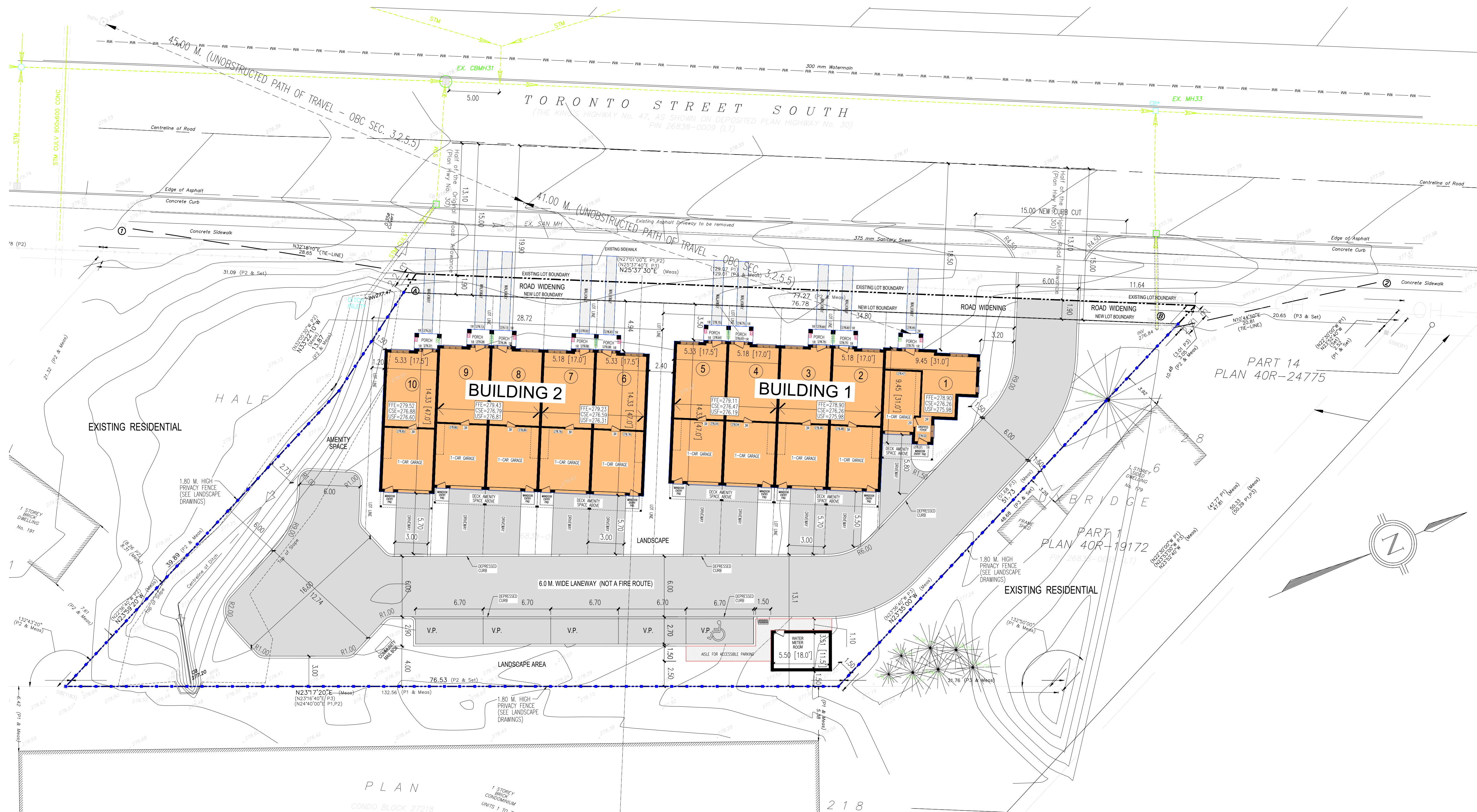
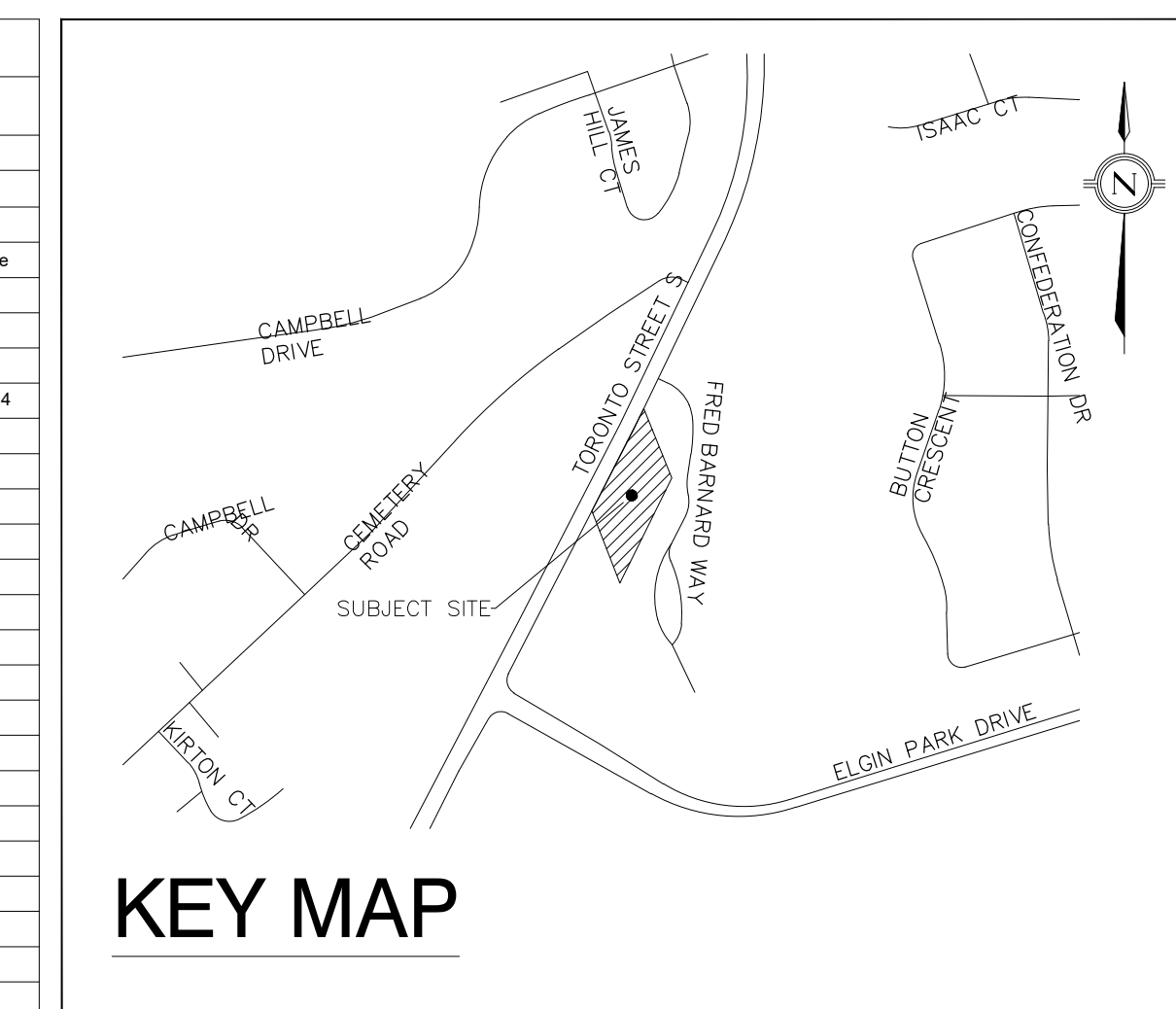


181 TORONTO STREET, UXBRIDGE			
	ZONING BYLAW 61-19 ZONE "RM"	ZONING BYLAW AMENDMENT (RM- ?)	PROPOSED
a) MINIMUM LOT AREA (PER DWELLING UNIT)	260 Square Meters	120 Square Meters	121.09 Square Meters
b) MINIMUM LOT FRONTAGE	8.50 Meters	5.18 Meters	5.18 Meters
c) MINIMUM FRONT YARD	8.00 Meters	3.50 Meters	3.50 Meters
d) MINIMUM REAR YARD	10.00 Meters	1.50 Meters	1.50 Meters
e) MINIMUM EXTERIOR SIDE YARD	8.00 Meters	1.50 Meters	1.50 Meters
f) MINIMUM INTERIOR SIDE YARD	1.80 Meters	1.20 Meters	1.20 Meters
g) MAXIMUM NUMBER OF DWELLING UNITS		10	10
h) MINIMUM GROSS FLOOR AREA PER DWELLING UNIT	84 Square Meters		189.52 Square Meters
i) MAXIMUM LOT COVERAGE OF ALL BUILDINGS	30 %		28.13 %
j) MINIMUM SETBACK FROM STREET CENTRELINE	21.00 Meters	18.50 Meters	18.50 Meters
k) MINIMUM LANDSCAPE OPEN SPACE REQUIREMENT	30 %		39.41 %
l) MAXIMUM BUILDING HEIGHT	10.0 Meters		10.50 Meters
m) PARKING REQUIREMENT			
- DWELLING UNITS (2 Spaces per unit)	20 Spaces		20 Spaces
- VISITORS PARKING (Including 1 Accessible Space)	5 Spaces		5 Spaces
TOTAL	25 Spaces		25 Spaces

Building Design Information			
Address of Site		181 TORONTO STREET, UXBRIDGE	
Site Plan Application No.			
Proposed Building Use(s)		Residential Dwellings	
Building Areas (Buildings 1 & 2)		787.93 Square Meters (Each Building less than 600 Sq. M.)	
BUILDING CLASSIFICATION			
Classification	Group C, up to 3-Stories		OBC Reference
Major Occupancies			3.2.2.4.7
Gross Floor Area (Buildings 1 & 2)	1,916.86 Sq. M.		Residential Occupancies
Building Height	3-Stories		1.4.1.2 [A]
Number of Streets	1		1.4.1.2 [A] & 9.10.
Mezzanine	n/a		9.10.4.1
Building Used for Multiple Tenancies	Yes		
sprinklered Building	No		9.10.6.2
Will Barrier Free Access be Provided?	No		9.5.2
SPATIAL SEPARATION REQUIREMENTS			9.10.14
West	Construction Type	Req. Fire Resistance Rating	
NORTH	Combination Combustible/Non-combustible	Not Required	
EAST	Combination Combustible/Non-combustible	0.75 Hours	
SOUTH	Combination Combustible/Non-combustible	Not Required	
WEST	Combination Combustible/Non-combustible	0.75 Hours	



SITE PLAN

SCALE 1:200 METRES

The Architect does not retain the consultants and therefore is not responsible for the accuracy of the survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor

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4	JAN 30, 2024	2ND SUBMISSION- ZBLA, DP5	RO	
3	NOV 16, 2023	REVISED PER TOWN COMMENTS	RO	
2	MAY 19, 2022	1ST SUBMISSION - ZBLA, DP5	RO	
1	MAR 30, 2022	FOR COORDINATION	RO	
no.	date	revisions	by	

Town File Nos.:
ZBA-2022.05 Zoning By-law Amendment
S-U-2022-02 Draft Plan of Subdivision



client:

2273791 ONTARIO INC.

project title

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

**181 TORONTO STREET SOUTH
UXBRIDGE, ON**



sheet title

scale 1:200 METERS		project no. W-2471
date JUNE 15, 2021		
drawn by RO	checked by AS	drawing no. SP-01
date plotted		
date printed		