

SITE KEY PLAN  
A1 N.T.S.



ZONING KEYPLAN  
A1 N.T.S.

### GENERAL SITE NOTES

1. ALL DIMENSIONS AND ELEVATIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. THE EXACT LOCATION OF ALL EXISTING STORM, SANITARY SERVICES, WATER, GAS, TELEPHONE, ETC., TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. WORK TO CONFORM TO MUNICIPAL & ONTARIO PROVINCIAL STANDARDS UNLESS SPECIFICALLY NOTED OTHERWISE.
4. ALL WORK TO BE DONE TO ALL CURRENT APPLICABLE CODES, AND STANDARDS.
5. THE OWNER COVENANTS AND AGREES NOT TO MAKE A MATERIAL CHANGE OF CAUSE A MATERIAL CHANGE TO BE MADE TO A PLAN SPECIFICATION, DOCUMENT OR OTHER INFORMATION, ON THE BASIS OF WHICH THESE DRAWINGS WERE APPROVED BY THE MUNICIPALITY, WITHOUT NOTIFYING, FILING DETAILS WITH AND OBTAINING THE WRITTEN AUTHORIZATION OF THE MUNICIPALITY.
6. THE PROPERTY IS TO BE GRADED SO THAT SURFACE DRAINAGE IS DIRECTED AWAY FROM THE BUILDINGS.
7. NO LIGHTING WILL BE DIRECTED ONTO ADJACENT PROPERTIES BUT WILL ONLY BE DIRECTED ONTO THE SUBJECT LANDS. ANY UPWARD LIGHTING WILL BE HOODED.

### LEGEND

❶	PARKING SPACE NUMBER
	BARRIER FREE PARKING
▲	PRIMARY ACCESS TO EACH UNIT
	TRAFFIC DIRECTION
—	EXISTING PROPERTY LINE
—	SETBACK LINE
▼ ▼ ▼	GRASS
● ● ●	CONCRETE CURB / SIDEWALK
● ● ●	ASPHALT

### SITE STATISTICS

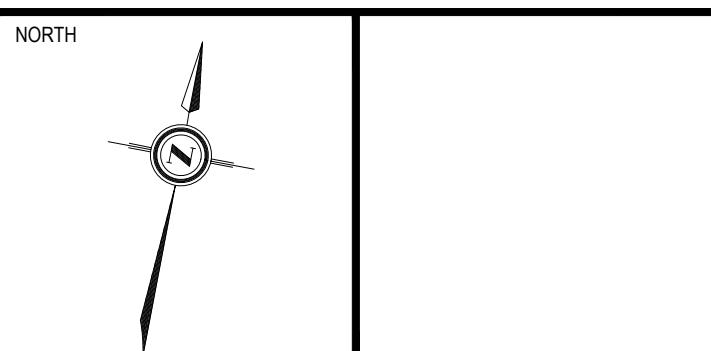
RESIDENTIAL TYPE 2 (R2) ZONE, STACKED TOWNHOUSE DWELLING PLUS APPROVED MINOR VARIANCE, FILE: PLM/20250235		
SITE REQUIREMENT	REQD	EX. / PROPD
LOT AREA	N/A	1,096 m <sup>2</sup>
LOT AREA (MIN / DWELLING UNIT)	161.5 m <sup>2</sup>	182.7 m <sup>2</sup>
LOT FRONTAGE (MIN)	22.62 m	22.62 m
FRONT YARD SETBACK	7.5 m	7.5 m
INTERIOR SIDE YARD SETBACK (N&S) (T.B.D.)	3.5 m & 6.75 m	3.5 m & 8.27 m
EXTERIOR SIDE YARD SETBACK (T.B.D.)	N/A	N/A
REAR YARD SETBACK (T.B.D.)	7.5 m	15.28 m
BUILDING HEIGHT (MAX) (T.B.D.)	13.5 m	13.5 m
LOT AREA	1,096 m <sup>2</sup> (100.0%)	
BUILDING AREA (T.B.D.)	276 m <sup>2</sup> (24.5%)	
ASPHALT AREA (T.B.D.)	382 m <sup>2</sup> (35.5%)	
GRASS / LANDSCAPE AREA (T.B.D.)	438 m <sup>2</sup> (40.0%)	
FRONT YARD AREA	191 m <sup>2</sup> (100%)	
LANDSCAPING AREA (MIN 50%)	138.25 m <sup>2</sup> (73%)	
SOFT LANDSCAPING (MIN 50%)	128.25 m <sup>2</sup> (93%)	
# PARKING SPACES REQUIRED	TABLE 18-1	
	0.75 / dwelling = 4.5 spaces	
# PARKING SPACES PROPOSED	6 spaces (1 accessible Type A)	

**GENERAL NOTES:**

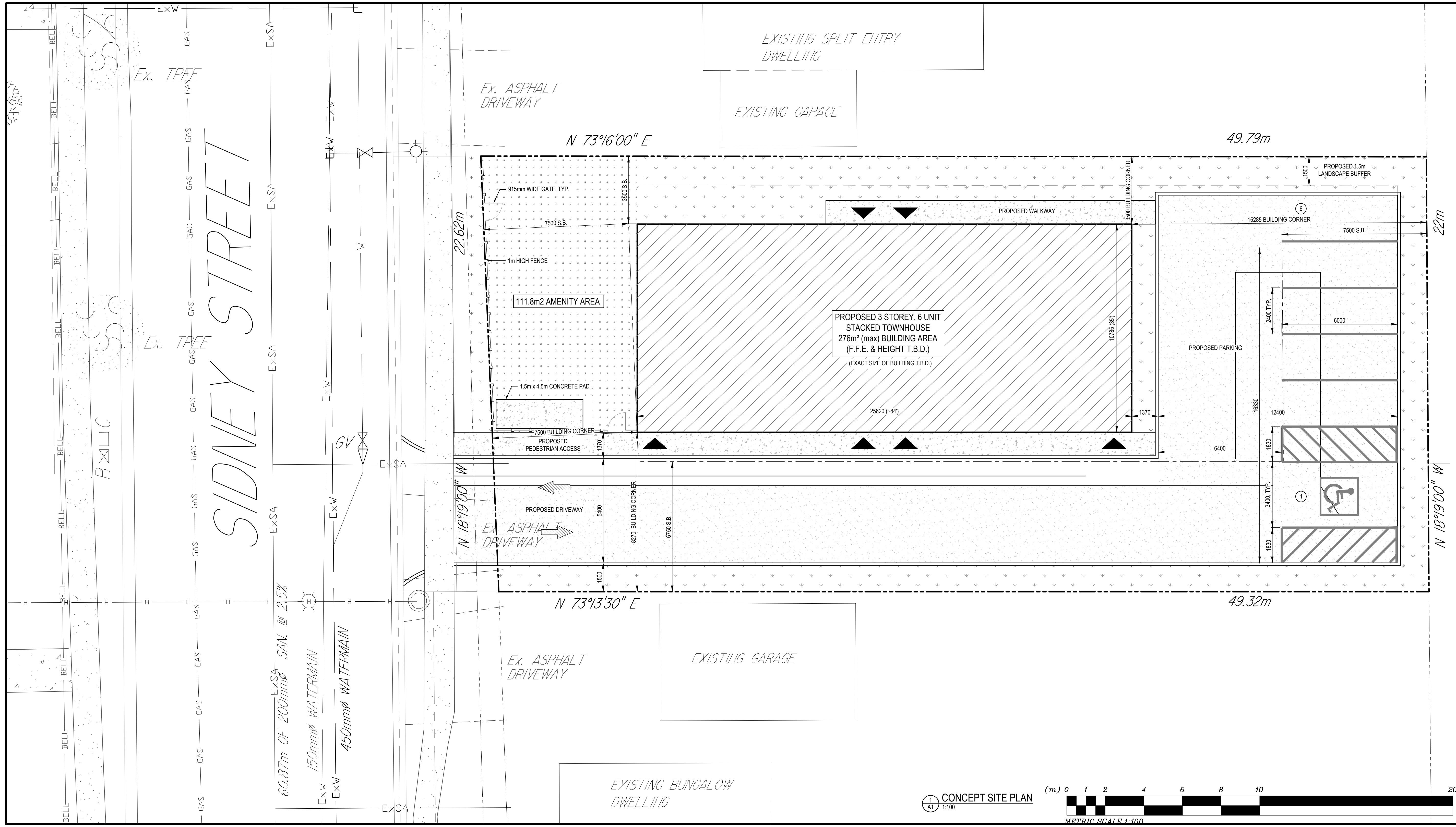
- DO NOT SCALE DRAWINGS
- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH RELEVANT CODES AND GUIDELINES.
- ALL DRAWINGS AND ADDENDA ARE TO BE READ AS, AND IN CONJUNCTION WITH, THE SPECIFICATIONS.
- ALL EQUIPMENT & MATERIALS SHALL BE INSTALLED AS SPECIFIED, OR AS APPROVED EQUIVALENT.
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK AND BE RESPONSIBLE FOR SAME.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE ENGINEER FOR RESOLUTION BEFORE COMMENCING THE WORK.
- ANY CHANGES MUST BE APPROVED BY THE ENGINEER.

**GENERAL SYMBOLS:**

- Ⓐ A = DETAIL NUMBER
- Ⓑ B = DRAWING NUMBER - WHERE DETAILED
- Ⓒ C = REVISION NUMBER



**PRELIMINARY  
NOT FOR CONSTRUCTION**



01 JLFA ISSUED FOR MINOR VARIANCE 2026/01/20

REF. BY DESCRIPTION DATE

DRAWING: CONCEPTUAL SIXPLEX  
ARCHITECTURAL SITE PLAN

PROJECT: QE-176-25  
485 SIDNEY STREET  
STACKED TOWNHOUSES

LOCATION:  
485 SIDNEY STREET, BELLEVILLE, ONTARIO

CLIENT:  
HOLLY HAWKER HOLDINGS

**QE** Q&E ENGINEERING INC.  
CONSULTING ENGINEERS  
(P) 613-707-0706 (F) 613-777-4925  
(E) info@qe-engineering.com  
157 FRONT STREET, BELLEVILLE, ONTARIO K9N 2Y6

DATE: 2026/01/20  
YYYY / MM / DD  
SCALE: 1:100  
METRIC  
SHEET: A1