

SIXTH CONCESSION ROAD

DUCHARME STREET



3928

3921

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3937

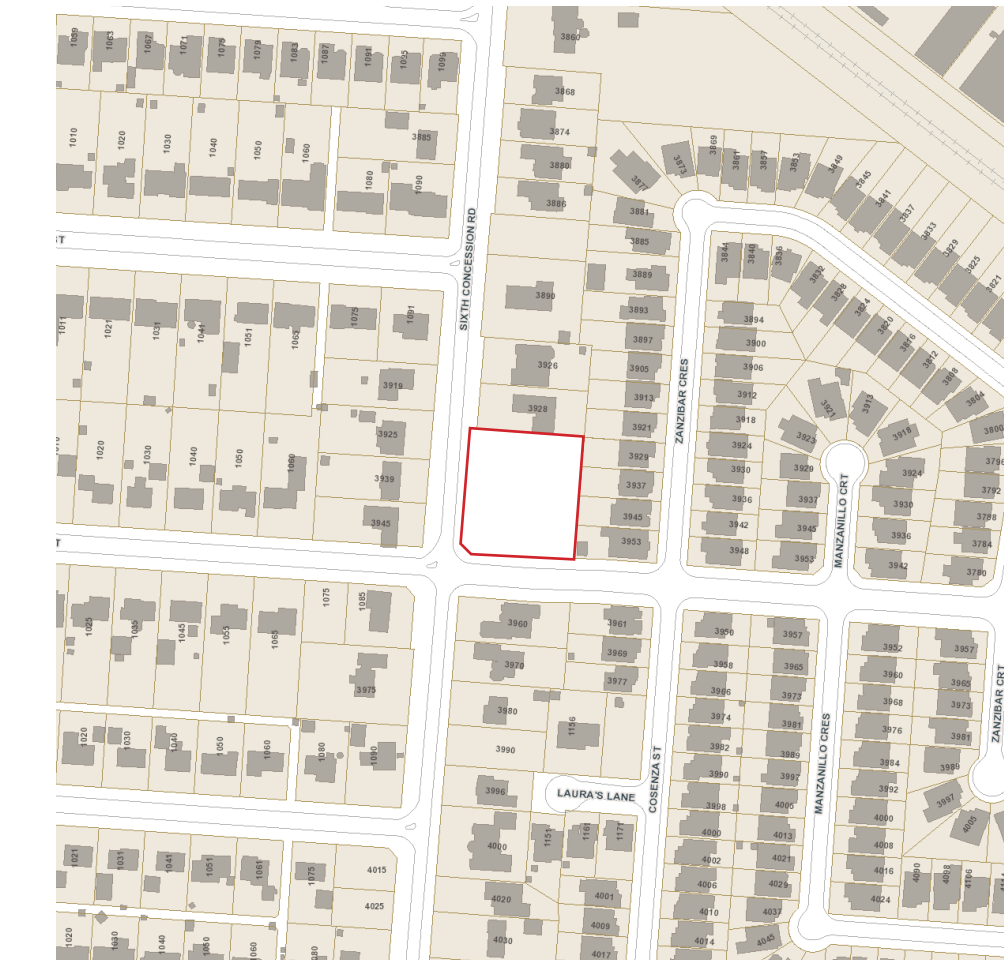
3945

3953

CONCEPT PLAN

01
DWG

PROJECT SITE
3930 Sixth Concession Road



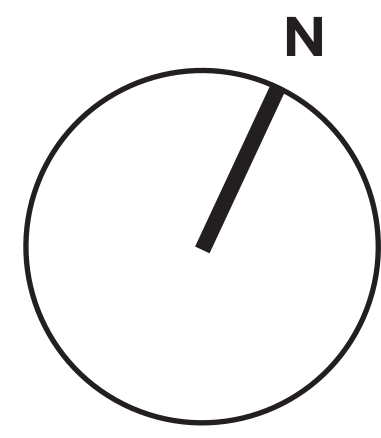
SITE DATA

RD2.5
ZONE

Regulations	Required	Proposed
Permitted Uses:	Section 11.5.2	Townhome Dwellings Additional Dwelling Units
Lot Area:	3,040m ² (190m ² per unit)	3,335.5m ²
Lot Width:	20.0m (min) 6.0m (min)	60.8m
Front Yard:	7.0m (max.)	4.65m* 2.65m (North) 3.0m (South)
Side Yard:	2.5m (min.)	
Rear Yard:	7.5m (min)	16.5m
Lot Coverage:	50% (max.)	32%
Height:	14.0m (max.)	3-Storeys
Parking:	Townhouse with attached garage: 1/unit	
	Townhouse without attached garage: 1.25/unit	
	Additional Dwelling Unit: 1/unit	
Visitor: 15% of stalls provided		
Total required: 24		40 provided

* Requires Special Provision

Client:	Masotti Construction Inc.
Date:	[11.22.23]
Drawn By:	D. Murphy
Plan Scale:	nts
File No:	3930SC
Version:	1.0



[siv-ik] PLANNING DESIGN

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Lot Boundary Disclaimer: Site dimensions have been derived from publicly available Parcel Data from The City of Windsor. Siv-ik planning and design inc. makes no warranties or guarantees regarding the accuracy of the lot boundaries.