KEY PLAN
SCALE 1:2000

LEGEND	
	DRIVEWAY
	BUILDING ENVELOPE
	SIDEWALK

TOWNHOME DWELLING DETAILS								
LOT NO.	PROPOSED							ZONING COMPLIES
	FRONT YARD (m)	REAR YARD (m)	SIDE YARD (m)	LOT WIDTH (m)	LOT COVERAGE	FRONT YARD PAVING		
						REQUIRED	PROPOSED	
LOT 1	7.46	13.06	1.50	6.93	86.43 m² (32.11%)	60.00%	48.55%	COMPLIES
LOT 2	6.30	12.70		5.50	87.43 m² (43.45%)	65.00%	66.28%	COMPLIES
LOT 3	6.17	12.34		5.60	88.85 m² (43.99%)	65.00%	64.81%	COMPLIES
LOT 4	7.14	11.98		5.50	87.43 m² (42.33%)	65.00%	60.70%	COMPLIES
LOT 5	6.00	14.12		5.50	87.43 m² (42.39%)	65.00%	62.17%	COMPLIES
LOT 6	6.00	13.76		5.50	87.43 m² (42.81%)	65.00%	62.11%	COMPLIES
LOT 7	6.00	13.41	1.50	6.90	86.02 m² (33.94%)	60.00%	49.56%	COMPLES
LOT 8	6.00	12.86	1.50	7.00	86.88 m² (34.16%)	60.00%	50.38%	COMPLIES
LOT 9	6.18	12.65		5.60	88.85 m² (43.76%)	65.00%	63.27%	COMPLIES
LOT 10	6.49	11.69		5.60	88.85 m² (43.63%)	65.00%	60.41%	COMPLIES
LOT 11	6.54	11.52		5.60	88.85 m² (44.03%)	65.00%	62.90%	COMPLIES
LOT 12	7.22	10.13		5.60	88.85 m² (44.14%)	65.00%	58.65%	COMPLIES
LOT 13	6.96	11.21	1.50	7.00	87.43 m² (34.43%)	60.00%	48.28%	COMPLIES
LOT 14	7.76	10.45	1.50	6.38	78.66 m² (34.17%)	60.00%	53.18%	COMPLIES
LOT 15	6.42	10.45		5.85	92.38 m² (46.09%)	65.00%	62.81%	COMPLIES
LOT 16	6.17	10.45		5.90	93.09 m² (46.43%)	65.00%	61.62%	COMPLIES
LOT 17	7.17	10.45		5.60	88.85 m² (44.25%)	65.00%	59.69%	COMPLIES
LOT 18	6.00	12.92		5.60	88.85 m² (43.92%)	65.00%	60.96%	COMPLIES
LOT 19	6.00	12.92	1.50	6.38	78.51 m² (34.07%)	60.00%	53.54%	COMPLIES
LOT 20	6.12	12.79	1.50	6.38	78.68 m2 (34.14%)	60.00%	53.24%	COMPLIES
LOT 21	6.10	12.79		5.60	88.85 m² (44.00%)	65.00%	60.91%	COMPLIES
LOT 22	6.97	11.25		5.65	88.55 m² (44.39%)	65.00%	59.54%	COMPLIES
LOT 23	6.45	11.24		5.75	90.97 m²(45.30%)	65.00%	61.33%	COMPLIES
LOT 24	6.18	9.84	1.50	6.38	79.36 m² (36.99%)	60.00%	55.00%	COMPLIES
LOT 25	6.00	7.50m	1.53	11.98	105.12 m² (33.94%)	50.00%	18.16%	COMPLIES
LOT 26	6.00	7.50m		7.50	86.17 m² (42.94%)	55.00%	47.00%	COMPLIES
LOT 27	6.00	7.50m	1.50	9.00	86.24 m² (35.78%)	50.00%	39.00%	COMPLIES

SITE PLAN			
EXISTING ZONING	RESIDENTIAL DISTRICT 1.2 (RD1.2) ZONE		
PROPOSED ZONING	RESIDENTIAL DISTRICT 2.3 (RD2.3) ZONE		
PERMITTED ZONING	TOWNHOME DWELLING, AMONG OTHER USES PERMITTED WITHIN THE RESIDENTIAL DISTRICT 2.3 ZONE		
PROPOSED USE	TOWNHOME DWELLING		
DESCRIPTION	REQUIRED	PROVIDED	ZONING COMPLIANCE
MIN. FRONTAGE WIDTH	20.00m (65.62 ft)	20.00m (65.62 ft)	COMPLIES
MIN. LOT AREA	200.00m²	≥ 200.00m² (2,152.78 sq ft)	COMPLIES
MIN. FRONT YARD	6.00m	SEE ABOVE TABLE	
MIN. REAR YARD	7.50m	SEE ABOVE TABLE	
MIN. SIDE YARD	1.50m	SEE ABOVE TABLE	
MIN. LOT WIDTH	EQUAL TO THE WIDTH OF THE DWELLING UNIT PLUS ANY EXTERIOR SIDE YARD AS EXISTING AT THE TIME OF THE LOT SEVERANCE	SEE ABOVE TABLE	
MAX. LOT COVERAGE (ZBL 5.23.5)	45% OF LOT AREA; AND 50% OF LOT AREA FOR TOWNHOME DWELLING SEVERED BY A COMMON INTERIOR LOT LINE THAT SEPARATES THE DWELLING UNITS	SEE ABOVE TABLE	
MAIN BUILDING HEIGHT	MAX 9.00m	9.00m	COMPLIES
FRONT YARD PAVING	50% OF THE REQUIRED FROM YARD AREA PLUS 5% PER METER DECREASE IN LOT WIDTH BELOW 9M TO A MAXIMUM OF 70% OF THE REQUIRED FRONT YARD AREA.	SEE ABOVE TABLE	
ACCESS AREA WIDTH	MIN 3.50m TO MAX 4.50m	3.50m	COMPLIES
PARKING FOR TOWNHOME DWELLING	1 SPACE FOR EACH DWELLING OF TOTAL 27 DWELLINGS = 27 SPACE	27 SPACES PROVIDED	COMPLIES
LOT BUILDING INFO			
TOTAL LOT AREA	5,977.53 m² (64,341.59 sq. ft) 0.597 ha (1.477ac)		
TOTAL BUILDING AREA	2,366.54 m² (25,473.22 sq. ft)		
TOTAL RESIDENTIAL DWELLING UNITS	27 UNITS		
HEIGHT OF BUILDING / NO. OF STOREYS	≤9.00m / 1.0 STOREY		
BUILDING USE & OCCUPANCY	RESIDENTIAL		

BAIRD | AE
architecture + engineering
info@bairdae.ca
Toll Free 1-844-842-9188
www.bairdae.ca
Local 519-326-6161

PARTNER / CONSULTANTS

REVISIONS

Date	Revision
DEC 13, 2023	REVISED LAYOUT
FEB 01, 2024	REVISED PER CITY COMMENT
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DATE:	JULY 27, 2023
SCALE:	1:250
DRAWN BY: M.R.	PRELIMINARY
CHECKED BY: B.P.	CONSTRUCTION
APPROVED BY: ----	RECORD

PROJECT TITLE
6TH CONCESSION DEVELOPMENT
4170 & 4190 6TH CONCESSION RD, CITY OF WINDSOR, COUNTY OF ESSEX, ONTARIO

SHEET TITLE
CONCEPT DEVELOPMENT PLAN

JOB NUMBER 21-150

SHEET NUMBER 02

February 1, 2024

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