

THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS VILLAGE OF WINCHESTER ZONING BY-LAW 25-96		
ZONING PROVISIONS	REQUIRED	PROPOSED
R4-9 PROVISIONS (PLANNED UNIT TOWNHOUSE - 0.2.6)		
MIN. LOT AREA	600sq.m	7,821.7 sq.m
MIN. LOT FRONTAGE	30sq.m	30.3sq.m
MIN. FRONT YARD DEPTH	6m	58.13m
MIN. REAR YARD DEPTH	8m	38.12m
MIN. EXTERIOR YARD DEPTH	6m	N/A
MIN. INTERIOR SIDE YARD WIDTH	3m	6.09m
MAX. BUILDING HEIGHT	12.5m (3 STOREYS)	±12 m TBD BY GRADES
MIN. LANDSCAPED OPEN SPACE	30%	62.58%
MAX. DENSITY	1 DWELLING UNIT/168sq.m OF LOT AREA 7,821.7 / 168 = 46 UNITS	PROVIDED 28 UNITS
MIN. DWELLING UNIT AREA	46.5sq.m, PLUS 9.5sq.m PER BEDROOM	MIN. DWELLING UNIT AREA PROVIDED
EIS RECOMMENDED SETBACK	15m	15.16m
PRIVACY YARDS		
MIN. FRONT YARD	6m	6m MIN.
MIN. REAR YARD	8m	16m
MIN. INTERIOR YARD	NIL-MIN. 1m FOR END UNIT	NIL - 6m
MIN. EXTERIOR YARD	6m	N/A
PARKING PROVISIONS		
NO. OF PARKING SPACES	35 (1.25 PER DWELLING)	50
BARRIER FREE PARKING SPACES	N/A	2
REGULAR SPACES	MIN. 2.8m x 6m	50
ACCESSIBLE SPACES	TYPE A 3.4mX6m TYPE B 2.4mX6m	1 TYPE A 1 TYPE B
TOTAL	= 52 PROVIDED PARKING SPACES	
LOADING SPACE PROVISIONS		
NO. OF LOADING PARKING SPACES	1 (3m x 9m)	1

SYMBOL	DESCRIPTION
	NEW OVERHEAD DOOR
	NEW DOOR/ENTRANCE
	NO PARKING LINES
	NEW ASPHALT SIDEWALK
	PARKING STALL COUNT PER ROW
	NEW SIGN, REFER TO SIGN LEGEND
	STREET LIGHT
	HYDRO POST
	DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS
	TWO WAY TRAFFIC
	ONE WAY TRAFFIC
	DEPRESSED CURB [DC]
	PROPERTY LINE
	EXISTING FENCE
	MINIMUM SETBACKS [ZONING]
	PRIVACY YARD PERIMETER
	HIGH WATER AND MIN EIS SETBACK
	NEW CONSTRUCTION

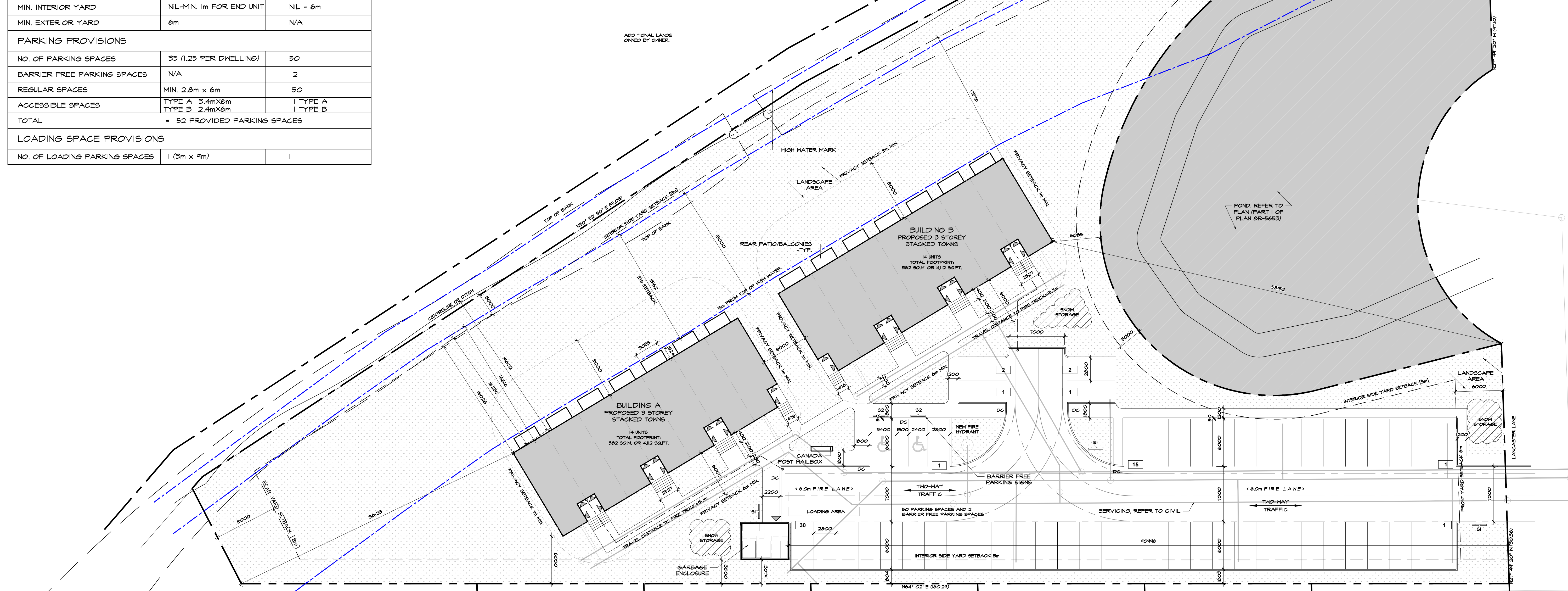
KEYPLAN

LEGAL DESCRIPTION
 PLAN OF SURVEY OF PART BLOCKS 3 & 4 REGISTERED PLAN #34 FORMERLY VILLAGE OF WINCHESTER, NOW TOWNSHIP OF NORTH DUNDAS, COUNTY OF DUNDAS
 DATED MAY 11, 2011
 PREPARED BY W.J. JOHNSTON SURVEYING LTD.

FLOOR STATISTICS - RENTAL APARTMENT					
	SUITES	STUDIO	1 BEDRM	2 BEDRM	3 BEDRM
BUILDING A	0	0	0	14	0
BUILDING B	0	0	0	14	0
TOTAL	0	0	0	28	0

CLIENT NAME:
PREM ARORA

NOTES:
 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME DENSITIES AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
 3) DO NOT SCALE DRAWINGS.
 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
 5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY CHANGES AND/OR OMISSIONS PRIOR TO START OF WORK.



01 PROPOSED SITE PLAN
 A1.0 SCALE: 1:250

DRAWING SYMBOLS	
	REFERENCE BUBBLE
	INTERIOR ELEVATION BUBBLE
	ROOM LABEL
	DOOR LABEL

WINDOW LABEL	
	(B) = BASEMENT (G) = GROUND FLOOR (S) = SECOND FLOOR (#) = WINDOW NUMBER
	(W) = EXTERIOR WALL (I) = INTERIOR WALL (R) = ROOF (#) = WINDOW NUMBER
	(14) = CEILING FINISH HEIGHT
	(4) = GRID DESTINATION
	(14.28) = ELEVATION HEIGHT

LIGHTING LEGEND	
	EXTERIOR WALL MOUNTED LIGHT SCENCE
	EXTERIOR SOFFIT LIGHT
	EXTERIOR WALL MOUNTED LIGHT PACK
*REFER TO ELECTRICAL DRAWINGS	
SIGN LEGEND	
SYMBOL	DESCRIPTION
S1	FIRE ROUTE SIGN (AS PER DETAIL) - MIN. 1 SIGN EVERY 45m ALONG FIRE ROUTE
S2	DESIGNATED ACCESSIBLE PARKING SPACE. REFER TO CITY STANDARD FOR PAINTED SYMBOL
S3	STOP SIGN
S4	DO NOT ENTER SIGN

FIRE ROUTE SIGN DETAIL (S1)	
GUIDELINES FOR FIRE ROUTE SIGNAGE	
	BLACK 1" x 2.5 CM RED INTERDUCTORY STROKE 2.5 CM RED ANNULAR BAND WHITE BACKGROUND BLACK LETTERS MINIMUM SIZE 4CM MADE IN BACKGROUND BLACK DOUBLE ARROWS AND BORDER*
SHEET INDEX	
A1.0	SITE PLAN & NOTES

BARRIER FREE PARKING SIGN DETAIL (S2)	
	Figure 26: Accessible Parking Vertical Signage
	Figure 27: Accessible Parking Pavement Marking

SEAL:

NORTH ARROW:

No.	DATE	REVISION
10	2022.04.11	RE-ISSUED FOR SPA
09	2022.03.04	ISSUED FOR SPA
08	2022.01.26	RE-DESIGN ISSUED FOR COORDINATION
07	2022.01.17	ISSUED FOR COORDINATION
06	2021.11.16	ISSUED FOR COORDINATION
05	2021.11.01	ISSUED FOR COORDINATION
04	2021.07.02	ISSUED FOR REVIEW
03	2021.04.08	ISSUED FOR REVIEW
02	2021.04.01	ISSUED FOR REVIEW
01	2020.11.10	ISSUED FOR REVIEW

S.J. LAWRENCE ARCHITECT INCORPORATED
 10 DEAKIN STREET SUITE 209 OTTAWA, ONTARIO K2E 8B7
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PROJECT:
WINCHESTER DEVELOPMENT

LANCASTER LANE, WINCHESTER, ON

SHEET TITLE:
SITE PLAN

DRAWN BY: B.L. CHECKED BY: S.J.L.
 PLOT DATE: 2022.04.11 PROJECT DATE: 2020.11.10
 JOB NUMBER: SL-1031-20 SCALE: AS SHOWN
 SHEET NUMBER:

- NOTES:
- 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
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KEYNOTES-ELEVATION

NOTE NUMBER	NOTE TEXT
1	CEMENT PAVING ON ALL EXPOSED FOUNDATION TO 8" BELOW GRADE.
2	STONE VENEER A
3	STONE VENEER B
4	4" PRECAST CONCRETE SILL
5	WALL SCOTCH
6	PRE-FINISHED METAL FASCIA
7	COMPOSITE PANEL CW REVEALS
8	METAL CABLE SUPPORT HANGERS
9	SPANDREL PANEL
10	HORIZONTAL METAL SIDING
11	PRE-FINISHED METAL GUARD RAIL (3'-6" TALL)
12	PRE-FINISHED METAL LOUVERS

SEAL OF THE ONTARIO ASSOCIATION OF ARCHITECTS

SHAWN J. LAWRENCE ARCHITECT INCORPORATED
LICENCE 4442

NORTH ARROW:

No.	DATE	REVISION
04	2021.04.11	RE-ISSUED FOR SPA
03	2021.03.04	ISSUED FOR SPA
02	2021.02.09	ISSUED FOR COORDINATION
01	2021.12.10	ISSUED FOR COORDINATION

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PROJECT: WINCHESTER DEVELOPMENT

LANCASTER LANE, WINCHESTER, ON

SHEET TITLE: BUILDING A AND B ELEVATIONS

DRAWN BY: R.R. CHECKED BY: B.L. S.J.L.
PLOT DATE: 2022-04-11 8:58:53 AM PROJECT DATE: 2020-11-09
JOB NUMBER: SL-1031-20 SCALE: 3/16" = 1'-0"

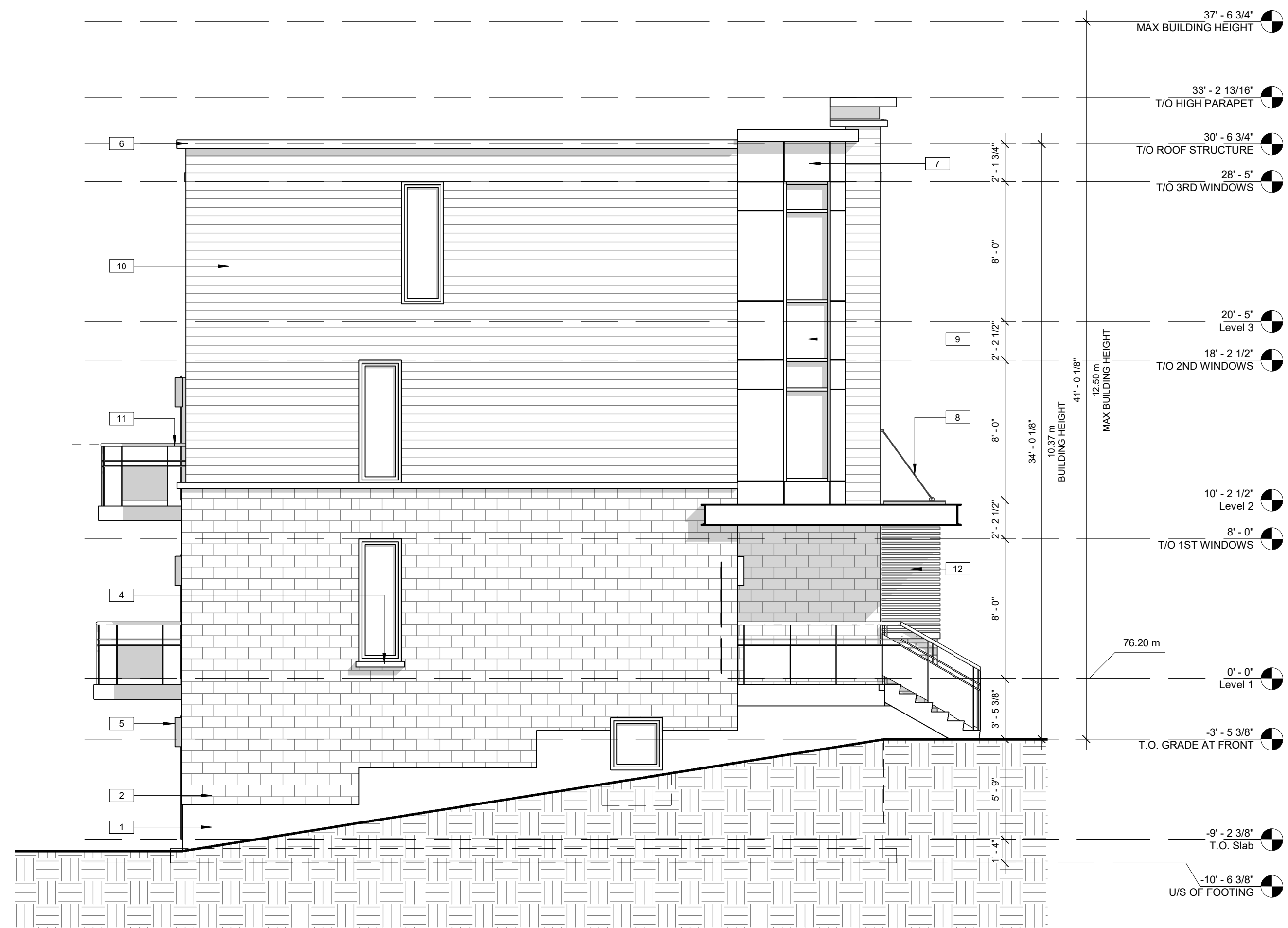


1 SOUTH ELEVATION
A4.0 SCALE 3/16" = 1'-0"

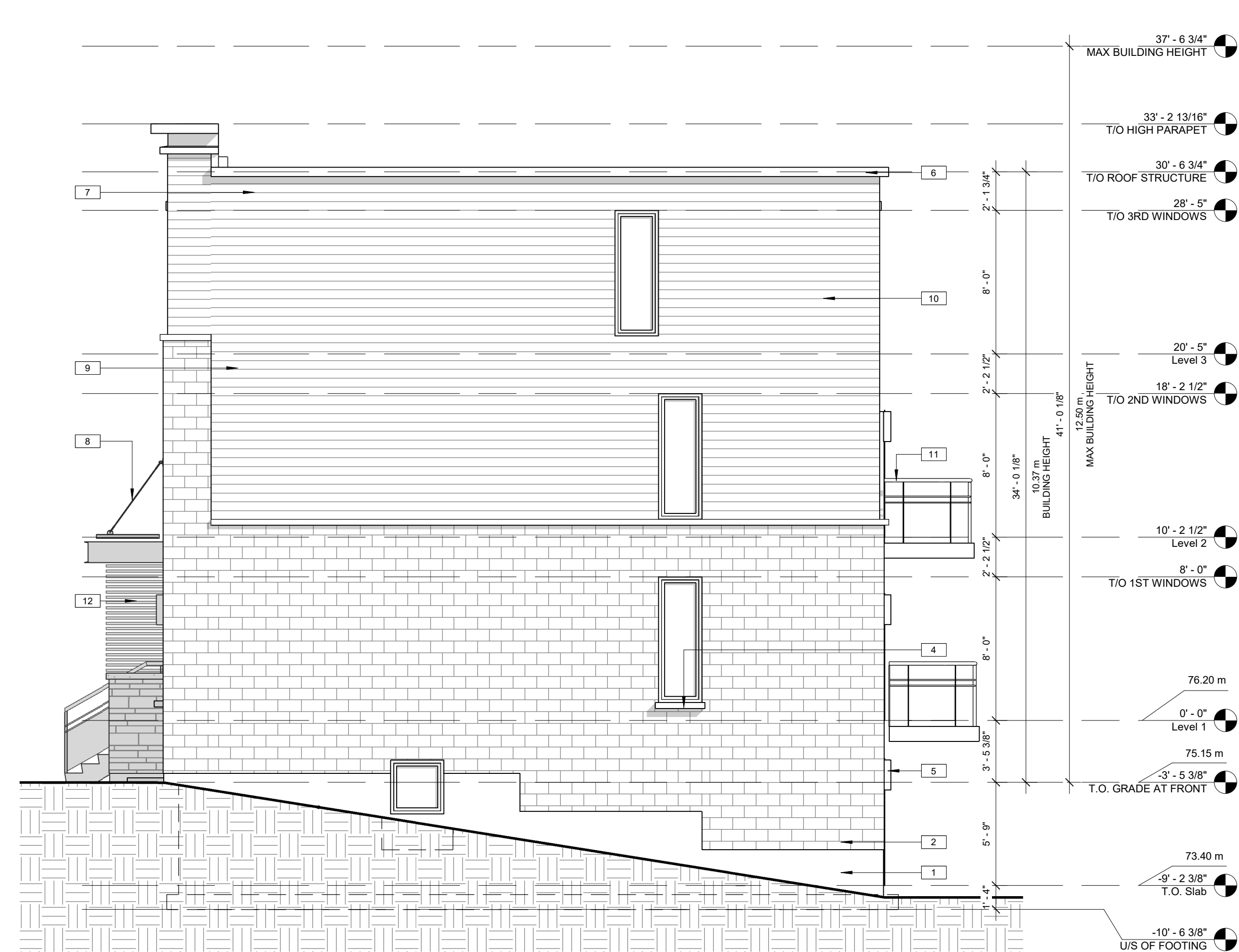




1 NORTH ELEVATION
A4.1 SCALE 3/16" = 1'-0"



2 WEST ELEVATION
A4.1 SCALE 3/16" = 1'-0"



3 EAST ELEVATION
A4.1 SCALE 3/16" = 1'-0"

PREM ARORA

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PROJECT: WINCHESTER DEVELOPMENT
LANCASTER LANE, WINCHESTER, ON

SHEET TITLE: BUILDING A AND B ELEVATIONS

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PLOT DATE: 2022-04-11 8:58:57 AM PROJECT DATE: 2020-11-09
JOB NUMBER: SL-1031-20 SCALE: 3/16" = 1'-0"

A4.1

APPLICATION #