

# Lee Site Sketch

Harris Street  
Pt. Lot 2, Concession 2  
Geographic Township of  
Drummond  
Perth  
LANARK COUNTY

## Key Map



## Legend

- Subject Lands
- Easements
- Proposed
- 1.5m Walkways
- 1.8m Landscape Buffer
- Zoning Setbacks

Notes  
1. Boundary and dimensions for the subject property derived from Plan 27R-111097. All other dimensions are approximate based on GIS mapping.

Version Date: July 28, 2023

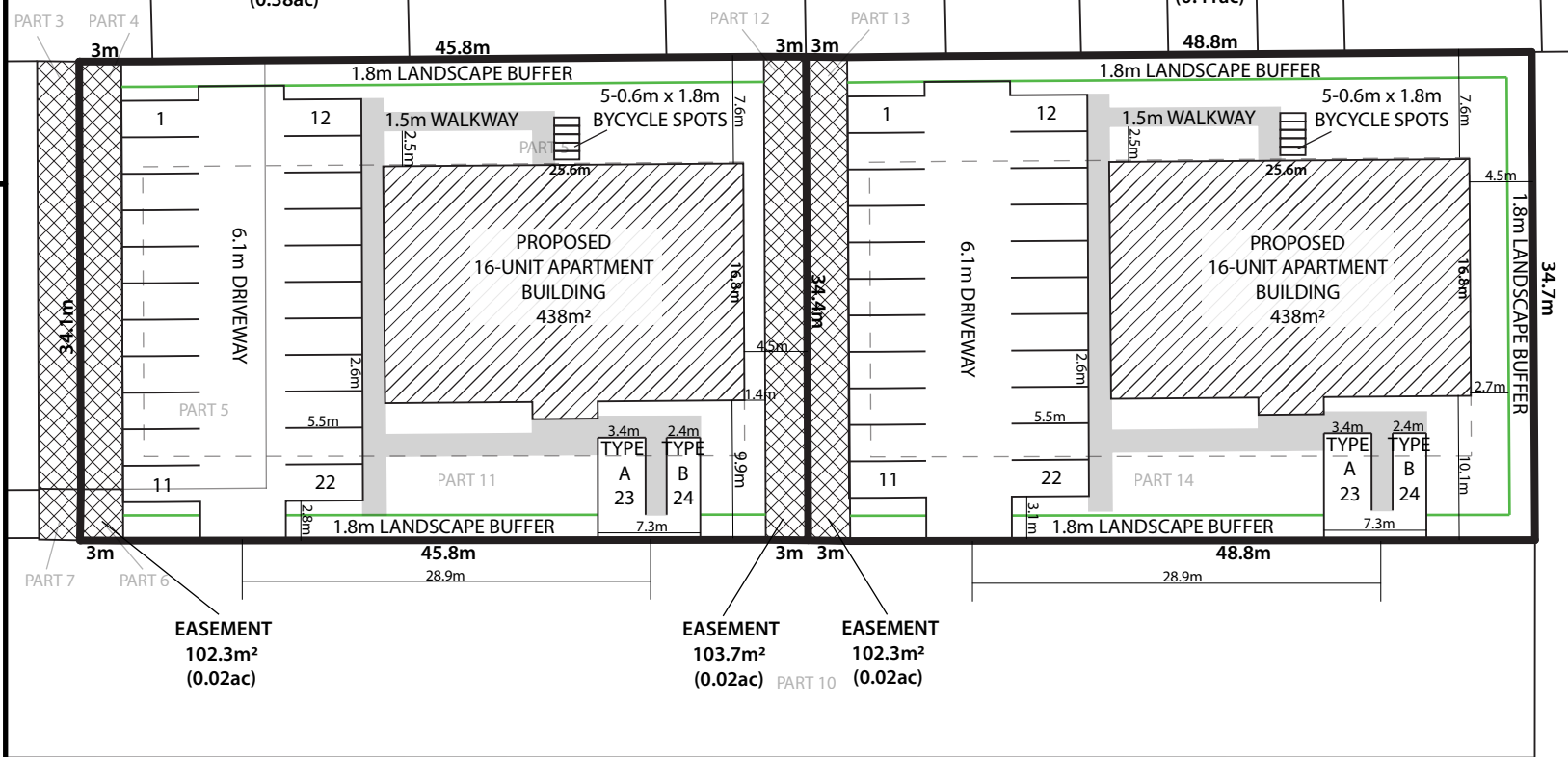
File No. 21-044 | Drawn By: TG

| Zoning Table R4-23 (Residential Regulations 9.2) |   |                       |                       |
|--|---|-----------------------|-----------------------|
| Provision  | Required  | Proposed              | Proposed              |
| Min. Lot Area                                    | 464.52 For First 4 + 46m <sup>2</sup> m <sup>2</sup> /unit = 1016.5m <sup>2</sup> | 1,776.7m <sup>2</sup> | 1,792.8m <sup>2</sup> |
| Min. Lot Frontage                                | 7.5m  | 45.8m                 | 48.8m                 |
| Min. Front Yard                                  | 6m  | 9.9m                  | 10.1m                 |
| Min. Ext. Side Yard                              | 4.5m  | N/A                   | N/A                   |
| Min. Side Yard                                   | 4.5m (3+ Storeys)   | 4.5m                  | 4.5m                  |
| Min. Rear Yard                                   | 7.5m  | 7.6m                  | 7.6m                  |
| Max Building Height                              | 12m   | =<12m                 | =<12m                 |
| Max. Lot Coverage                                | 35%   | 24.65%                | 24.43%                |
| # of Parking Spaces                              | 1.5/unit+ 15% Vistor + min. 2 Barrier Free  | 24                    | 24                    |
| Min. Landscaped O.S                              | 35%   | 37.22%                | 36.59%                |
| Impervious Surfaces                              | 60%   | 62.67%                | 62.35%                |



**TOTAL LOT SIZE INCLUDING EASEMENTS**  
1,776.7m<sup>2</sup>  
(0.38ac)

**TOTAL LOT SIZE INCLUDING EASEMENT**  
1,792.8m<sup>2</sup>  
(0.41ac)



**EASEMENT**  
102.3m<sup>2</sup>  
(0.02ac)

**EASEMENT**  
103.7m<sup>2</sup>  
(0.02ac)

**EASEMENT**  
102.3m<sup>2</sup>  
(0.02ac)

LOT 2  
CONCESSION 2

