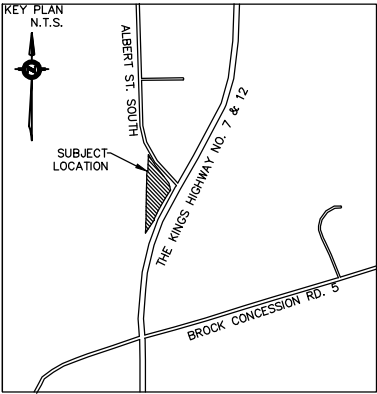


SITE PLAN
SP-1

FIELDSTONE HOMES - SUNDERLAND

144 ALBERT ST. S, SUNDERLAND ON L0C 1H0,
PART OF LOT 11 & 12, CONCESSION 5
TOWNSHIP OF BROCK
REGIONAL MUNICIPALITY OF DURHAM



SITE STATISTICS

Model Homes / Garden Suites area	345m ²
Coverage	4.2%
Granular Area	2560m ²
Landscaped Area	5285m ²
% of site that is Landscaped	65%
Minimum Number of Parking Spaces	15

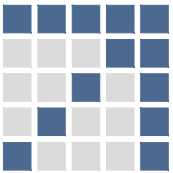
	Required	Provided
Minimum lot area	8000m ²	8190m ²
Minimum frontage	46m	157.4m
Front yard setback (Albert Street)	24m	24m
Rear yard setback	24m	24m
Interior side yard setback	15m	34m
Exterior side yard setback (Hwy #7)	22m	22m



Area for Model Homes / Garden Suite Storage



3.0m Planting strip consisting of continuous unpierced row
of shrubs or cedar not less than 1.5m (5ft) in height



Thorstone Consulting Services
Land Use Planning and Development
P.O. Box 116, Sutton, Ontario

PREPARED FOR:
FIELDSTONE

DATE:

NOV 6, 2025

REVISION

SCALE:

