

CALE BARNES

MAIN ST. EAST STACKED TOWNS
271 MAIN STREET EAST, DUNDALK, ON

Set Issuance

No.	Date	Description
1	2024-01-25	REVISED AS PER CLIENT
2	2024-03-25	REVISED PER MHBC
2	2024-04-29	ISS. TO CONSULTANTS

Sheet Information

SITE PLAN

Project No. 15572
Project Start Date: 2024-01-25
File: 271 Main Street - Site Plan.dwg
Drawn by: J.P.
Scale: 1:250

SPA

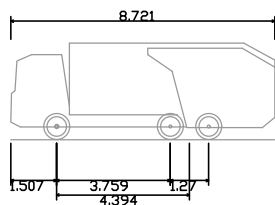
A1.01

UNITS BREAKDOWN		
NUMBER OF BEDROOMS	AREA	NUMBER OF UNITS
2 BEDROOM UNIT	105.8 sq. m (1,139 sq. ft.)	16
3 BEDROOM UNIT	155.3 sq. m (1,672 sq. ft.)	8

PARKING		
NUMBER OF PARKING SPACES	REQUIRED	PROPOSED
	2.0 PER UNIT = 48 SPACES	24 WITHIN GARAGE 24 DRIVEWAYS + 2 VISITOR + 1 B.F. SPACE = 51 SPACES

EXISTING ZONING R3 - 10.1 (e)		
PROPOSED SITE SPECIFIC ZONING		
REGULATION	REQUIRED	PROPOSED
LOT FRONTAGE	40 m	41.036 m
LOT AREA	1,200 sq.m	2,602.3 sq.m
UNITS ALLOWED (MAXIMUM)	LOT AREA (2,602.3 sq.m) / 300 = 8 UNITS	* 24 UNITS
LOT COVERAGE (MAXIMUM)	910.8 sq.m (35%)	* 1,391.0 sq.m (53.1%)
FRONT YARD (MINIMUM)	7.5 m	*3.48 m
INTERIOR SIDE YARD (MINIMUM)	4.0 m	*2.51 m
REAR YARD (MINIMUM)	10.0 m	13.9 m
FLOOR AREA (MINIMUM)	2 BEDROOM: 70 sq.m 3 BEDROOM: 83 sq.m	2 BEDROOM: 105.8 sq.m 3 BEDROOM: 155.3 sq.m
BUILDING HEIGHT (MAXIMUM)	3 STOREYS	3 STOREYS
PLAY SPACE (MINIMUM)	104.0 sq.m	* 0.0 sq.m
AMENITY SPACE (MINIMUM)	1120.0 sq.m	*93.36 sq.m

*DENOTES ZONING VARIANCE REQUIRED



Mack TerraPro Cabover 6x4 MRU613 + Wayne Curbtender 31cu yd
 Overall Length 8.721m
 Overall Width 2.438m
 Overall Body Height 3.195m
 Min Body Ground Clearance 0.400m
 Track Width 2.438m
 Lock to lock time 6.00s
 Kerb to Kerb Turning Radius 10.211m