



SITE STATISTICS - ZONING C2		
	REQUIRED	PROVIDED
LOT AREA	450m <sup>2</sup>	3712.6m <sup>2</sup>
LOT FRONTAGE	15m	82m
LOT COVERAGE	40% (MAX)	674.3m <sup>2</sup>
		TOTAL LOT COVERAGE = 18.2%
BUILDING SETBACKS	FRONT YARD - 3.0m	14.1m
	EXTERIOR SIDE YARD - 2.0m	N/A
	INTERIOR SIDE YARD - 6.0m	6.19m
	REAR YARD - 7.0m	8.32m
PARKING	EXISTING - 10	10
	PROPOSED - 7	13
	TOTAL - 17 (NOTE 3)	23
	ACCESSIBLE - 2	2
MTO SETBACK	MTO - 14.0m	14.1m
HEIGHT	11 m	10.99m

- PARKING REQUIREMENTS:**
- 1.3 SPACES PER UNIT
- EXISTING: 8 UNITS, 10 PARKING SPACES PROVIDED UNDER EXISTING CONDITIONS (NOTE 2)
- PROPOSED: 5 x 1.3 = 7 PARKING SPACES
- ACCESSIBLE: 25-50 TOTAL SPACES REQUIRED, 2 ACCESSIBLE SPACES
- NOTES:**
- 1. PROPOSED BUILDING TO CONTAIN 5 UNITS
- 2. TOTAL PARKING REQUIREMENTS PER SECTION 5.1.4 (A) ARE THE SUM OF THE EXISTING PARKING PROVIDED AND THE REQUIRED PARKING BASED ON THE EXPANSION OR ENLARGEMENT ONLY.

- LEGEND**
- ⚠️ EXISTING PARKING SPACE WITHIN MTO SETBACK
  - ① EXISTING PARKING SPACE
  - ② PROPOSED PARKING SPACE



THE KING'S HIGHWAY No. 26

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2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.

3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.

4. DO NOT SCALE THE DRAWINGS.

5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

**TEMPORARY BENCHMARKS**

ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO THE GEODETIC MONUMENT NO. 72U313 HAVING AN ELEVATION OF 179.633 METRES (CGVD 28.78).

TBM#1 - TOP OF MANHOLE RIM NEAR THE SOUTH SIDE OF THE PROPERTY HAVING AN ELEVATION OF 179.22

TOPOGRAPHIC SURVEY PER ZUBEK, EMO, PATTEN & THOMSEN LIMITED. O.L.S. RECEIVED 2021.01.18

No.	ISSUE	DATE: YYYY/MM/DD
0	ISSUED FOR 1st SUBMISSION	2023/04/05
1	ISSUED FOR 2nd SUBMISSION	2025/10/01

Project: THE LAKE AT BLUE TOWN OF THE BLUE MOUNTAINS

Drawing: SITE PLAN

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**CROZIER CONSULTING ENGINEERS**

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Check By: J.E. Check By: N.O. Scale: 1:150 Drawing: C101