	DEVEL ODME	NT CTANDADDC		Building Design Information		T
		NT STANDARDS STREET, UXBRIDGE		Address of Site 181 TORONTO STREET, UXBRIDGE	TSAAC CT	The Archi
	ZOI	NING BYLAW 81-19 ZONING BYLAW AMENDMENT ('RM-')	PROPOSED	Site Plan Application No. Proposed Building Use(s) Residential Dwellings		mechanica the drawi before pr
				Building Areas (Buildings 1 & 2) BUILDING CLASSIFICATION 787.93 Square Meters (Each Building less than 600 Sq. M.) OBC Reference		Contracto conditions
	c) MINIMUM FRONT YARD	8.50 Meters 5.18 Meters 8.00 Meters 3.50 Meters	5.18 Meters 3.50 Meters	Classification Group C, up to 3-Storeys 3.2.2.47 Major Occupancies Residential Occupancies 9.10.2	CAMPBELL DRIVE	report ar before p applicable
	d) MINIMUM REAR YARD e) MINIMUM EXTERIOR SIDE YARD f) MINIMUM INTERIOR SIDE YARD	10.00 Meters 1.50 Meters 8.00 Meters 1.50 Meters 1.80 Meters 1.20 Meters	1.50 Meters 1.50 Meters 1.20 Meters	Gross Floor Area (Buildings 1 & 2) 1,916.86 Sq. M. 1.4.1.2.[A] Building Height 3-Storeys 1.4.1.2.[A] & 9.10.4 Number of Streets 1 9.10.20	\mathbb{Z}^{1}	Jurisdictio
	g) MAXIMUM NUMBER OF DWELLING UNITS h) MINIMUM GROSS FLOOR AREA PER DWELLING UNIT	- 10	10 189.52 Square Meters	Mezzanine n/a 9.10.4.1 Building Used for Multiple Tenancies Yes	ED BARNA BARNA	No invest office in of this sit
	MAXIMUM LOT COVERAGE OF ALL BUILDINGS MINIMUM SETBACK FROM STREET CENTRELINE	30 % 21.00 Meters 18.50 Meters	28.13 % 18.50 Meters	Sprinklered Building No 9.10.8.2 Will Barrier Free Access be Provided? No 9.5.2	CAMPAGE STORY	This draw
	k) MINIMUM LANDSCAPE OPEN SPACE REQUIREMENT I) MAXIMUM BUILDING HEIGHT	30 % 10.0 Meters	39.44 % 10.50 Meters	SPATIAL SEPARATION REQUIREMENTS 9.10.14 Wall Construction Type Req. Fire Resistant Rating NORTH Combination Combustible/Non-combustible Not Required	SUBJECT SITE	All dimens Land Surv
	m) PARKING REQUIREMENT - DWELLING UNITS (2 Spaces per unit)	20 Spaces	20 Spaces	EAST Combination Combustible/Non-combustible 0.75 Hours SOUTH Combination Combustible/Non-combustible Not Required	ELGIN PARK DRIVE	COPYRIG
	- VISITORS PARKING (Including 1 Accessible Space) TOTAL	5 Spaces 25 Spaces	5 Spaces 25 Spaces	WEST Combination Combustible/Non-combustible 0.75 Hours		
					KEY MAP	
					<u> </u>	
TNFH (2) 280.55						
— MM — M						
	MW	—— ММ ——— ММ ——— ММ ——— ММ ———	Watermain WM —— WM ——— WM —			4 JAN 3
				70m — 70m — 70m — 70m	л —— мм ——	3 NOV 2 MAY
5.00 TOROS THE KINNS	P N T'O STREE S Highway no. 47, as shown on de	T S O U T	$^{\prime\prime}$ $^{\prime\prime}$	EX. MH3	·	1 MAR
\geq \sim	19	T)				no.
Wis (Plan (P		218.5		278.09		Town ZBA-2
19.7 ^A 279.5 ⁹ 279.5 ⁹				(Plan	211.58 Centreline of Road	S-U-20
Edge of Asphalt Concrete Curb Concrete Curb	44278.66			15.00 NEW CURB CUT		
Concrete Sidewalk	Existing Asphalt Driveway to be remo	oved * 78. ^{A0}		218.0° 30) 0 211.16	-158	
78 (P2) 19.30 N32'18'10"E (TIE-LINE) UP 3.10 18.80 28.65 (TIE-LINE) UP 3.10 18.80	EXISTING SIDEWALK		375 mm. San.	itory Sewer 18 78.15 00	Edge of Asphalt 271.30 277.96 Concrete Curb	
31.09 (P2 & Set) EXISTING LOT BOUNDARY	(N27'01'00"E P1,P2) (N25'37'40"E P3) N25'37'30"E (Meas) (29.0	BO SEC 7 P1) SEC 1 (P3 & Meds) 3.2 5 5)		150 <u>A</u> 277.97	217.6 ⁷	
ROAD WIDENING NEW LOT BOUNDARY	WALKW * 218 35 WALKW	77.27 (P2.	EXISTING LOT BO	DUNDARY 6.00 9 11.64 EXISTING LOT SOUNDARY IDARY ROAD WIDENING ROAD WIDENING	271.61+ 271.35	
NLETT	LOT LINE 3.55_1R 278.75	76.78 F	NEW LOT BOUN	IDARY ROAD WIDENING ROAD WIDENING NEWLOT BOUNDARY	N10'44'50"E 20.65 (P3 & Set)	
1R 279-32 1R	R	PORCH D PORCH 1778.93) 1R 1278.75		278.451 2R PORCH 10 278.751 1R	(TIE-LINL) (TIE-LINL) SSIB(BY)	
5.18 [17.	5.33 [17.5'] 5.33 [17.5'] 2.40	5.18 [17.0']	5.18 [17.0']	9.45 [31.0']	PART 14 PLAN 40R-24775	
HAIF BUILDING 2	6	BUILDIN	$\frac{2}{2}$	9,45	PLAN 40R-24775	client:
H A L F FFE=279.52 CSE=276.88 FFE=279.43 CSE=276.79 CSE=276.79	FFE=279.23 CSF=276.50 4.33 FFE=279.23 USF=27	79.11 76.47 76.19	-278.90 -276.26	FFE=278.90 CSE=276.26 USF=275.98		2
EXISTING RESIDENTIAL 178.86 3R 178.86	USF = 276.31 3R 278.76	[USF = [278.54] 3R 3R 278.48	275.48 3R	THE CAR GARAGE 2R DROPPED DROPPED 1278.521		
AMENITY SPACE 1-CAR GARAGE 1-CA	1—CAR GARAGE	1-CAR GARAGE 1-CAR GARAGE	1-CAR GARAGE	DECK AMENITY 278.37 TR SPACE ABOVE DIVIRY PAD		project t
1-CAR GARAGE	GE 1-CAR GARAGE		I ONLY GRIVAGE	DRIVEWAY DRIVENAM DRIVEN		
1.80 M. HIGH PRIVACY FENCE (SEE LANDSCAPE DRAWINGS) 1.80 M. HIGH PRIVACY FENCE (SEE AND SCAPE DRAWINGS) 1.80 M. HIGH PRIVACY FENCE (SEE AND SCAPE DRAWINGS) 1.80 M. HIGH PRIVACY FENCE (SEE AND SCAPE DRAWINGS) 1.80 M. HIGH PRIVACY FENCE (SEE AND SCAPE DRAWINGS) 1.80 M. HIGH PRIVACY FENCE (SEE AND SCAPE DRAWINGS) 1.80 M. HIGH PRIVACY FENCE (SEE AND SCAPE DRAWINGS)	DECK AMENITY SPACE ABOVE MINDOOR ENTRY SPACE ABOVE DECK AMENITY SPACE ABOVE SPACE ABOVE DECK AMENITY SPACE ABOVE SPAC	NITY BATTER PRO PRO SPACE	MENITY MANDOOR ENTRY PAO	B/R/DGF	1, 10 a 23 o Ris	
DRIVE DRIVE DRIVE	DRIVEWAY DRIVEWAY DRIVEWAY	5.70 DRIVEWAY	5.50	DEPRESSED CURB		
No. 191 3.00 18.09 1	3.00 LANDSCAPE	3.00	500	PLAN 40R-19172 (5) (408)		181
1 DEPRESSED CURB	DEPRESS	SED SED		1.80 M. HIGH PRIVACY FENCE (SEE LANDSCAPE DRAWINGS)		
6.0 M. WIDE LAI	NEWAY (NOT A FIRE ROUTE)	NEPRESSED		DRAWINGS) EXISTING RESIDENTIAL		
6.70 R1.00 R1.00	6.70 6.70 6.70	1.50 —				
(P2 & Meas) V.P. V.P. V.P.	v.P. 2.70 v.P.	WATER		(61 % Meas)		
LANDSCAPE AREA	1.50 AISLE FOR ACC	WATER METER NECOM 5.50 [18.0']				sheet titl
278.47 27	2.50	*2 ^{11.53} 1.52		21.76 (F3 & Meqs)		SHOOL HIGH
N23*17'20"E (Meas) N23*16'40"E (P3) (N23*16'40"E (P3) (N24*40'00"E P1,P2) N23*16'40"E (P3) (N24*40'00"E P1,P2)	* _{218.13}	,82 271.77 271.58 (P)	27.19	7.24		
(SEE LANDSCAPE DRAWINGS)	018.38	5.5.88 (Meas)	,.0 ^A			
						scale 1:20
			' \			date
PLAN STOREY CONDONN						JUI drawn by
CONDO BLOCK 27218			2 1 8			RO
SITE PLAN						date plo
SCALE 1:200 METRES						date prir

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

ntractor shall verify and check all dimensions and nditions on site prior to starting any of the work and port any discrepancy to the Architect and consultants of proceeding. Construction must conform to all oplicable Codes and Requirements of Authorities having isdiction pertaining to this application.

investigation has been undertaken or reported on by this lice in regards to the environmental condition or pollution

s drawing is not to be scaled.

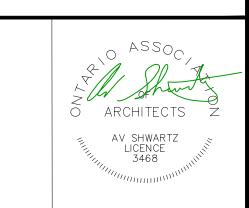
dimensions and areas to be confirmed on site by Ontario

PYRIGHT JOHN G. WILLIAMS LIMITED ARCHITECT

JAN 30, 2024 2ND SUBMISSION- ZBLA, DPS NOV 16, 2023 REVISED PER TOWN COMMENTS MAY 19, 2022 | 15T SUBMISSION - ZBLA, DPS MAR 30, 2022 FOR COORDINATION date revisions

own File Nos.:

BA-2022.05 Zoning By-law Amendment
-U-2022-02 Draft Plan of Subdivision



2273791 ONTARIO INC.

PROPOSED RESIDENTIAL DEVELOPMENT

181 TORONTO STREET SOUTH UXBRIDGE, ON



JOHN G. WILLIAMS LIMITED ARCHITECT

40 Vogell Road, Unit 46, Richmond Hill, Ontario L4B 3N6 905-780-0500 info@williamsarch.com williamsarch.com

CONCEPT SITE PLAN

project no. 1:200 METERS W-2471 JUNE 15, 2021 awn by checked by drawing no.

SP-01

printed