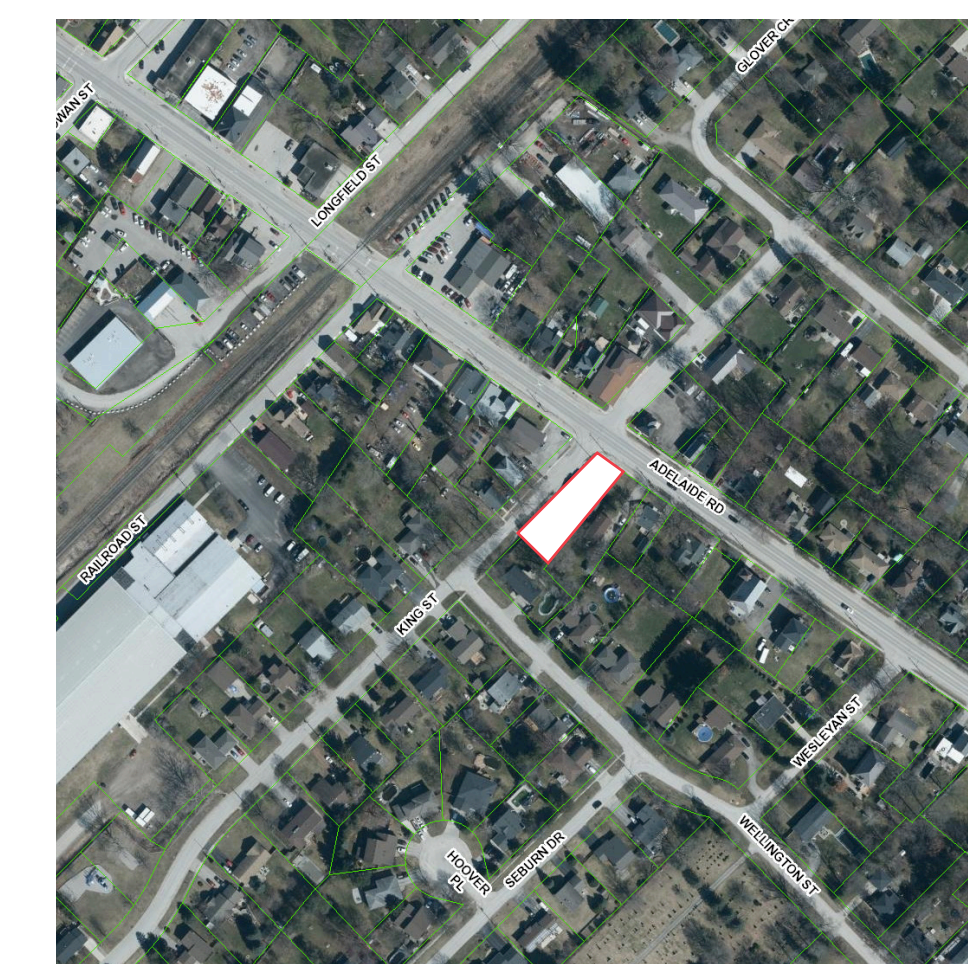


CONCEPT PLAN

01
DWG

PROJECT SITE
22417 Adelaide Road, Mount Brydges

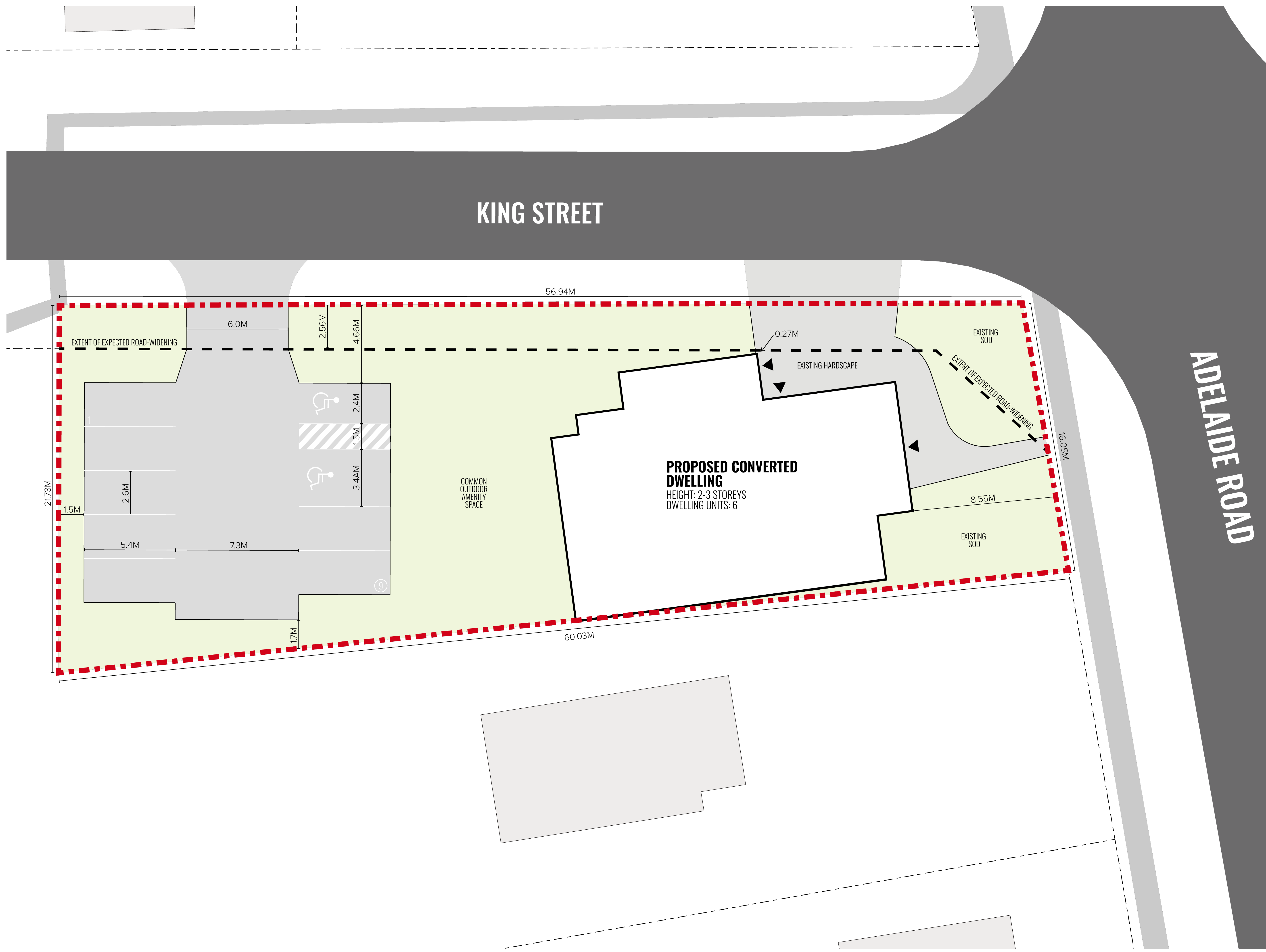


SITE DATA

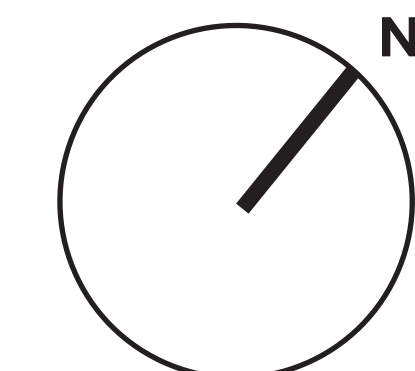
R2-X
ZONE

Regulations	Required	Proposed
Permitted Uses:	See Subsection 6.2	Multi-Unit Dwelling (maximum 6 units)
Lot Area:	130m ² per unit (min.)	183m ² (as existing)
Lot Frontage:	10.0m per unit (min.)	16.02m (as existing)
Front Yard Depth:	5.0m (min.)	8.55m (as existing)
Side Yard Depth:	2.0m (min.)	0.27m (as existing)
Rear Yard Depth:	8.0m (min.)	29.2m (as existing)
Landscaped Open Space:	30% (min.)	52.9%
Lot Coverage:	40% (max.)	22.6% (as existing)
Parking Area Coverage:	20% (max.)	24.5%*
Exterior Yard Parking Setback:	2.0m (min.)	4.66m
Parking:	Multi-Unit Dwelling: 1.5/unit	1.5/unit = 9 Spaces
Outdoor Common Amenity Area:	20m ² per unit (min.)	93.7m ² per unit
	120m ²	562m ²

* - Requires Special Provision



Client: MGE Inc.
Date: 10.16.2025
Drawn By: D. Murphy
Plan Scale: nts
File No: 22417A
Version: 1.0



[siv-ik] PLANNING DESIGN
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Lot Boundary Disclaimer: Site dimensions have been assumed based on data publicly available through Middlesex Mapping. Siv-ik planning and design inc. makes no warranties or guarantees regarding the accuracy of the lot boundaries.

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