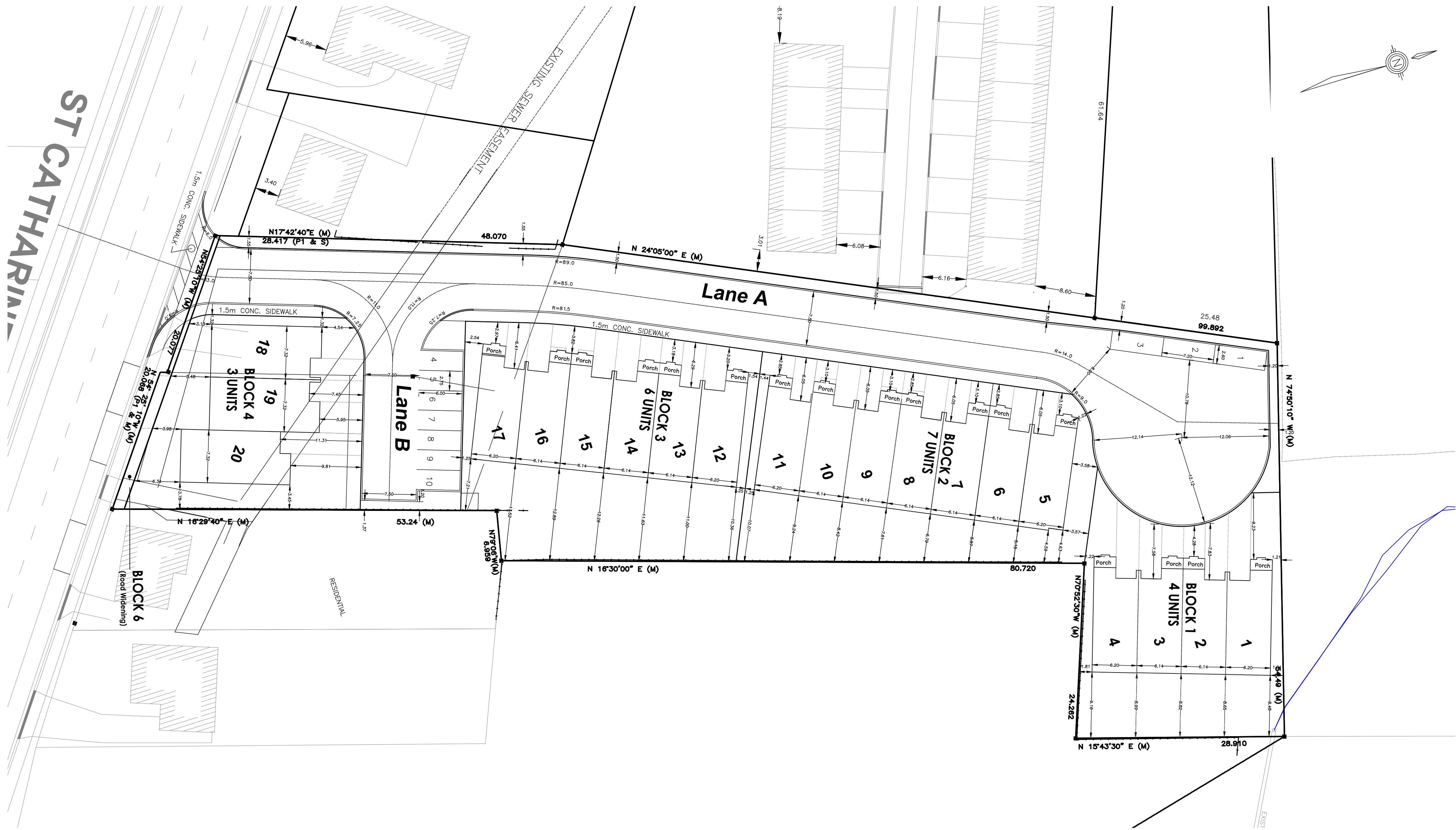




Total Land Area 6490 m²
Residential Area 4089.76 m²
Common Element Area 2186.94 m²
Road Widening 213.30 m²

Current Zoning R2 and RM2
Proposed Zoning RM2 (exception)
Frontage 40.13 m
Density 30.8 units/ha. Gross

Lot #	Frontage (m)	Depth (m)	Lot Area (sqm)	Ground Flr	Driveways	Lot Coverage
1	7.68	32.99	255.48	90.99	33.15	36%
2	6.46	29.62	183.40	90	26.65	49%
3	6.27	29.53	183.97	90	25.06	49%
4	8.91	32.89	255.77	90.99	29.77	36%
5	13.63	23.85	212.83	89.96	18.66	42%
6	6.14	24.67	151.47	90	18.66	59%
7	6.14	25.48	156.44	90	18.66	58%
8	6.14	26.3	161.62	90	18.66	56%
9	6.14	27.12	166.64	90	18.66	54%
10	6.14	27.94	171.54	90	18.66	52%
11	7.67	28.76	216.40	90.99	17.95	42%
12	7.80	29.88	224.31	90.99	19.13	41%
13	6.14	30.71	188.52	90	19.43	48%
14	6.14	31.52	193.54	90	20.24	47%
15	6.15	32.34	198.64	90	20.61	45%
16	6.15	32.97	202.41	90	20.45	44%
17	9.01	26.23	214.15	90.99	19.03	42%
18	8.51	25.47	212.78	107.55	21.85	51%
19	7.32	27.85	203.84	107.55	21.85	53%
20	10.68	30.21	336.01	107.05	33.91	32%
			4089.76	1857.06	440.54	45%

Lot No.	145	6	4 (No Porch 2.5)	6	2.5	1.2	1.2	4.5	60%
1	255.48	7.68	8.14	9.5	4.76	N/A	1.21	8.48	36%
2	183.40	6.46	5.88	7.83	3.86	N/A	N/A	8.65	49%
3	183.97	6.27	5.88	7.58	5.29	N/A	N/A	8.82	49%
4	255.77	8.91	7.53	8.77	2.96	N/A	1.22	8.99	36%
5	212.83	13.63	1.22	6.05	3.1	N/A	1.22	4.59	42%
6	151.47	6.14	4.59	6.05	3.1	N/A	N/A	5.15	59%
7	156.44	6.14	4.59	6.05	3.1	N/A	N/A	5.97	58%
8	161.62	6.14	4.59	6.05	3.1	N/A	N/A	6.79	56%
9	166.64	6.14	4.59	6.05	3.1	N/A	N/A	7.61	54%
10	171.54	6.14	4.59	6.05	3.1	N/A	N/A	8.42	52%
11	216.40	7.67	4.59	6.05	3.14	N/A	1.25	9.24	42%
12	224.31	7.80	4.6	6.15	3.43	N/A	1.25	10.36	41%
13	188.52	6.14	4.88	6.34	3.43	N/A	N/A	11	48%
14	193.54	6.14	4.97	6.52	3.69	N/A	N/A	11.63	47%
15	198.64	6.15	5.23	6.71	3.61	N/A	N/A	12.26	45%
16	202.41	6.15	5.26	6.56	2.89	N/A	N/A	12.89	44%
17	214.15	9.01	4.58	6.29	2.96	N/A	1.25	7.21	42%
18	212.78	8.51	3.13	7.45	3.13	N/A	1.32	4.54	51%
19	203.84	7.32	5.48	7.45	5.48	N/A	N/A	5.95	53%
20	336.01	10.68	3.98	11.31	3.98	N/A	3.45	9.81	32%
Minimum	151.47	6.14	1.22	6.05	2.89	0.00	1.21	4.54	32%
Maximum	336.01	13.63	8.14	11.31	5.48	0.00	3.45	12.89	59%
Average	204.49	7.46	4.92	7.04	3.56		1.52	8.42	47%

Porch is assumed to be 1.5m max. therefore the front yard setback to the habitable room is (2.5 + 1.5) = 4

Total internal laneway (incl. curb and Sidewalk) 1885.71
Total Common element Landscape area 301.23
Total Site hard surface area 4183.31 64%
Total Site Landscaped surfaces 2306.69 36%



KEY PLAN: N.T.S. SUBJECT AREA

DRAFT

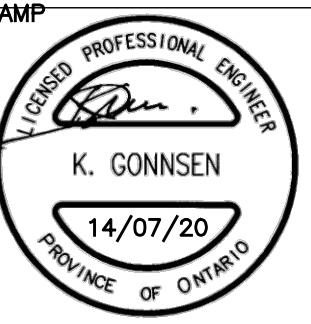
BENCHMARK
LOCAL SITE BENCHMARK
DESCRIPTION
STANDARD IRON BAR IS LOCATED ON THE NORTH CORNER OF PART 1, PLAN 30R-11616
EASTING: 618582.417 NORTHING: 4772629.580 ELEVATION: 189.057

3	OCT/20	TPF	1ST SUBMISSION COMMENTS
2	APR/18	KGK	ADD SIDEWALK
1	DEC/17	KGK	INCREASE INTERNAL DRIVEWAY WIDTH/INCREASE YARD

NO.	DATE	BY	REVISIONS
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DATE JULY 2020

DESIGN	TF/JD	CHECKED	KG
DRAWN	JD	CHECKED	KG



OWNER
2492222 ONTARIO INC.
305 CASTLEGROVE BLVD.
LONDON, ONTARIO, N6G 3Z4

METROPOLITAN CONSULTING INC.
4450 PALETTA COURT,
BURLINGTON, ON L7L 5R2
TEL. 905.637.2926
FAX. 905.637.3268
EMAIL: ENGINEERING@METROCON.CA

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TITLE **167 & 173 ST. CATHARINES STREET
FREEHOLD CONDOMINIUM**

DWG. **SITEPLAN**

MUNICIPAL FILE No. 2000-086-17 PROJECT T20006

CONTRACT No. SHEET: