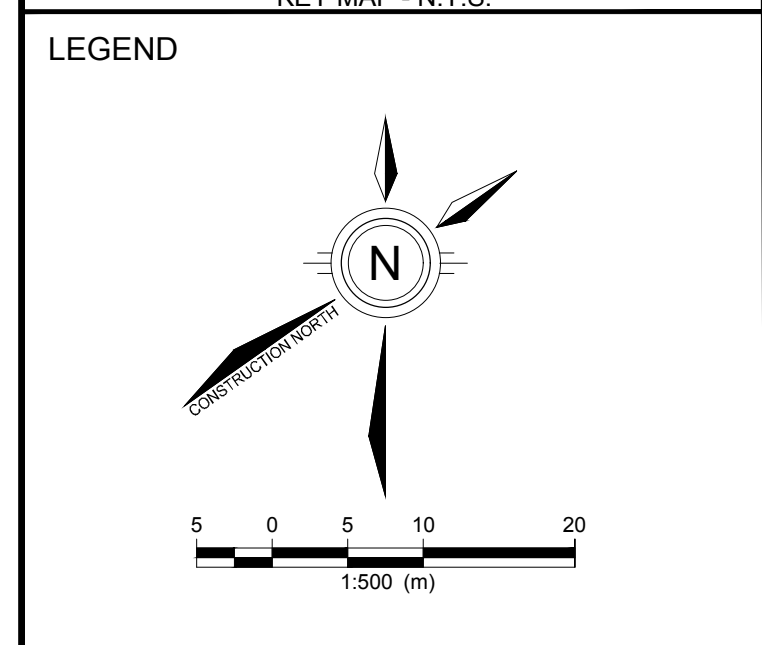
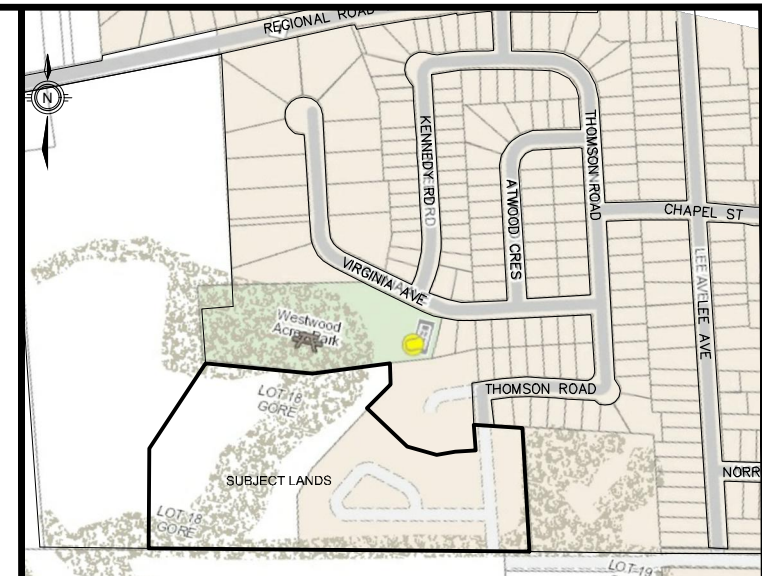




URBAN RESIDENTIAL TYPE 4 ZONE (R4) SPECIAL PROVISION 14.828			
Regulation	Requirement	Provided	Deficiencies
Units	NA	71	
Minimum Lot Area	156 sq. m	Min: 226.94m ² Max: 436.23m ²	NA
Minimum Lot Frontage	6.5 m	Min: 8.37m	NA
Minimum Front Yard	6.0 m	6.0 m	Unit 36: 2.90m Unit 48: 3.65m Unit 50: 5.04m Unit 52: 4.34m Unit 54: 5.17m Unit 56: 5.49m
Minimum Side Yard - Interior	1.2 m	1.2 m	NA
Minimum Side Yard - Exterior	3.0 m	3.0 m	Unit 1: 2.73m
Minimum Rear Yard	6.0 m	6.0 m	Unit 50: 5.01m Unit 52: 5.21m Unit 54: 5.39m Unit 56: 5.57m Unit 58: 5.75m Unit 59: 5.72m Unit 60: 5.94m
Minimum Parking - Residential	2 per unit (142 total)	Min. 2 per unit (230 total)	Unit 50: 1 space Unit 52: 1 space Unit 54: 1 space
Accessible Parking	3	5	NA
Visitor Parking	1 per 3 units (24 total)	25	NA
Total Parking	166	255	
Landscape Coverage	NA	9070.08m ²	
Building Coverage	NA	10398.92m ²	



UNIT No.	AREA	UNIT No.	AREA	UNIT No.	AREA	UNIT No.	AREA	UNIT No.	AREA	UNIT No.	AREA	UNIT No.	AREA
1	388.63	21	253.58	41	253.57	61	269.77	2	402.37	22	316.76	42	256.17
3	260.45	23	253.58	43	335.52	63	339.25	4	240.6	24	316.62	44	256.19
5	391.15	25	253.57	45	335.6	65	353.67	6	240.7	26	253.14	46	256.17
7	435.96	27	253.57	47	253.55	67	253.82	8	240.52	28	252.9	48	309.12
9	256.29	29	253.57	49	253.55	69	253.83	10	301.24	30	253.07	50	293.07
11	254.39	31	335.58	51	253.55	71	253.76	12	300.75	32	252.74	52	226.94
13	253.6	33	335.58	53	253.55	73	317.64	14	241.08	34	436.23	54	233.96
15	253.58	35	253.58	55	253.55	75	317.6	16	252.26	36	361.82	56	241.93
17	335.54	37	253.57	57	400.15	77	253.69	18	253.04	38	255.99	58	249.9
19	335.63	39	253.57	59	407.05	79	253.67	20	252.81	40	256.09	60	391.02
						81	362.99						

NOT FOR CONSTRUCTION

SOURCE:
- DWG: VY-08-012 / VALLEE AND YEO, Ontario Land Surveyors

BENCHMARK
- TOP OF LARGE ARM OF FIRE HYDRANT HOUSING
ELEVATION = 237.285

DESIGN BY: ABJS
DRAWN BY: JFMS

CHECKED BY: DG
DATE: 2018-03-07

#	DATE	BY	DESCRIPTION
1	2016 06 06	DN	FIRST SUBMISSION

DRAWING ISSUE RECORD	

APPROVALS

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WESTWOOD TRAILS
PHASE II

SIMCOE, ON
NORFOLK COUNTY

SITE PLAN

FILE NUMBER: 11654 SHEET NUMBER: SP1