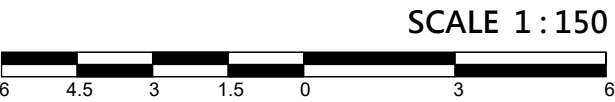


SITE PLAN OF
0 ARTHUR STREET
PERTH, ONTARIO
MONUMENT-URSO SURVEYING LTD.



THIS SITE PLAN WAS COMPLETED ON THE 11TH DAY OF NOVEMBER, 2025.

Zoning: R4-12	R4 Requirements	Proposed	Section
Minimum Lot Area	1,160 m2	1246.19 m2	Section 9.2, R4 - 12 Exception
Minimum Lot Frontage	6 m	5.75 m	Section 9.2, R4 - 12 Exception
Minimum Front Yard	6 m	6.02 m	Section 9.2, R4 - 12 Exception
Minimum Interior Side Yard	2 m	2.03 m	Section 9.2, R4 - 12 Exception
Minimum Exterior Side Yard	4.5 m	4.42m	Section 9.2, R4 - 12 Exception
Minimum Rear Yard	6 m	6.92 m	Section 9.2, R4 - 12 Exception
Maximum Height	10.6 m	7.15 m	Section 9.2, R4 - 12 Exception
Minimum Landscaped Open Space	35% total block (20% individual lot or parcel, exclusive of all driveways, parking areas, walkways, patios or any other impervious surface)	52.13%	Section 9.2, R4 - 12 Exception
Drive Aisle for Driveway	2.6 m – 3 m		4.35.4 Table 9
Minimum Parking Space Size Requirement	2.6 m * 5.5 m	2.6 m * 5.5 m	4.35.8 Table 11
Minimum Parking Space Requirement	2 per dwelling unit, 1 per ADU	2	Section 4.36
Minimum Lot Area for Interior Townhouse	185.8 m2	171.7 m2	Section 9.2, R4 - 12 Exception
Maximum Lot Coverage for Enclosed Structures	55% (+5% for unenclosed)	56.8 %	Section 9.2, R4 - 12 Exception
Exterior Town Home Units Floor Area		Main Unit=110.93 m2 ADU=50.91 m2	
Interior Town Home Unit Floor Area		Main Unit =104.70 m2 ADU=47.57 m2	
Number of Units		6 Units, up to 4 potential ADUs	
Front Yard Landscape Open Space	50%	50%	

NOTE: ACCESS TO MAIN UNITS AND ADDITIONAL DWELLING UNITS(ADU) IS THROUGH THE MAIN ENTRANCE

NOTE: A TOTAL OF 2 PARKING SPACES ARE PROVIDED ON-SITE, MEETING THE REQUIREMENT FOR THE PRIMARY DWELLING UNIT. CASH-IN-LIEU OF PARKING SHALL BE PROVIDED FOR THE PARKING DEFICIT (1 SPACE PER UNIT) ASSOCIATED WITH A MAXIMUM OF FOUR (4) POTENTIAL ACCESSORY DWELLING UNITS (ADUS).