



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/ EARTHBIN PAD = 1633 sm (36.2%)  
HARD AND SOFT LANDSCAPING = 1832.4 sm (40.5%) (includes play area)  
BUILDING/ ACCESSORY BUILDING = 1053.6sm(23.3%)  
LOT COVERAGE (23.3%)

TOWNHOUSE BUILDINGS  
22.5% OF LOT AREA

ACCESSORY BUILDINGS  
0.8% OF LOT AREA

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

RECYCLE ENCLOSURE A = 24.0 sm  
RECYCLE ENCLOSURE B = 10.9 sm  
TOTAL = 34.9 sm

NOTE: MAX OVERHANGS OF CORNICES, GUTTERS, AND  
OVERHANGS IS 550MM

NOTE: LOT WIDTH = 37.090M

# 36 UNIT RESIDENTIAL PROJECT

1 SITE PLAN CONCEPT  
SP1

SCALE: 1:200

487 Shaver Road - Zoning Site Statistics (Ancaster Zoning By-law No. 87-17)				
	Required Residential Multiple "RM5" Regulations	Proposed	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	±0.44 ha	x
(b)	Max. Density	50 units/ha	36 units / ±0.45 ha = 80 units/ha	x
(c)	Min. Lot Frontage	45 metres for a multi-plex dwelling containing 7 or more units	30m min.	✓
(d)	Min. Lot Depth	35m	120m min.	✓
(e)	Max. Lot Coverage	35%	22.5% (1,018.7m²)   23.3% including accessory bldg.	✓
(f)	Min. Front Yard	7.5m where facade has primary entrance facing street or 10.5m + distance specified in Schedule C	3m min.	x
(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 min. Southern Side Yard: 1.8m min	x
(h)	Min. Rear Yard	9.0m	Rear Yard: 1.8m min. ±14.5m max.	x
(i)	Max. Height	10.5m	±14.5m max.	x
(j)	Min. Landscaping	50% of the lot area for multi-plex dwellings	41% (1,867m²) min. (includes Children's Play Area)	x
(k)	Planting Strip	3m along all lot lines	North: 3.0m   West: 3.0m East: 0m   South: 0m	x
(l)	Parking	25% of required parking 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 or underground parking. 1 per unit plus 0.25 per unit visitor parking Parking Stall Size: 2.8m x 5.8m	x
(m)	Children's Play Area	Curved or fenced children's outside play area a min. of 7m² per dwelling unit (7m x 36 units = 252m²)	258m²	✓
(n)	Building Separation	A multi-plex building shall be not closer to another multi-plex building on the same lot in accordance with the following: Facade   Rear Wall   End Wall Facade   18.0m   19.5m   15.0m Rear Wall   19.5m   15.0m   10.5m End Wall   15.0m   10.5m   3.0m	End Wall to End Wall: 3.0m	✓
7.18(ii)	Accessory Buildings	Accessory buildings (including recycling/organics enclosure and earth bins) shall not be located in any minimum side yard	North side yard: 3m min. South side yard: 0.9m min.	x
(iv)	Max. ground floor area	Max./ground floor area for any accessory building shall be 40m² and the max. height shall be 4.5m	Recycle/Organics/earth bins: Max. GFA   Max. Height Area A   24m²   2.7m Area B   11m²   2.7m TOTAL   35m²   N/A	✓
(v)	Max Lot coverage for accessory buildings	90m² provided the coverage of all buildings on the lot does not exceed the maximum lot coverage permitted in the relevant zone (i.e., 30%)	GFA - TH Buildings   1019m²   22.5% GFA of accessory bldgs.   35m²   1% Total GFA   1054m²   23.5%	✓
9.4 (a)	Min. Lot Reqts	Average lot width shall be not less than the relevant minimum lot frontage	Ave. lot width = 37.1m   Frontage = 30.48m	✓

CONTRACTOR MUST CHECK AND SIGN ALL DIMENSIONS AND ALL CONDITIONS BEFORE PROCEEDING WITH WORK

ALL DRAWINGS ARE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY

ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE PROFESSIONAL ENGINEER AND MUST BE OBSERVED BY THE CONTRACTOR. THE CONTRACTOR AGREEING TO THESE DRAWINGS IS NOT SPECIFICALLY WARRANTED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS FOR ANY CORRECTIVE OR CHANGE ORDERS THAT MAY BE REQUIRED.

KEY TO DETAIL LOCATION

No. DETAIL NUMBER  
No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE	BY
FOR APL	1	2020.11.24	SM
PER SURVEY/LANDSLAP	2	2021.01.16	SM
EARTH BIN DESIGN/DETAILS	3	2021.02.01	SM
ADJACENT TRANSFORMER PER LANDSCAP	4	2021.04.12	SM
SETBACK TO WALK CURB	5	2021.05.01	SM
SHARED DRIVE/DRIVE	6	2021.05.01	SM
STATE OF ALL SCHEDULE	7	2021.05.01	SM
ALL TECHNICAL WITH ZONING CHART	8	2021.05.01	SM
PER CITY COMMENTS	9	2021.05.01	SM
PER CITY COMMENTS	10	2021.05.01	SM
PER CITY COMMENTS	11	2021.05.01	SM
PER CITY COMMENTS	12	2021.05.01	SM
SUBMISSION	13	2021.05.01	SM

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE	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 SHEET NUMBER  
SP1

DRAWING VERSION  
PLOT DATE  
February 23, 2023