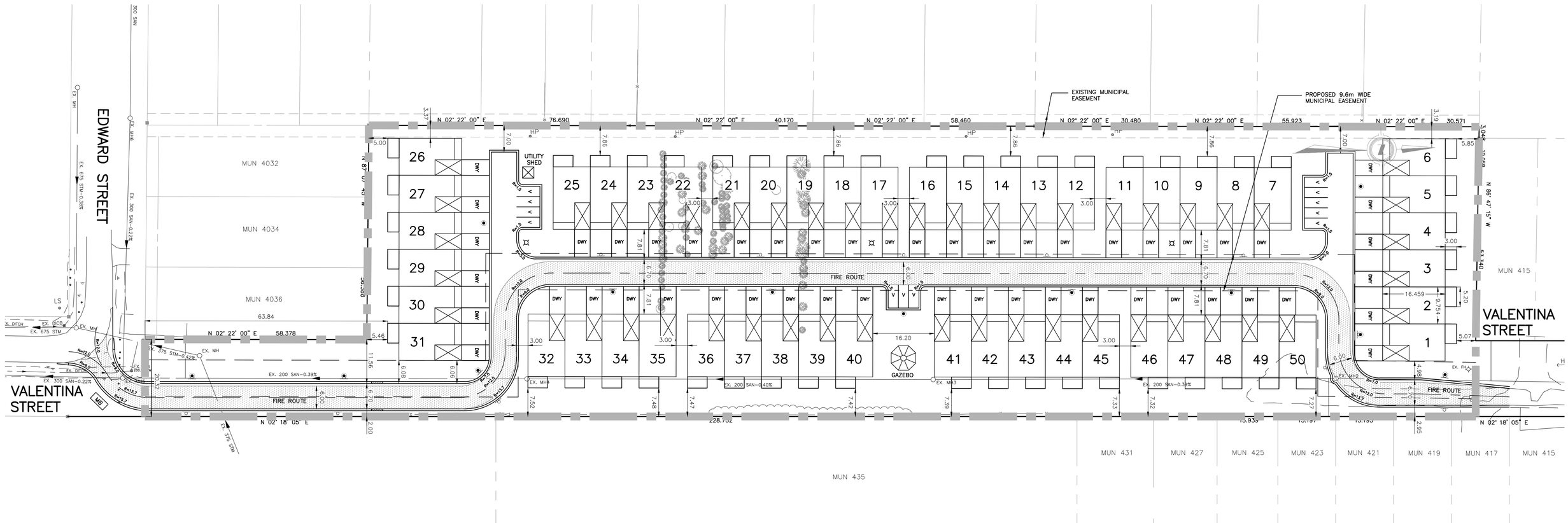
SITE DATA

PROPOSED USE:	TOWN HOUSE	
ZONE:	R3	
REGULATION	REQUIRED	PROPOSED
MINIMUM LOT AREA:	300 sq.m./unit	23531.5/ 50 = 470.6 sq.m./unit
MINIMUM LOT FRONTAGE:	30.0 m	20.23 m
MINIMUM FRONT YARD:	6.0 m	63.84 m
MINIMUM EXTERIOR SIDE YARD:	6.0 m	3.19 m
MINIMUM REAR YARD:	10.5 m	5.07 m
MINIMUM INTERIOR SIDE YARD:	3.0 m	3.0 m
MAXIMUM BUILDING HEIGHT:	12.0 m	1 STOREY
MINIMUM LANDSCAPED OPEN SPACE:	30 %	39.99%
MAXIMUM LOT COVERAGE:	40 %	37.42% (BUILDINGS & REAR PATIOS)
MINIMUM GROSS FLOOR AREA:	55.0 sq.m.	121.38 sq.m.
NUMBER OF UNITS:	- -	50
PARKING SPACES:	- -	100 + 12 visitor

LEGEND

5	UNIT/LOT NUMBER
●	DENOTES STREET LIGHT
⊦	DENOTES FIRE ROUTE SIGN
⟡	DENOTES FIRE HYDRANT
▭	DENOTES 6.0m WIDE FIRE ROUTE
▬ ▪ ▬	SITE BOUNDARY



EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	SB
DRAWN BY	SB
CHECKED	AG
APPROVED	AG
DATE	2020-07-29
Site-Plan(200727).dwg	

No.	REVISIONS	DATE	CONSULTANT

CONSULTANT OR DIVISION

LDS

ENGINEER'S STAMP

Gold Leaf Properties Inc.

SCALE
HORZ - 1 : 500
5 0 10m

TITLE
VALENTINA STREET, PETROLIA
GOLD LEAF PROPERTIES INC.
SITE PLAN

PROJECT No. LD-00211

SHEET No. SP1

PLAN FILE No.