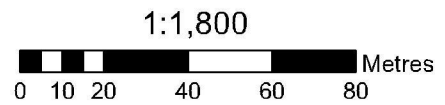


APPLICATION FOR PART LOT CONTROL EXEMPTION (PLC-01-23)

Applicant: Sifton Properties Limited
Location: Block 72, Rosewood Subdivision, Thorndale



 **SUBJECT LANDS**

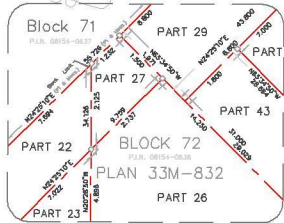


ORTHOPHOTOGRAPHY: SWOOP 2020

Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.



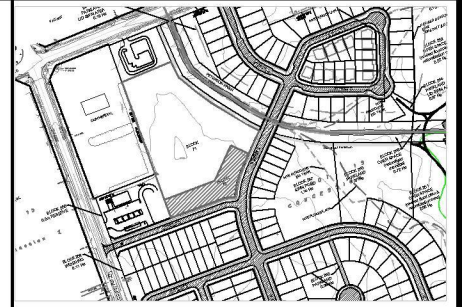
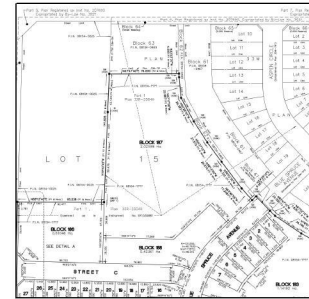
BLOCK 71



CHORD	BEARING	CURVE	SCHEDULE
41	40.000	6.174	N73°58'30"E
42	40.000	7.264	N63.3°21'E
43	40.000	6.612	N68°00'00"E
44	13.000	18.830	N 81°54'30"E
45	13.000	16.937	N125°15'15"E
46	13.000	7.688	N145°30'30"E
47	13.000	7.653	N118°00'00"E
48	13.000	2.003	N21°00'30"E
49	13.000	4.162	N33°30'00"E

PLAN 33 M

Block 71



SITE DATA CHART FOR ROSEWOOD TOWNHOUSES, BLOCK 72

CURRENT ZONING & PROPOSED NUMBER OF UNITS:
Current Zoning: R3-10/H
18 - 2 Storey Street Fronting Townhouse Units (Block 72)

Building Blocks & Unit Counts	Building Gross Floor Area (GFA)	Ground Floor Area Coverage
BLOCK A - 6 TWO STOREY UNITS	942.9 m ²	596.7 m ²
BLOCK B - 6 TWO STOREY UNITS	942.9 m ²	596.7 m ²
BLOCK C - 6 TWO STOREY UNITS	942.9 m ²	596.7 m ²
TOTAL 18 RESIDENTIAL UNITS:	2828.7 m²	1,790.2 m²

REGULATION	CURRENT REQUIREMENTS	AS SHOWN ON PLAN
LOT AREA MINIMUM	180 m ² per unit	195 m ²
LOT FRONTAGE MINIMUM (Meters)	/m	/m
FRONT AND EXTERIOR SIDEYARD SETBACKS (From Main Building)	Front Yard = 4.5 m Ext. Side Yard = 1.5 m	6.0 m 3.0 m
REAR AND INTERIOR SIDEYARD SETBACKS MINIMUM	Rear Yard = 7.5 m Interior Side Yard = 1.2 m	8.0 m 1.5 m
LANDSCAPE / OPEN SPACE MINIMUM	30 % of lot area	43.8 %
LOT COVERAGE MAXIMUM	56 % of lot area	42.4 %
HEIGHT MAXIMUM (Meters)	12 m	8.2m
PARKING (2 Spaces / Unit)	36	36

APPROVAL STAMP



SIFTON PROPERTIES LTD.
NEIGHBOURHOOD DEVELOPMENTS
1295 RIVERBEND SOUTH, SUITE 300
LONDON, ONTARIO
N6K 0G2

ROSEWOOD BLOCK 72
THORNDALE, ONTARIO
156 KING STREET

SITE PLAN CONCEPT
18 TOWNHOUSE UNITS

Project No. :	--	Date:	19 July 2023
Drawing No. :	--	Scale:	NTS
Drawn By:	AL & DCP		
Checked By:	LC & PM		

Block 70

1.8m HIGH BOARD FENCE

STREET C

BLOCK 72

STREET A

PURPLE BEECH STREET

SUB (CD)

Subject to Consent