



| SITE STATISTICS | |
|---|---|
| 1. LOT SIZE | 2,809.3 m ² |
| 2. NO. OF UNITS | 8 |
| 3. LOT COVERAGE | 351.2 m ² /unit |
| 4. LOT FRONTAGE | 24.22m |
| 5. FRONT YARD DEPTH | 7.5m + 13.1m from C.L. of Montrose Road |
| 6. REAR YARD DEPTH | 14m |
| 7. MINIMUM INTERIOR SIDE YARD DEPTH | 1.2m |
| 8. MAXIMUM LOT COVERAGE | 839.83m ² /29.9% |
| 9. NO. OF DWELLING UNITS | 8 |
| 10. PARKING | 8 garages/driveways and 4 visitor |
| 11. PARKING STALL SIZE | 2.75m x 6m |
| 12. ROAD WIDTH | 6.3m |
| 13. LANDSCAPE/OPEN SPACE AREA | 1,225.14m ² /43.6% |
| 14. PRIVACY YARD DEPTH | 7.50m |

PROJ. NO. 21-219

| No. | DATE | REVISION | BY |
|-----|------------|------------------------------------|----|
| 2 | SEPT 28/23 | REVISED FOR ZONING BYLAW AMENDMENT | JS |
| 1 | JUNE 6/23 | FOR ZONING BYLAW AMENDMENT | JS |
| 0 | SEPT 6/22 | FOR PRE-CONSULTATION | JS |

NOTES
 1. The position of pole lines, conduits, watermain, sewers, and other underground and above ground utilities and structures is not necessarily shown on the contract drawings, and, where shown the accuracy of the position of such utilities and structures is not guaranteed. Before starting work, the contractor shall identify the exact location of all such utilities and structures and shall assume liability for damage to them.
 2. Check all dimensions and report any inconsistencies to the Engineer before proceeding with the work - DO NOT SCALE DRAWINGS.
 3. This drawing is an instrument of Professional Service and is intended for use only in connection with the project covered by the Engineering Agreement.
 4. Urban & Environmental Management Inc., does not assume any responsibility for losses, damages, and costs arising from use or misuse of this drawing by persons, firms, or corporations without prior written consent of Urban & Environmental Management Inc. Copyright Urban & Environmental Management Inc., 2008. All rights reserved. No part of this drawing may be reproduced in any form or by any means without the written permission of Urban & Environmental Management Inc.

VERIFY SCALE
 BAR IS 25mm ON ORIGINAL DRAWING.
 0 = 25mm
 IF NOT 25mm ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

| | |
|------|----|
| DSGN | JS |
| DR | JS |
| CHK | GT |
| APVD | GT |

STAMP

**3090 MONTROSE ROAD
SITE PLAN**

URBAN & ENVIRONMENTAL MANAGEMENT INC.
PROFESSIONAL CONSULTING SERVICES

| |
|--------------------|
| UEM No. 21-219 |
| SCALE HORZ 1 : 150 |
| DWG. No. 01 |
| MUN. REF No. 00-00 |