

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
 ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION	
No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (YY.MM.DD)	BY
FOR APPL.	1	2020.11.24	WH
PER SURVEY UNDERLAY	2	2021.01.16	WH
PER URBAN DESIGN MEETING	3	2021.02.21	WH
MOVE TRANSFORMER PER LANDSCAPE	4	2021.04.12	WH
STEPS TO WALK OUTS	4	2021.04.26	WH
Updated zoning chart	5	2021.10.27	WH
DRAFT OF ALT SCHEME	6	2022.02.28	WH
DRAFT OF ALT SCHEME	7	2022.02.28	WH
ALT SCHEME WITH ZONING CHART	7	2022.03.24	WH
PER CITY COMMENTS	8	2022.10.12	WH
WASTE COMMENTS	9	2022.11.01	WH
GRADING UPDATES	10	2022.11.04	WH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY

BUILDING PERMIT NUMBER:
 NOT FOR CONSTRUCTION WITHOUT PERMIT

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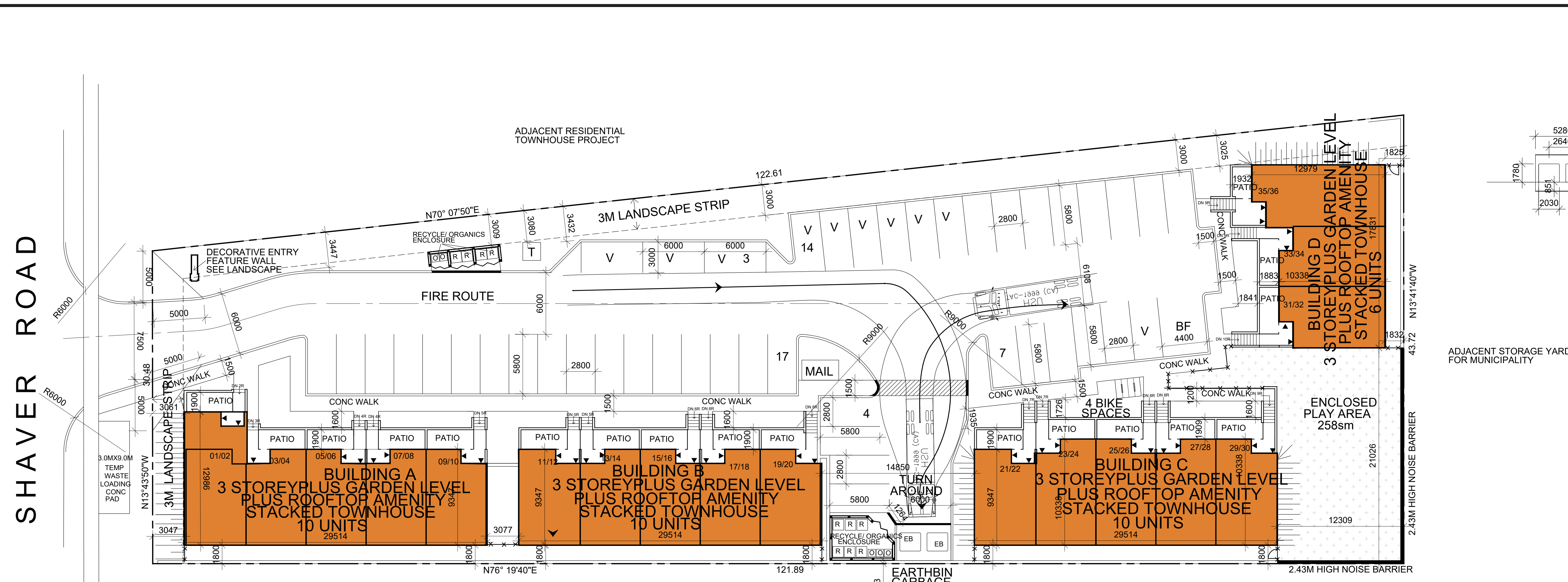
M.D. DEVELOPMENTS
 487 SHAVER ROAD
 ANCASTER, ONTARIO

DRAWING SHEET TITLE:
SITE PLAN CONCEPT

DRAWING SCALE:
 PROJECT NUMBER:
20055

DRAWN BY: CHECKED BY:
 DRAWING VERSION:
 PLOT DATE:
 November 23, 2022

DRAWING SHEET NUMBER:
SP1



LOT AREA = +0.4519 HA
 DENSITY = 80 UNITS PER HA
 OWNER PARKING = 1 SPACE PER UNIT (36 SPACES)
 VISITOR PARKING = 0.25 SPACES PER UNIT (9 SPACES)

TOTAL FLOOR AREA INCLUDING BASEMENT AND ROOFTOP = 4,333 SM (97 SM ADDED TO 01/02 AND 116M PER 1M ADDITIONS TO 23/24, 25/26, 31/32, 22/34, AND 35/36.)
 EARTHBIN TRUCK ROUTE REQUIRED BY TRAFFIC CONSULTANT
 EARTHBIN SIZES AND QUANTITY TO BE DETERMINED

LOT AREA = 4519 sm
 PARKING = 1633 sm (36.2%)
 LANDSCAPING = 1867.3 sm (41.3%) (includes play area)
 BUILDING = 1018.7 sm (22.5%)

BLDG A = 282.8 sm
 BLDG B = 260.5 sm
 BLDG C = 284.1 sm
 BLDG D = 191.3 sm
 TOTAL = 1018.7 sm

487 Shaver Road - Zoning Site Statistics (Ancaster Zoning By-law No. 87-57)			
Residential Multiple "RM5" Regulations	Required	Provided	Comply
18.1 Permitted uses	Triplex dwellings, multi-plex dwellings and uses, buildings and structures accessory thereto.	Multi-plex Dwellings (Stacked Townhouse)	✓
18.2 (a) Min. Lot Area	0.5 ha for a multi-plex dwelling containing 7 or more units	±0.45 ha	✗
(b) Max. Density	50 units/ha	36 units / ±0.45 ha 80 units/ha	✗
(c) Min. Lot Frontage	45 metres for a multi-plex dwelling containing 7 or more units	30.48m	✗
(d) Min. Lot Depth	35m	122.89m	✓
(e) Max. Lot Coverage	35%	22.5% (1,018.7m ²)	✓
(f) Min. Front Yard	7.5m where façade has primary entrance facing street or 10.5m + distance specified in Schedule C	3.1m	✗
(g) Min. Side Yard	9 metres for multi-plex dwellings that are two units in height, plus any distance as specified in Schedule "C"	Northern Side Yard: 3.0m Southern Side Yard: 1.8m	✗
(h) Min. Rear Yard	9.0m	Rear Yard: 1.8m	✗
(i) Max. Height	10.5m	±14.2m	✗
(j) Min. Landscaping	50% of the lot area for multi-plex dwellings	41.3% (1,867m ²) (includes Children's Play Area)	✗
(k) Planting Strip	3m along all lot lines	North: 3.0m East: 0m South: 0m West: 3.0m	✗
(l) Parking	25 percent of the required parking spaces for multi-plex dwellings (excluding required visitor parking) shall be within an enclosed building or underground 2 per unit plus 0.66 per unit visitor parking spaces Parking Stall size: 2.8 x 5.8m* (*City's new regulation)	No enclosed nor underground parking. 1 per unit plus 0.25 per unit visitor parking Parking Stall Size: 2.8m x 5.8m	✗ ✗ ✓
(m) Children's Play Area	Curbed or fenced children's outside play area a min. of 7m ² per dwelling unit (7m x 36 units = 252m ²) A townhouse building shall be not closer to another townhouse building on the same lot in accordance with the following:	258m ²	✓
(o) Building Separation		End Wall to End Wall: 3.0m	✓

36 UNIT RESIDENTIAL PROJECT

1 SITE PLAN CONCEPT
 SP1 SCALE: 1:200

TIMESAMP: 2022-11-29 9:38 AM FILEPATH: C:\2022\20055 - Elm M.D. Developments - 487 Shaver Road\4. Drawing\4.05 Schematic Design\20055 SP1 CONCEPT 1.rvt