

**General Notes:**

Transitional Housing - Site Plan  
 Site plan shows severance of contaminated property from main parcel. The site is comprised of two civic addresses and zoning designations. Information below and depicted on site plan.

ZONING  
 243 River Rd - Medium Density Residential (R4) Zone  
 235 River Rd - Single Detached Residential (R2) Zone

BUILDING SPACE:  
 2 Storey, 30 Studio Units  
 Building Footprint: 14,438 sq ft  
 Second Storey Building Footprint: 7531 sq ft  
 GFA: 21,969 sq ft

MUNICIPAL SETBACKS:  
 1. Front Yard: 24.6 ft (7.5m)  
 2. Rear Yard: 24.6 ft (7.5m)  
 3. Interior Yard Left: 16.4 ft (5m)  
 3. Interior Yard Right: 24.6 ft (7.5m)

ADDITIONAL INFORMATION  
 34 Parking Spaces (3BF)  
 Outdoor Cover Patio Space (optional): 1030sq ft  
 Total Lot Area (R4 Zone): 56,035 sq ft  
 0.78 Acres of developable land. Single Detached Residential (R2) Zone.

Rev.	Description	Date

**Legend**

- Property Line
- R4 Zone
- R4 Zone Setbacks
- 5 ft Landscape Buffer
- R2 Zone Building Setbacks
- Severance
- Existing Parcel Lines
- Concrete Surface/Sidewalk
- Asphalt Surface
- Grass Surface

Project: OAHS - SSM DSSAB - Transitional Building  
 Address: 235 & 243 River Rd, Sault Ste. Marie, ON

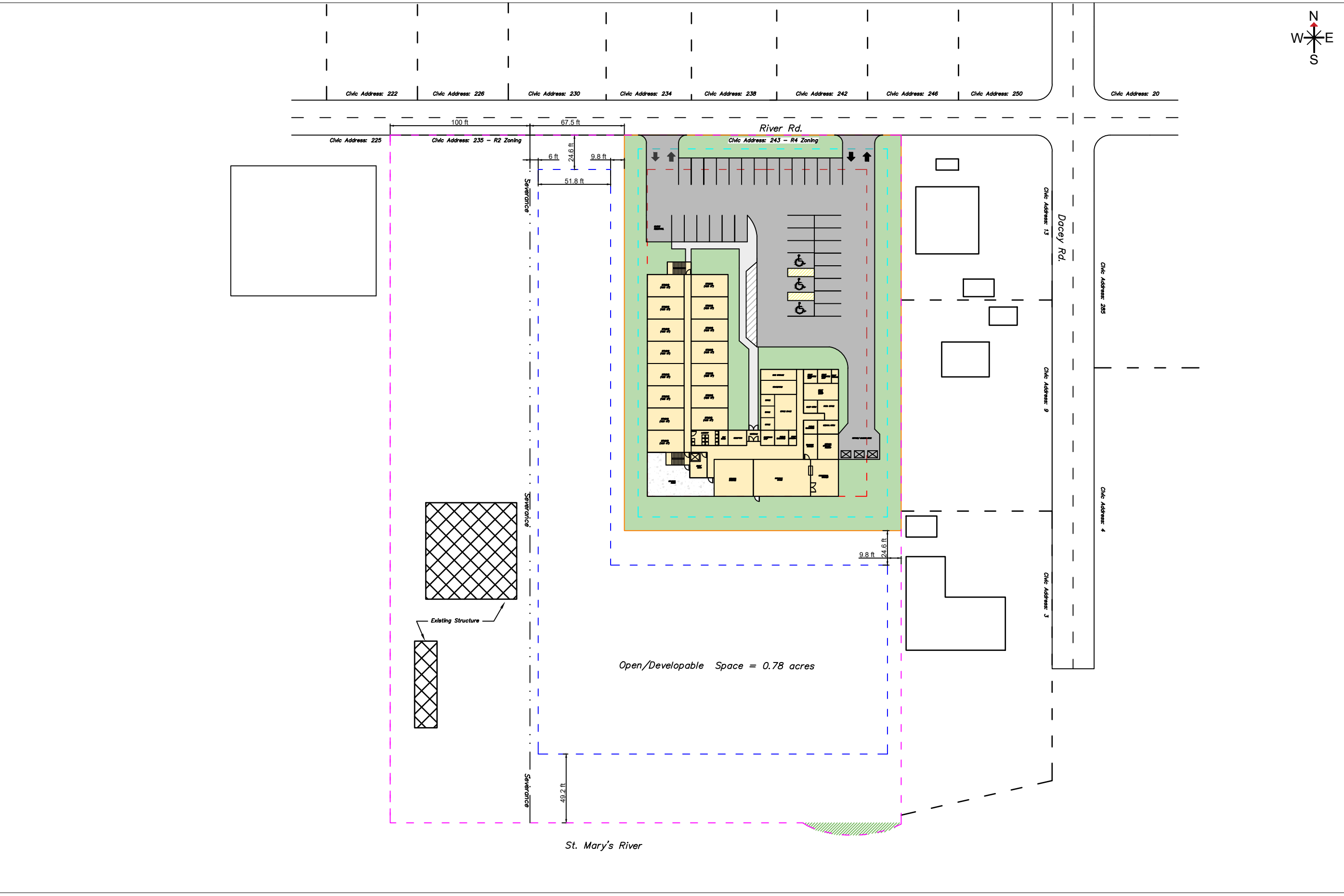
Drawing Title: Site Plan

Drawn By: L. Keen

Date: July 22, 2024 Drawing No.

Units: Feet Rev.

PRELIMINARY ONLY - NOT FOR CONSTRUCTION SP.A1



Open/Developable Space = 0.78 acres