

LANDS OWNED BY OTHERS
3924 COLONEL TALBOT ROAD

LANDS OWNED BY OTHERS
4012 COLONEL TALBOT ROAD

LANDS OWNED BY OTHERS
4024 COLONEL TALBOT ROAD

LANDS OWNED BY OTHERS
4050 COLONEL TALBOT ROAD

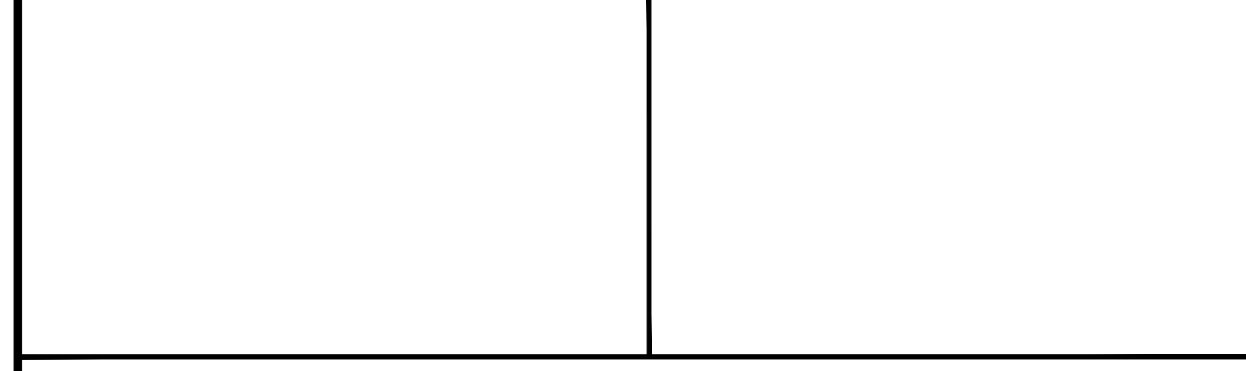
SITE DATA CHART FOR 4040 COLONEL TALBOT ROAD

CURRENT ZONING & PROPOSED NUMBER OF UNITS:
Current Zoning: UR-3, Proposed Zoning: R5-7
Two Stacked Townhouse Buildings, 48 Units
Two Semi-detached Dwellings, 4 Units

Blocks & Unit Counts	Estimated Building Gross Floor Area (GFA)	Ground Floor Area Coverage
BLOCK "A" - 24 Units	2,390.4 m ²	597.6 m ²
BLOCK "B" - 24 Units	2,390.4 m ²	597.6 m ²
BLOCK "C" - 2 Units	479.8 m ²	177.0 m ²
BLOCK "D" - 2 Units	479.8 m ²	177.0 m ²
Totals: 52 Units	5,740.4 m²	1,549.2 m²

REGULATION	CURRENT REQUIREMENTS	AS SHOWN ON PLAN
LOT AREA MINIMUM	1,000 m ²	8,021 m ²
LOT FRONTAGE MINIMUM (Meters)	30.0 m	32.4 m
FRONT AND EXTERIOR SIDEYARD SETBACKS (To Main Building)	Front Yard = 6.0 m Ext. Side Yard = 6.0 m	2.7 m ** N/A
REAR AND INTERIOR SIDEYARD SETBACKS MINIMUM	Rear Yard = 6.0 m Interior Side Yard = 6.0 m	7.4 m 1.4m **
LANDSCAPE / OPEN SPACE MINIMUM	30 % of lot area	43.9 %
LOT COVERAGE MAXIMUM	45 % of lot area	19.3 %
HEIGHT MAXIMUM (Meters)	12.0 m	12.0 m
DENSITY - 60 UPH	48 units	65 UPH (52 units **)
PARKING (1 Space / Unit)	52	77
VISITOR PARKING (1 Space / 10 Units)	6	6

APPROVAL STAMP

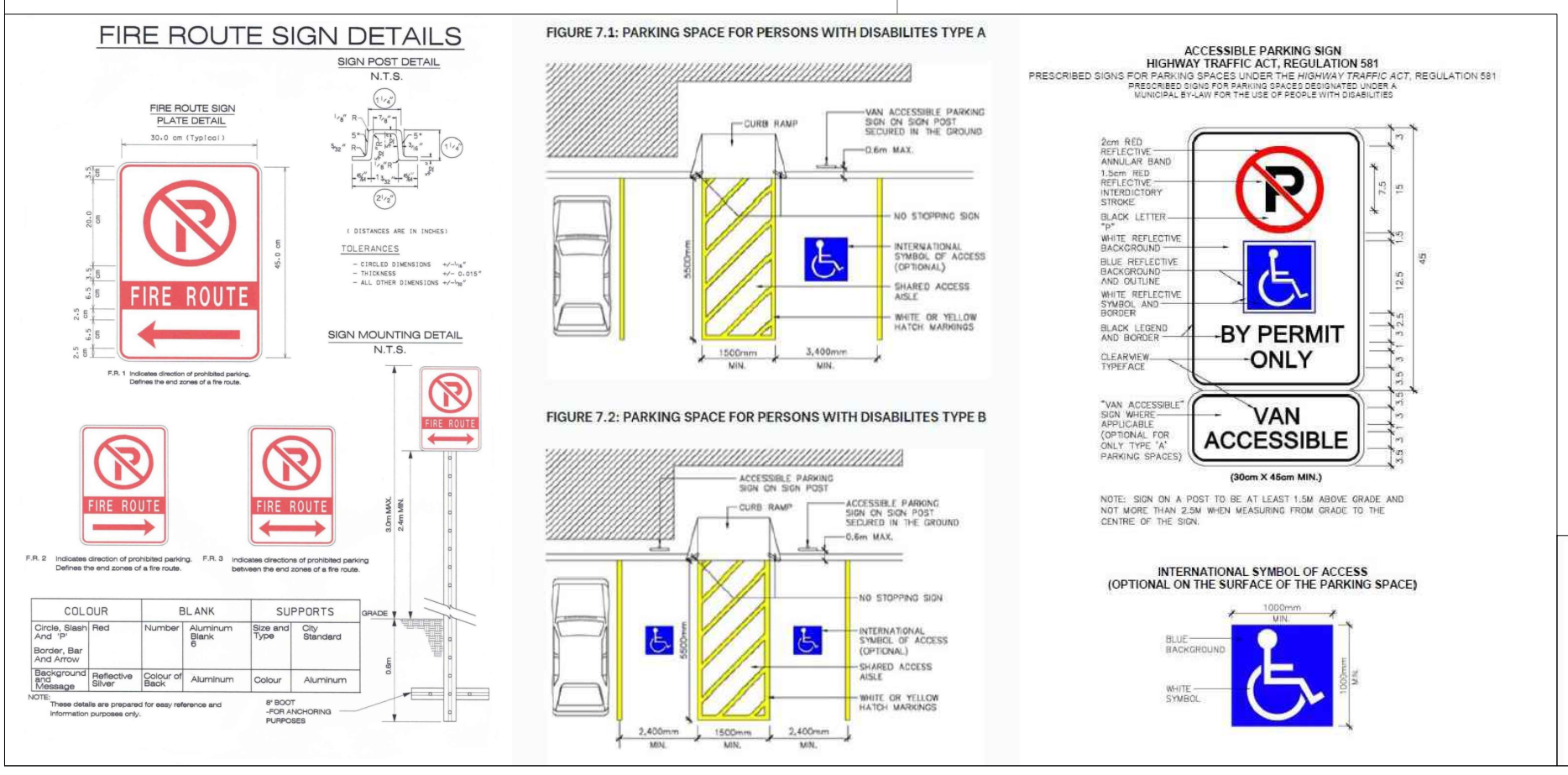


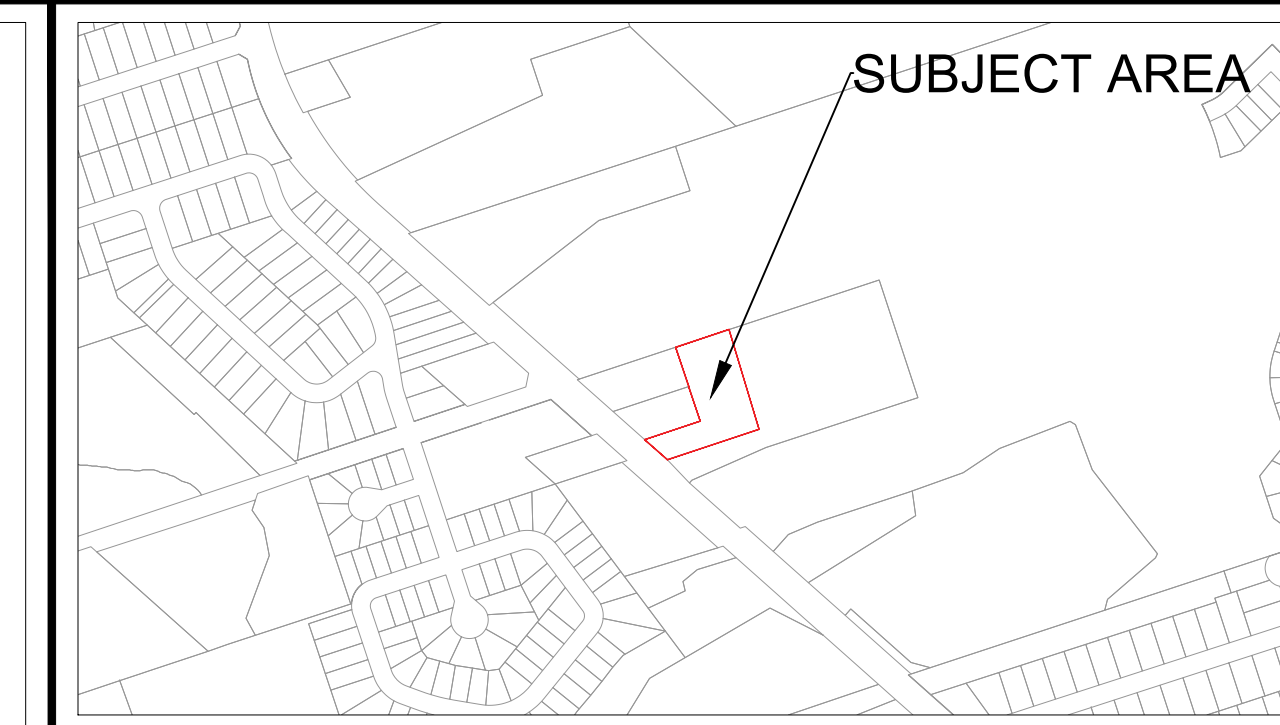
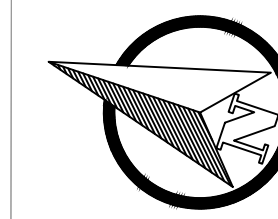
SIFTON PROPERTIES LTD.
NEIGHBOURHOOD DEVELOPMENTS
1295 RIVERBEND SOUTH, SUITE 300
LONDON, ONTARIO
N6K 0G2

4040 COLONEL TALBOT ROAD
LAMBETH, ONTARIO

SITE PLAN CONCEPT TWO STACKED TOWNHOUSES, 48 UNITS TWO SEMI-DETACHED DWELLINGS, 4 UNITS

Project No. :	--	Date:	5 July 2024
Drawing No. :	--	Scale:	1:250
Drawn By :	DCP & AL		
Checked By :	DCP & AH		





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4040 COLONEL TALBOT ROAD**

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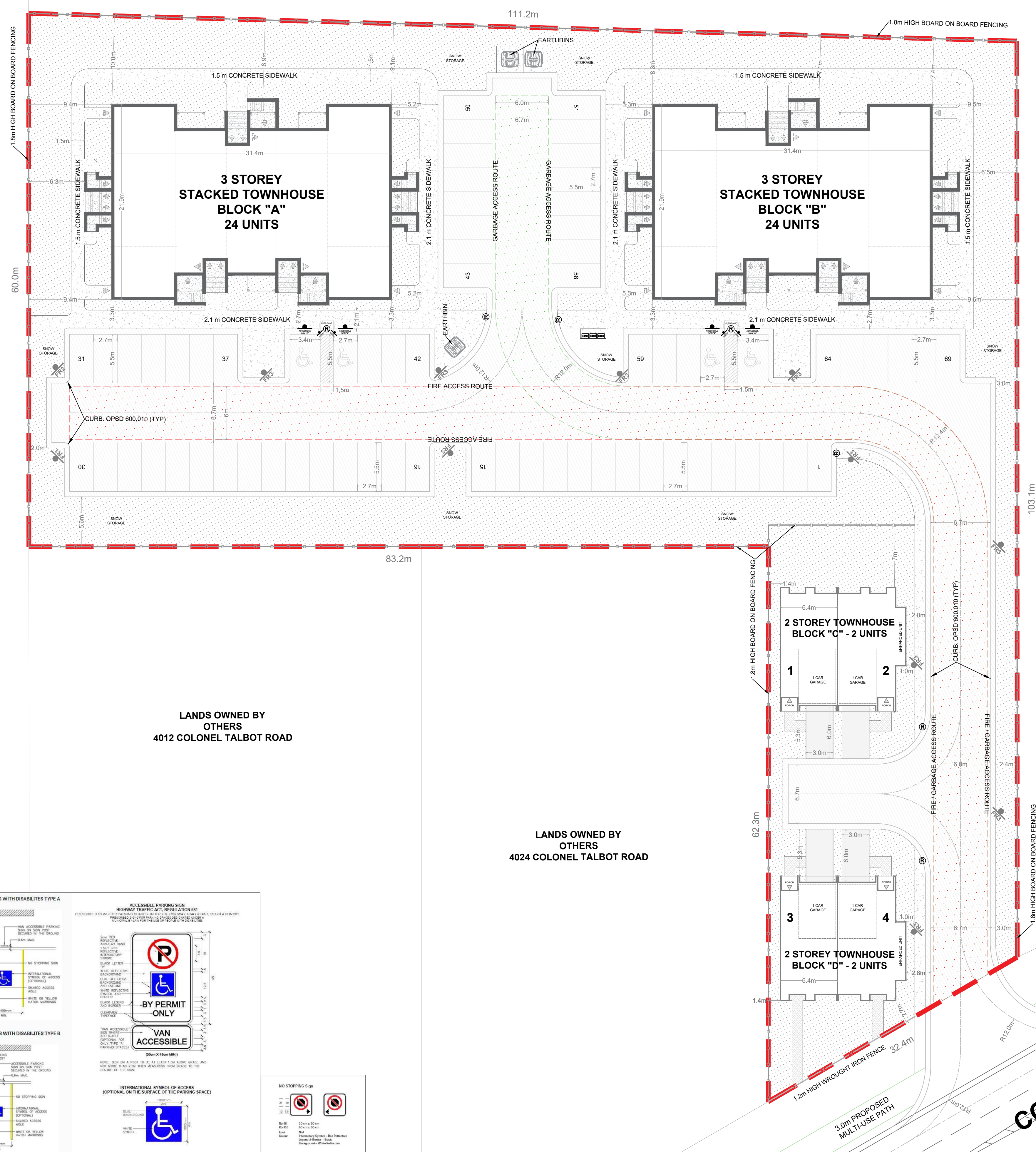
APPROVAL STAMP

Sifton SIFTON PROPERTIES LTD.
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**4040 COLONEL TALBOT ROAD
LAMBETH, ONTARIO**

SITE PLAN CONCEPT
TWO STACKED TOWNHOUSES, 48 UNITS
TWO SEMI-DETACHED DWELLINGS, 4 UNITS

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