

**SITE PLAN**  
 OF BLOCK 19, REGISTERED PLAN 6IM-227  
 TOWNSHIP OF CENTRE WELLINGTON

SCALE 1 : 200

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTE:  
 OVERALL BLOCK DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 6IM-227 AND HAVE NOT BEEN VERIFIED BY SURVEY. PROPOSED BUILDINGS POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.

**R3 ZONE - 14 UNIT CLUSTER TOWNHOUSE SITE**

REGULATIONS	REQUIRED	PROVIDED	CONFORMS
B. MINIMUM LOT FRONTAGE	20.0 m	28.32 m	Y
C. MINIMUM LOT AREA	2800 m <sup>2</sup>	5496 m <sup>2</sup>	Y
C. MINIMUM LOT AREA PER DWELLING UNIT	200 m <sup>2</sup>	392.6 m <sup>2</sup>	Y
D. MINIMUM LOT DEPTH	N/A	N/A	N/A
E. MAXIMUM BUILDING HEIGHT	3 STY.	2 STY.	Y
F. MINIMUM FRONT YARD	6.0 m	13.96 m	Y
G. MINIMUM EXTERIOR SIDE YARD	4.5 m	N/A	N/A
H. MINIMUM SIDE YARD	1/2 BUILDING HEIGHT OR 3.0 m	3.05 m	Y
I. MINIMUM REAR YARD	1/2 BUILDING HEIGHT OR 3.0 m	3.05 m	Y
J. MAXIMUM NUMBER OF DWELLING UNITS IN A ROW	8	6	Y
K. MINIMUM COMMON AMENITY AREA	5 m <sup>2</sup> / DWELLING UNIT (14 x 5 = 70 m <sup>2</sup> )	70 m <sup>2</sup>	Y
L. MINIMUM PRIVATE AMENITY AREA	20 m <sup>2</sup> / UNIT	35 m <sup>2</sup> / UNIT	Y
L. MINIMUM PRIVATE AMENITY AREA - DEPTH	4.5 m	4.5 m	Y
M. MINIMUM LANDSCAPED OPEN SPACE	40 %	44.6 %	Y
N. FRONT YARD LANDSCAPING	N/A	N/A	N/A
PARKING	1.5 / UNIT = 21 SPACES	28 STACKED	?
VISITOR PARKING	50% OF 7 = 4	4	Y
BARRIER FREE PARKING	1	1	Y

**SIGN LEGEND**

C DENOTES ROUTE SIGN (NO PARKING ON PRIVATE ROADWAY - FIRE ROUTE)  
 D DENOTES ROUTE SIGN (NO PARKING - FIRE ROUTE)

Ra-1 DENOTES STOP SIGN  
 V DENOTES VISITOR PARKING SPACE  
 G DENOTES 1.0m x 2.0m GARBAGE CART STORAGE AREA  
 B DENOTES EDGE OF BUSH

DATE: \_\_\_\_\_ KERRY F. HILLIS  
 ONTARIO LAND SURVEYOR

NO.	MM/DD/YY	REVISION DESCRIPTION
3		
2		
1		

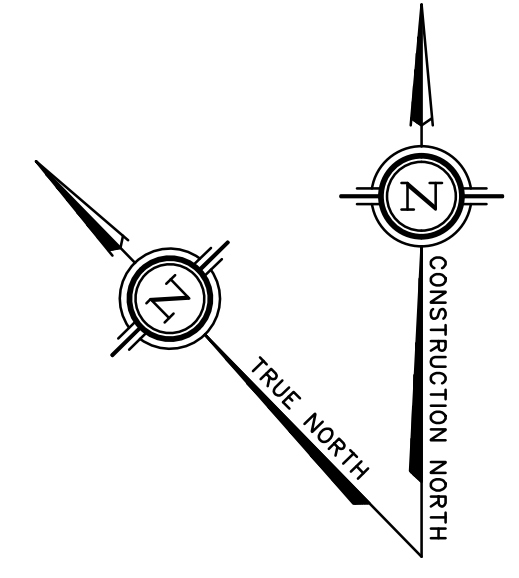
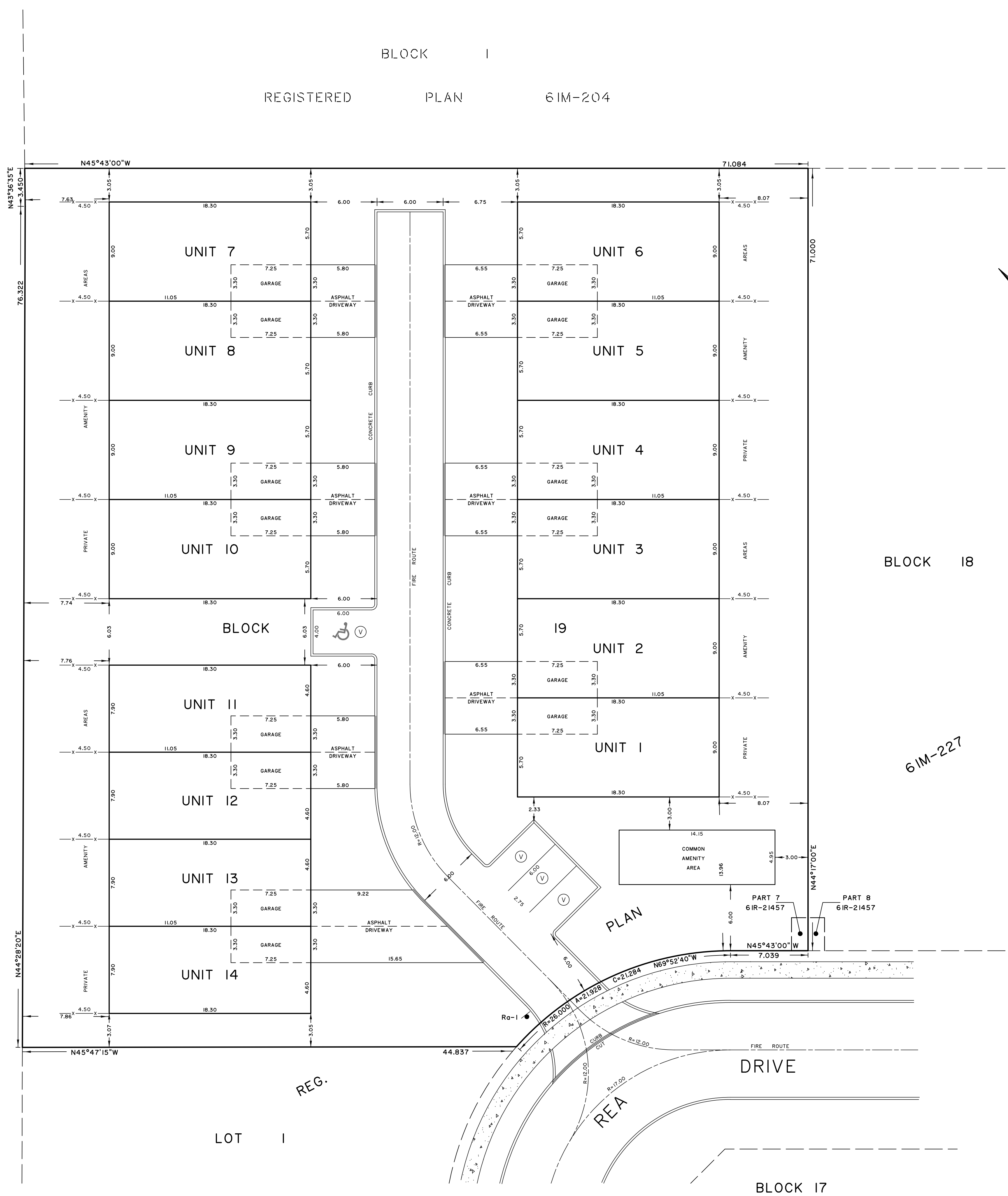
OWNER: JAMES KEATING CONSTRUCTION (2004) LIMITED  
 APPLICANT: BSR & D  
 CONTACT: NANCY SHOEMAKER

© COPYRIGHT 2019: REPRODUCTION, DISTRIBUTION OR ALTERATION OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**  
 Ontario Land Surveyors  
 Urban and Rural Planners  
 www.bsr.com

101-257 Woodlawn Rd. W. Guelph, Ontario N1H 1C6  
 TEL: (519) 822-4031

DATE: JANUARY 30, 2019 PROJECT 17-14-431-01-C



LOT 17, CONCESSION 14  
 PART I, PLAN 6IR-11588

BLOCK 18  
 6IM-227

LOT I

BLOCK 17