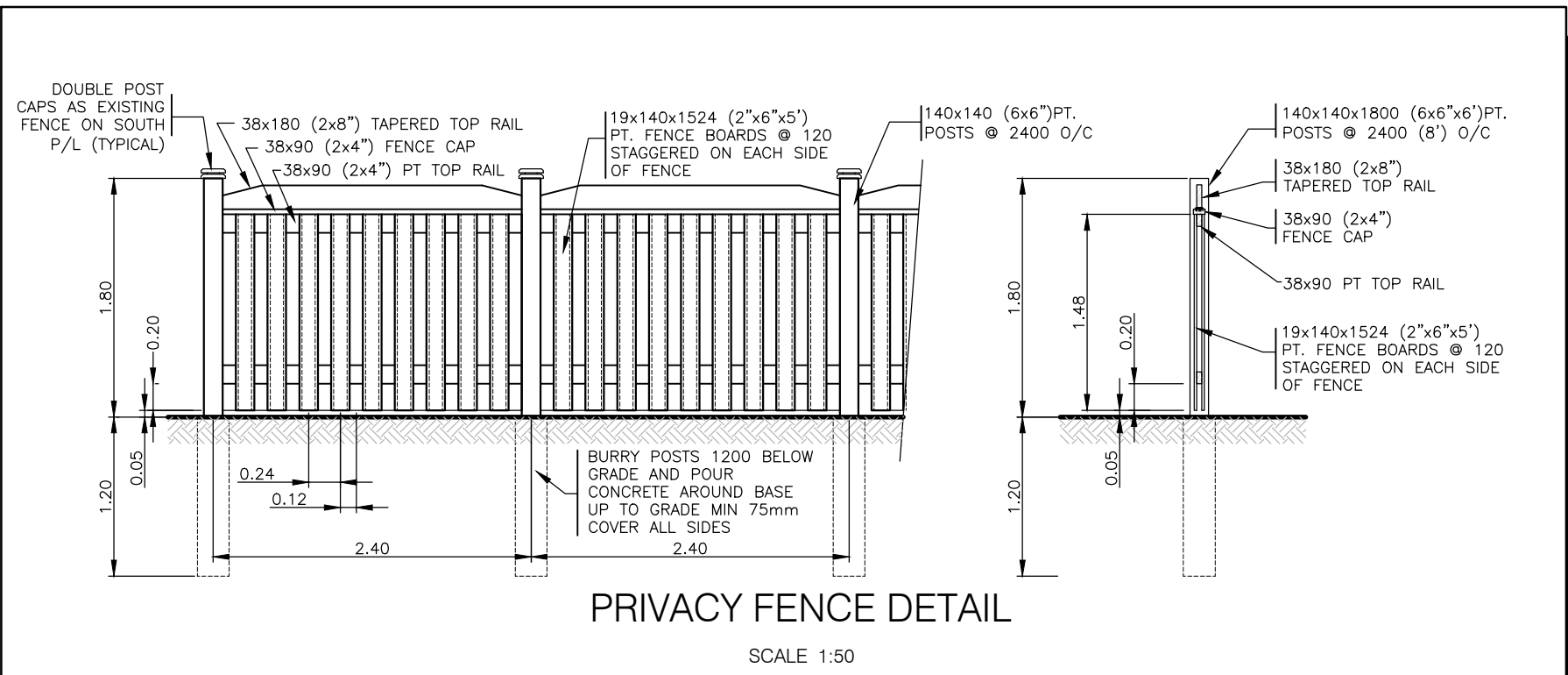
Designed by : DJB/DCB	Drawn By : DCB
Checked by : TGS	Date Started : FEB 28, 2018
Drawing Scale : 1:400	Drawing No. 01
Project No. 13-116	

NOTES:

- GARBAGE AND RECYCLING COLLECTION IS THE RESPONSIBILITY OF THE CONDOMINIUM CORPORATION AND WILL BE ROAD SIDE PICK UP BY PRIVATE CONTRACTOR. NORFOLK COUNTY WILL NOT BE RESPONSIBLE FOR THE PICK-UP OF THESE ITEMS.
- SNOW STORAGE AREAS WILL BE ALONG THE SIDES OF THE INTERNAL ROADWAY.
- ALL FIRE HYDRANTS ARE THE PROPERTY OF THE CONDOMINIUM CORPORATION AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CORPORATION.
- ALL WATERMANS TO BE TESTED IN ACCORDANCE WITH NORFOLK COUNTY PROCEDURES AND FEES.
- ANY IRRIGATION SPRINKLER SYSTEM CONNECTED INDIRECTLY OR DIRECTLY TO MUNICIPAL WATER SYSTEM MUST HAVE A REDUCED PRESSURE BACKFLOW PREVENTER AND METER.
- THE CONDOMINIUM CORPORATION SHALL FLUSH AND CCTV INSPECT ALL SANITARY SEWERS ON A YEARLY BASIS TO ADDRESS LOW FLOWS AND ASSOCIATED ACCUMULATIONS OF SOLIDS THAT CAN OCCUR AS A RESULT.

BUILDING REQUIREMENTS: URBAN RESIDENTIAL GROUP TOWNHOUSE (CORNER LOT) - TYPE 4 ZONE (R4)

PROVISION	REQUIRED	PROVIDED
USE	GROUP TOWNHOUSES	GROUP TOWNHOUSES
MIN LOT AREA CORNER LOT	195m ²	APPROX. 22,000m ²
MIN LOT FRONTAGE CORNER LOT	30m	APPROX. 143m
MIN FRONT YARD ATTACHED GARAGE	6m	14m (MTO REQ.)
MIN EXTERIOR SIDE YARD	6m	7.5m
MIN INTERIOR SIDE YARD	3m	3m
MIN REAR YARD	7.5m	7.5m
MIN BUILDING SEPARATION	2m	3m
MAX BUILDING HEIGHT	9.2m	<9.2 (SINGLE STORY)
MAX UNITS	8/BUILDING	6/BUILDING
PARKING REQUIREMENTS (2sp/UNIT)	112	112
VISITOR PARKING (1sp/3 UNITS)	19	22
ACCESSIBLE PARKING TYPE 'A'	1	2
ACCESSIBLE PARKING TYPE 'B'	0	2



PRIVACY FENCE DETAIL

SCALE 1:50

EXISTING COMMERCIAL (TURKSTRA LUMBER)

LUSCOMBE DRIVE

THE KING'S HIGHWAY No. 3 - QUEENSWAY WEST