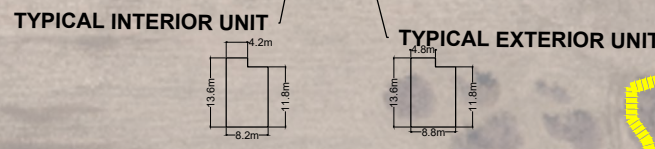
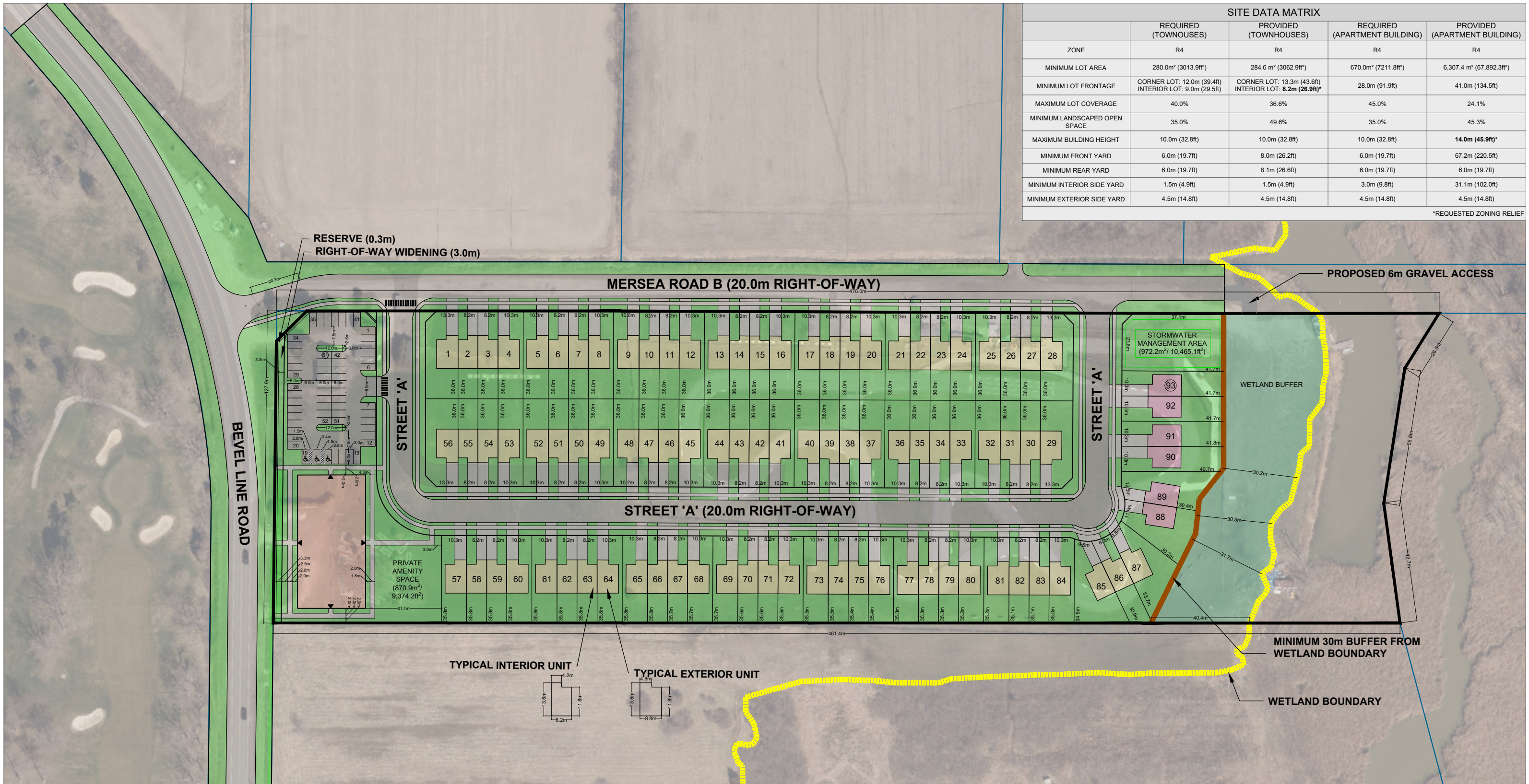


SITE DATA MATRIX				
ZONE	REQUIRED (TOWNHOUSES)	PROVIDED (TOWNHOUSES)	REQUIRED (APARTMENT BUILDING)	PROVIDED (APARTMENT BUILDING)
	R4	R4	R4	R4
MINIMUM LOT AREA	280.0m ² (3013.9ft ²)	284.6 m ² (3062.9ft ²)	670.0m ² (7211.8ft ²)	6,307.4 m ² (67,892.3ft ²)
MINIMUM LOT FRONTAGE	CORNER LOT: 12.0m (39.4ft) INTERIOR LOT: 9.0m (29.5ft)	CORNER LOT: 13.3m (43.6ft) INTERIOR LOT: 8.2m (26.9ft)*	28.0m (91.9ft)	41.0m (134.5ft)
MAXIMUM LOT COVERAGE	40.0%	36.6%	45.0%	24.1%
MINIMUM LANDSCAPED OPEN SPACE	35.0%	49.6%	35.0%	45.3%
MAXIMUM BUILDING HEIGHT	10.0m (32.8ft)	10.0m (32.8ft)	10.0m (32.8ft)	14.0m (45.9ft)*
MINIMUM FRONT YARD	6.0m (19.7ft)	8.0m (26.2ft)	6.0m (19.7ft)	67.2m (220.5ft)
MINIMUM REAR YARD	6.0m (19.7ft)	8.1m (26.6ft)	6.0m (19.7ft)	6.0m (19.7ft)
MINIMUM INTERIOR SIDE YARD	1.5m (4.9ft)	1.5m (4.9ft)	3.0m (9.8ft)	31.1m (102.0ft)
MINIMUM EXTERIOR SIDE YARD	4.5m (14.8ft)	4.5m (14.8ft)	4.5m (14.8ft)	4.5m (14.8ft)

*REQUESTED ZONING RELIEF



SORICHETTI DEVELOPMENT GROUP INC.
538 BEVEL LINE

CONCEPTUAL DEVELOPMENT PLAN

- SUBJECT SITE
- PROPOSED APARTMENT BUILDING
- PROPOSED TOWNHOME DWELLING
- SIDEWALK
- LANDSCAPING
- ±30m BUFFER FROM SIGNIFICANT WETLAND
- PROPOSED SEMI-DETACHED DWELLING
- WETLAND BOUNDARY
- SETBACK FROM WETLAND BOUNDARY

File Location:
c:\pw working directory\projects 2019\32mam\dms51698\191752-concept plan-option 5.dwg
April, 09, 2026 8:44 PM

SOURCE: COUNTY OF ESSEX AERIAL PHOTOGRAPHY (2025)

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.
CREATED BY: JSC
CHECKED BY: MAM/JHH
DESIGNED BY: MMM/MAM/JHH

SCALE : 1:1500



PROJECT: 19-1752
STATUS: DRAFT
DATE: 04/10/2026