



LOT STATISTICS

2050 2nd Avenue, Selkirk, Ontario
 Part of Lot 24, Concession 1
 Geographical Township of Walpole
 now in the
 Haldimand County

Zoning Designation - RL
 Lot Area: 464.16m²
 Lot Frontage: 15.24m

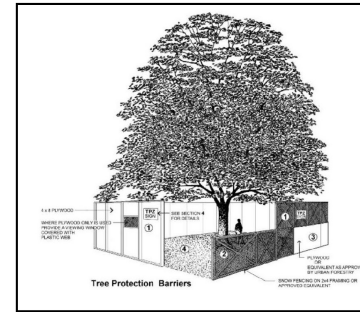
Front Yard: Required 7.00m; Proposed 14.31m
 Rear Yard: Required 9.00m; Proposed 9.00m
 Interior Side Yard: Required 1.20m; Proposed 1.53m
 Exterior Side Yard: Required 7.00m; Proposed 7.00m

Lot Coverage: Proposed 10.47% (48.61m²)
 Gross Floor Area: Proposed 19.63% (91.14m²)

Building Height: Allowed 11.00m (2 storey); Proposed 9.36m
 Driveway Width: Allowed 7.62m; Proposed 6.00m

BUILDING
WALKWAY
DRIVEWAY
LANDSCAPE

note:
 all dimensions shown in
 millimeters unless noted
 otherwise



DO NOT SCALE DRAWINGS

Note:
 1) Contractor to check all dimensions, specifications, etc. on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
 3) All works to be in accordance with the Ontario Building Code.

smpl DESIGN STUDIO

Drawing Submissions:

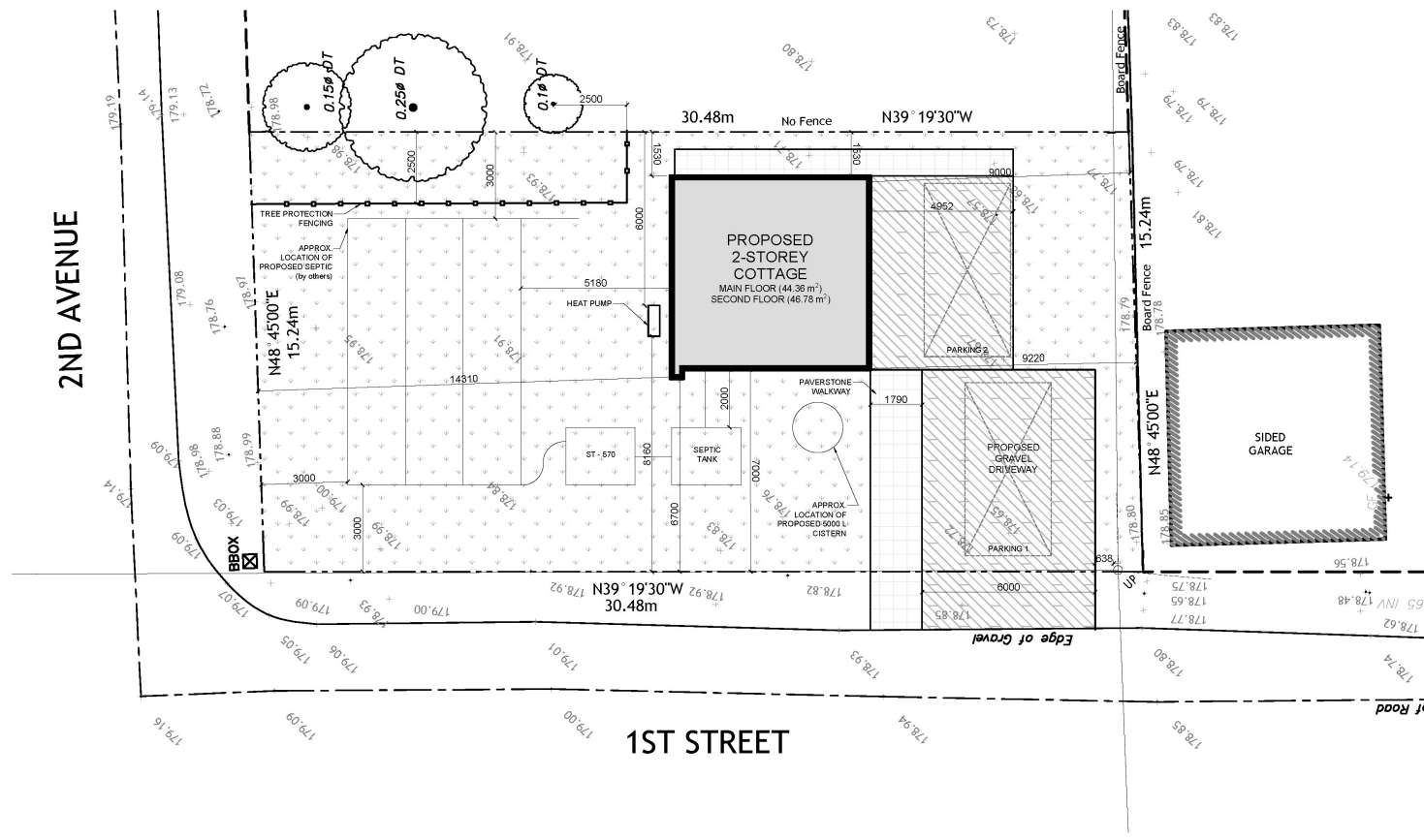
Date	Type
Jan 26, 2023	Planning
Aug 02, 2023	Grading Coord

2050 2nd Avenue,
 Selkirk, Ontario

Reviewed By: JT
 Drawn By: HD
 Plot Date:

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SP1.01

Site Plan



Proposed Site Plan
 Scale 1:100