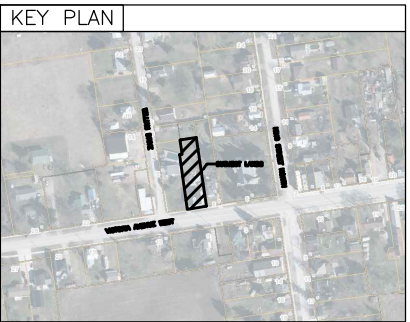
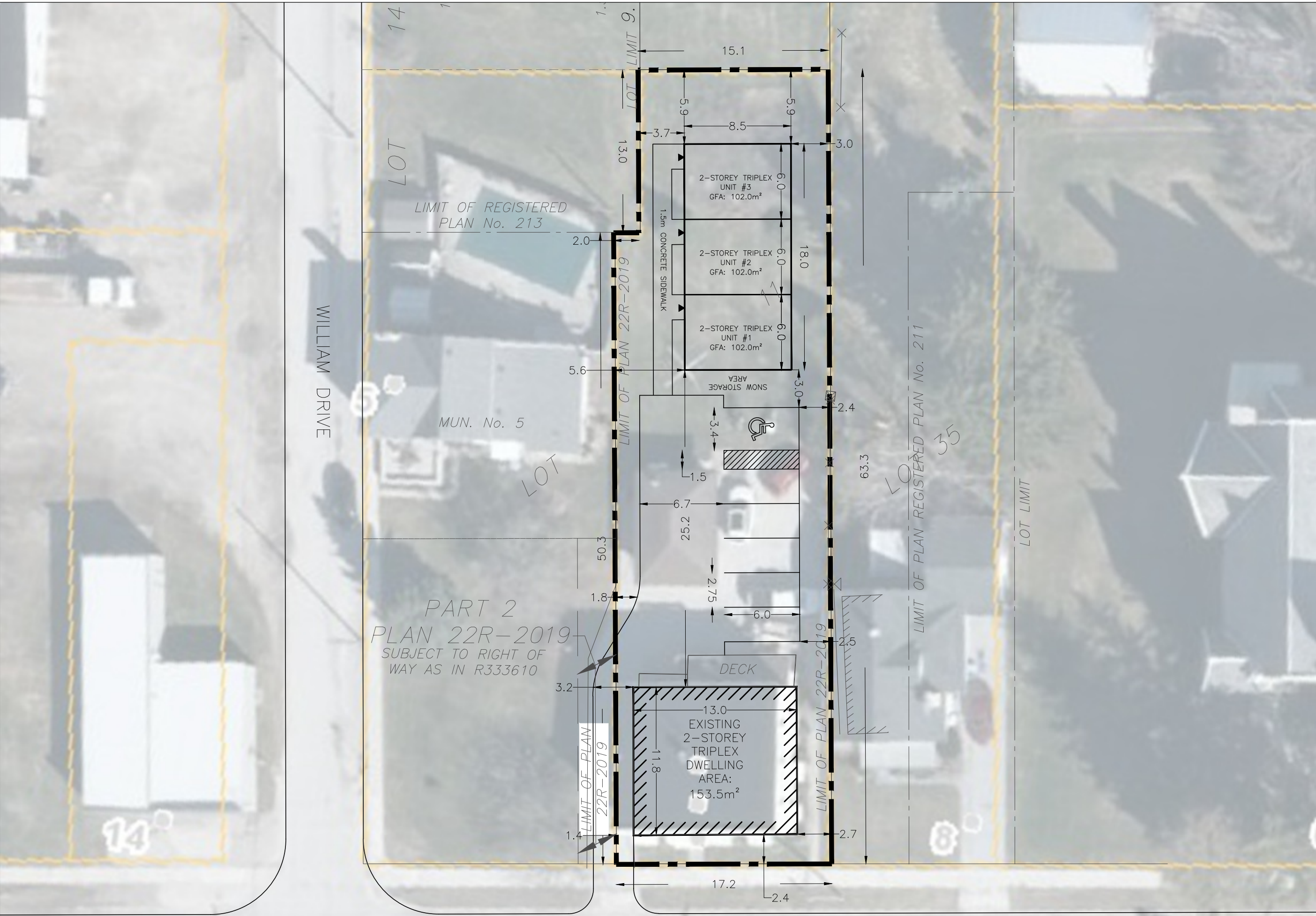




SITE PLAN
OF
PT LOT 11, CON 11

MUNICIPALITY OF SOUTH HURON
COUNTY OF HURON

SITE STATISTICS
EXISTING ZONE: R2
PROPOSED ZONE: R3(_)

	REQUIRED	PROPOSED
LOT AREA (MIN)	730.0 m ²	1,059.3 m ²
LOT FRONTAGE (MIN)	20.0 m	**17.2 m
LOT DEPTH	38.0 m	63.3 m
FRONT YARD (MIN)	6.0 m	**2.4 m
INT. SIDE YARD (MIN)(E)	6.0 m	**1.4 m
INT. SIDE YARD (MIN)(W)	6.0 m	**2.7 m
REAR YARD (MIN)	10.0 m	*5.9 m
HEIGHT (MAX)	15.0 m	<15.0 m
COVERAGE (MAX)	40%	29%
LANDSCAPED AREA (MIN)	35%	42%
PARKING	1 SPACE PER UNIT	6
SEPARATION BETWEEN BUILDINGS	18.0 m	25.2 m
PARKING COVERAGE (INCLUDES EXISTING DECK)	N/A	29% (311.6 m ²)
OUTDOOR COMMUNAL AMENITY AREA (MIN)	100.0 m ²	*90.0 m ²

*REQUIRES SITE-SPECIFIC SPECIAL PROVISION
**EXISTING CONDITION

NO.	REVISION	DATE	INITIAL



DENNIS HELDER

12 VICTORIA AVE WEST



Zelinka Priamo Ltd.
LAND USE PLANNERS

318 Wellington Road, London, Ontario N6C 4P4
Tel: (519) 474-7137 Fax: (519) 474-2284 email: zp@zpplan.com

DRAWN BY
CM

PROJECT NO.
HDR/SHU/22-01

DATE
MAY 2025

SCALE
1:250

VICTORIA AVENUE WEST