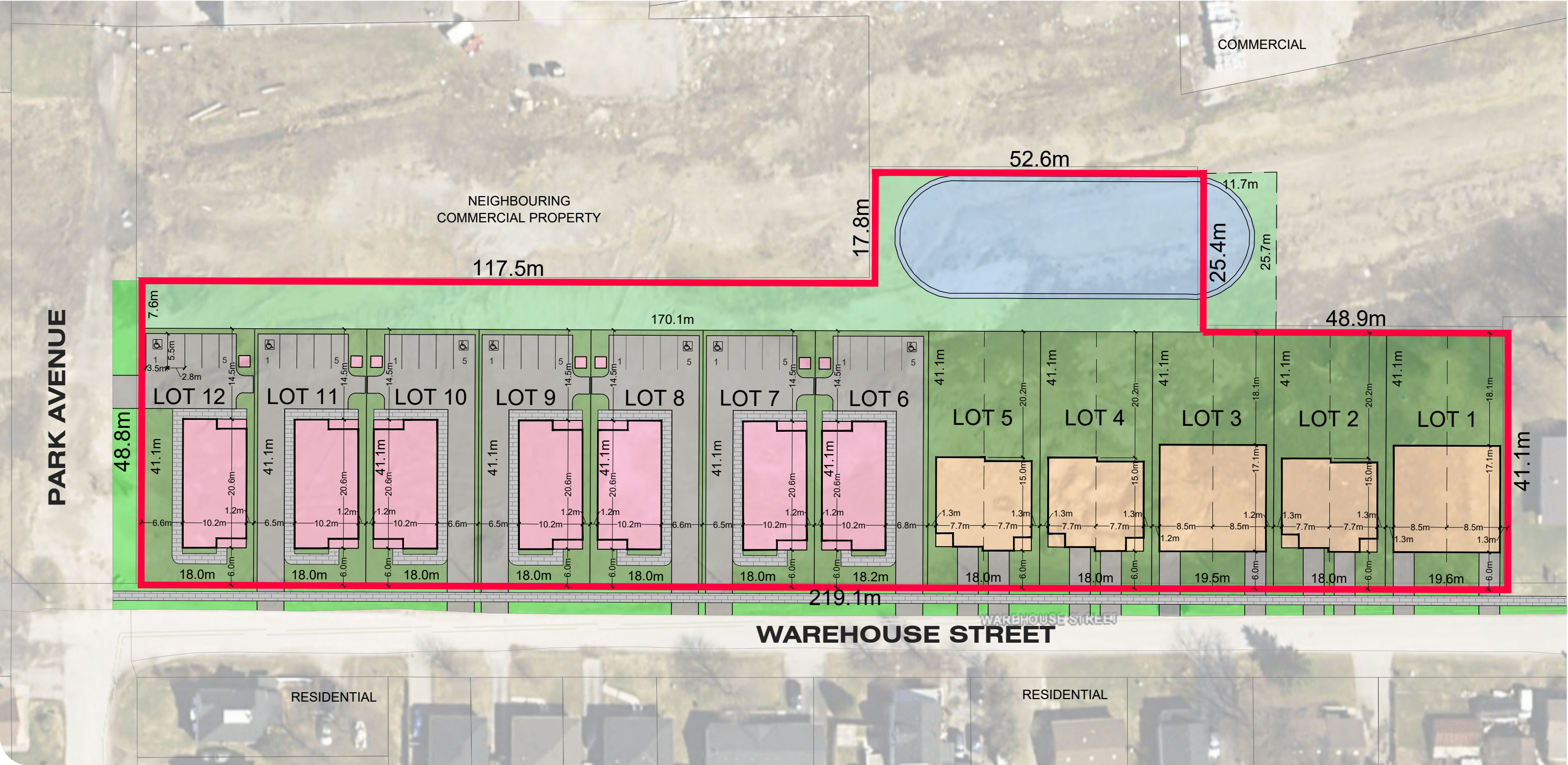




WALTER OSTOJIC & SONS LTD.
WAREHOUSE ST. PROPERTY ST. THOMAS

CONCEPT PLAN
FIGURE 1.0

**SUBJECT AREA**
(±1.12ha / 2.77ac)

**PROPOSED FOURPLEX**
(28 UNITS)

**PROPOSED LANDSCAPE**

**PROPOSED SEMI-DETACHED**
(10 UNITS)

**PROPOSED SWM POND**
(±0.22 ha / 0.54 ac)

**PROPOSED SIDEWALK**

SITE MATRIX (SEMI-DETACHED)
PROPOSED ZONE - R4-XX
FRONT YARD DEPTH - 6.0m
REAR YARD DEPTH - 9.0m
INT. SIDE YARD DEPTH - 1.0m
EXT. SIDE YARD DEPTH - 4.0m
LOT FRONTAGE - 18.0m
PARKING SPACES - 1 per unit

SITE MATRIX (FOURPLEX)
PROPOSED ZONE - R4-XX
FRONT YARD DEPTH - 6.0m
REAR YARD DEPTH - 9.0m
INT. SIDE YARD DEPTH - 1.2m*
EXT. SIDE YARD DEPTH - 4.0m
LOT FRONTAGE - 18.0m*
PARKING SPACES - 1.25 per unit
*REQUIRE RELIEF FROM THE R4 ZONE

File Location:
c:\pw working directory\projects 2025\dillon_10js\dms31912\251537 - concept
plan.dwg
December, 04, 2025 2:59 PM

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY.
ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD
BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

CREATED BY: JSC
CHECKED BY: CPW
DESIGNED BY: WALTER OSTOJIC & SONS LTD.

SCALE: 1:600 (11x17)





PROJECT: 25-1537
STATUS: DRAFT
DATE: 12/04/2025

SOURCE: ELGIN COUNTY MAPPING (2024)