

2 SITE KEY PLAN
AT
N.T.S.



3 ZONING KEYPLAN
AT
N.T.S.

GENERAL SITE NOTES

- ALL DIMENSIONS AND ELEVATIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- 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.
- WORK TO CONFORM TO MUNICIPAL & ONTARIO PROVINCIAL STANDARD'S UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL WORK TO BE DONE TO ALL CURRENT APPLICABLE CODES, AND STANDARDS
- 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.
- THE PROPERTY IS TO BE GRADED SO THAT SURFACE DRAINAGE IS DIRECTED AWAY FROM THE BUILDINGS.
- NO LIGHTING WILL BE DIRECTED ONTO ADJACENT PROPERTIES BUT WILL ONLY BE DIRECTED ONTO THE SUBJECT LANDS. ANY UPWARD LIGHTING WILL BE HOODED.

LEGEND

#	PARKING SPACE NUMBER
♿	BARRIER FREE PARKING
▲	PRIMARY ACCESS TO EACH UNIT
→	TRAFFIC DIRECTION
---	EXISTING PROPERTY LINE
- - -	SETBACK LINE
Grass	GRASS
Concrete	CONCRETE CURB / SIDEWALK
Asphalt	ASPHALT

SITE STATISTICS

RESIDENTIAL TYPE 2 (R2) ZONE, STACKED TOWNHOUSE DWELLING PLUS APPROVED MINOR VARIANCE, FILE: PLMV20250235			
SITE REQUIREMENT		REQ'D	EX. / PROP'D
LOT AREA		N/A	1,096 m ²
LOT AREA (MIN. / DWELLING UNIT)		161.5 m ²	182.7 m ²
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		N/A	N/A
REAR YARD SETBACK		7.5 m	15.28 m
BUILDING HEIGHT (MAX)		(T.B.D.)	13.5m
LOT AREA		1,096 m ² (100.0%)	
BUILDING AREA (T.B.D.)		276 m ² (24.5%)	
ASPHALT AREA (T.B.D.)		382 m ² (35.5%)	
GRASS / LANDSCAPE AREA (T.B.D.)		438 m ² (40.0%)	
FRONT YARD AREA		191 m ² (100%)	
LANDSCAPING AREA (MIN 50%)		138.25 m ² (73%)	
SOFT LANDSCAPING (MIN 50%)		128.25 m ² (83%)	
# PARKING SPACES REQUIRED		TABLE 18-1	
		0.75 / dwelling = 4.5 spaces	
# PARKING SPACES PROPOSED		6 spaces (1 accessible Type A)	

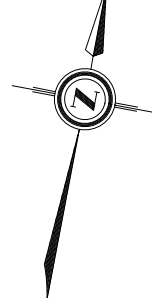
GENERAL NOTES:

- 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.

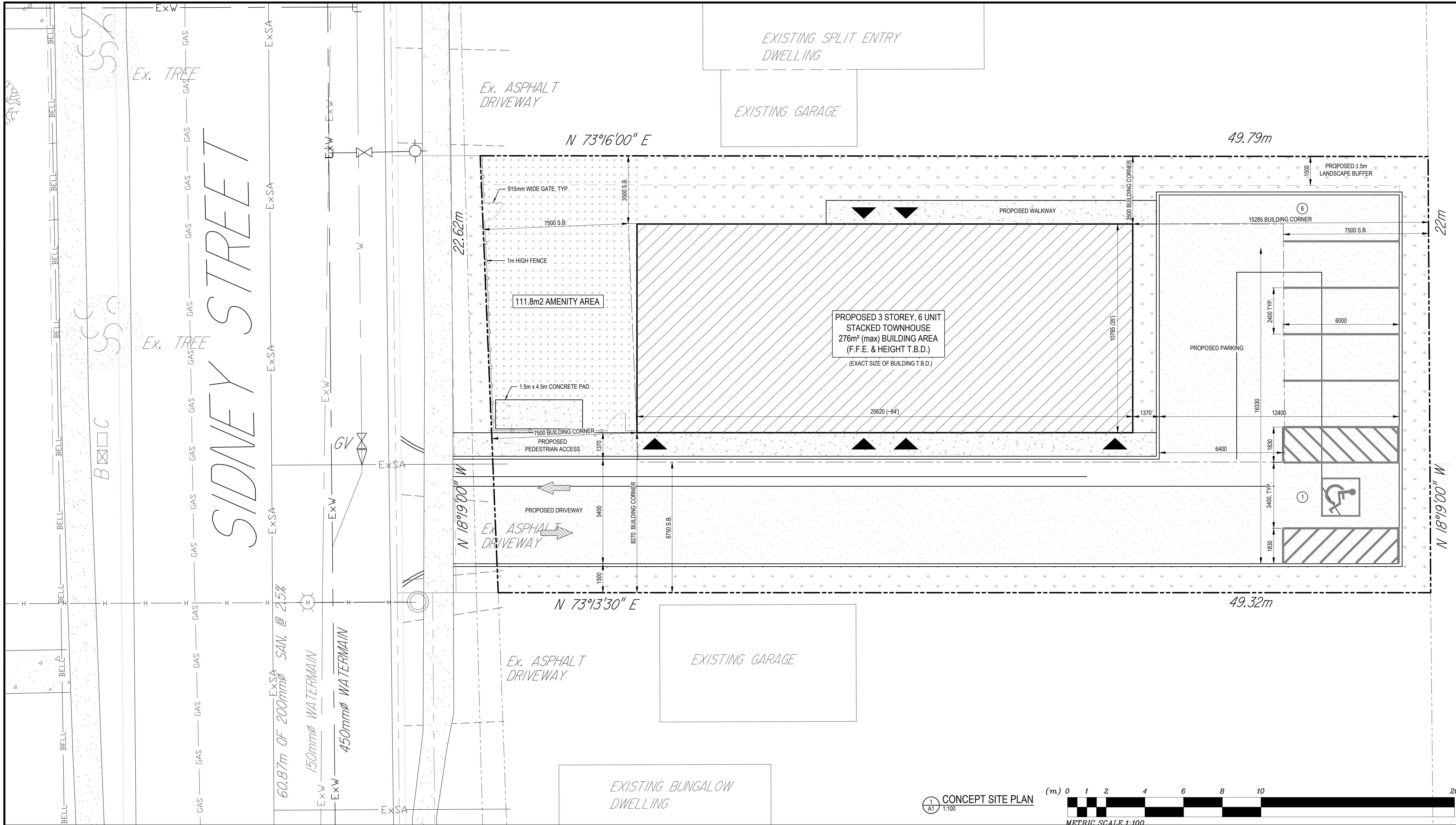
GENERAL SYMBOLS:

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

NORTH



PRELIMINARY
NOT FOR CONSTRUCTION



1 CONCEPT SITE PLAN
AT
1:100



01 JULFA ISSUED FOR MINOR VARIANCE 2026 / 01 / 20

REV 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

Q&E ENGINEERING INC.
CONSULTING ENGINEERS
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DATE : 2026/01/20
SCALE : 1:100

SHEET :
A1