



**580 MIDDLE SIDEROAD**  
Pacitti Commercial Development Inc.

**CONCEPTUAL DEVELOPMENT PLAN**  
**FIGURE 1.0**

- SUBJECT AREA  
(± 0.48ha/1.18ac )
- PROPOSED MIXED USE  
BUILDINGS
- PROPOSED PAVEMENT
- DRAINAGE CORRIDOR
- PROPOSED LANDSCAPED  
AREA
- PROPOSED SIDEWALK

**PARKING STATISTICS**  
RESIDENTIAL REQUIREMENTS (1 SPACE PER PER UNIT) = 6  
COMMERCIAL REQUIREMENTS (1 SPACE PER 40m²) = 21  
TOTAL PARKING REQUIRED = 27

PARKING PROVIDED = 30  
ACCESSIBLE REQUIREMENTS = 3  
LOADING AREA REQUIRED = 2

CN-12 ZONING PROVISIONS		
ZONING PROVISIONS	REQUIRED	PROPOSED
MAX BUILDING HEIGHT	10.0m	2 storey (TBD)
GROSS FLOOR AREA (GFA)	558m² (max)	293.30m²
FRONT YARD DEPTH	7.0m	7.5m
INTERIOR SIDE YARD DEPTH	7.0m	7.5m
EXTERIOR SIDE YARD DEPTH	10.0m	10.0m
REAR YARD DEPTH	7.0m	7.5m

R1A ZONING PROVISIONS		
ZONING PROVISIONS	REQUIRED	PROPOSED
MAX BUILDING HEIGHT	10.5m	2 storey (TBD)
DWELLING UNIT AREA	90m² (min)	293.30m²
FRONT YARD DEPTH	7.5m	7.5m
INTERIOR SIDE YARD DEPTH	7.5m	7.5m
EXTERIOR SIDE YARD DEPTH	7.5m	10.0m
REAR YARD DEPTH	7.0m	7.0m

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plan.dwg  
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SOURCE: TOWN OF AMHERSTBURG INTERACTIVE MAPPING (2021)

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.  
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SCALE: N.T.S.



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