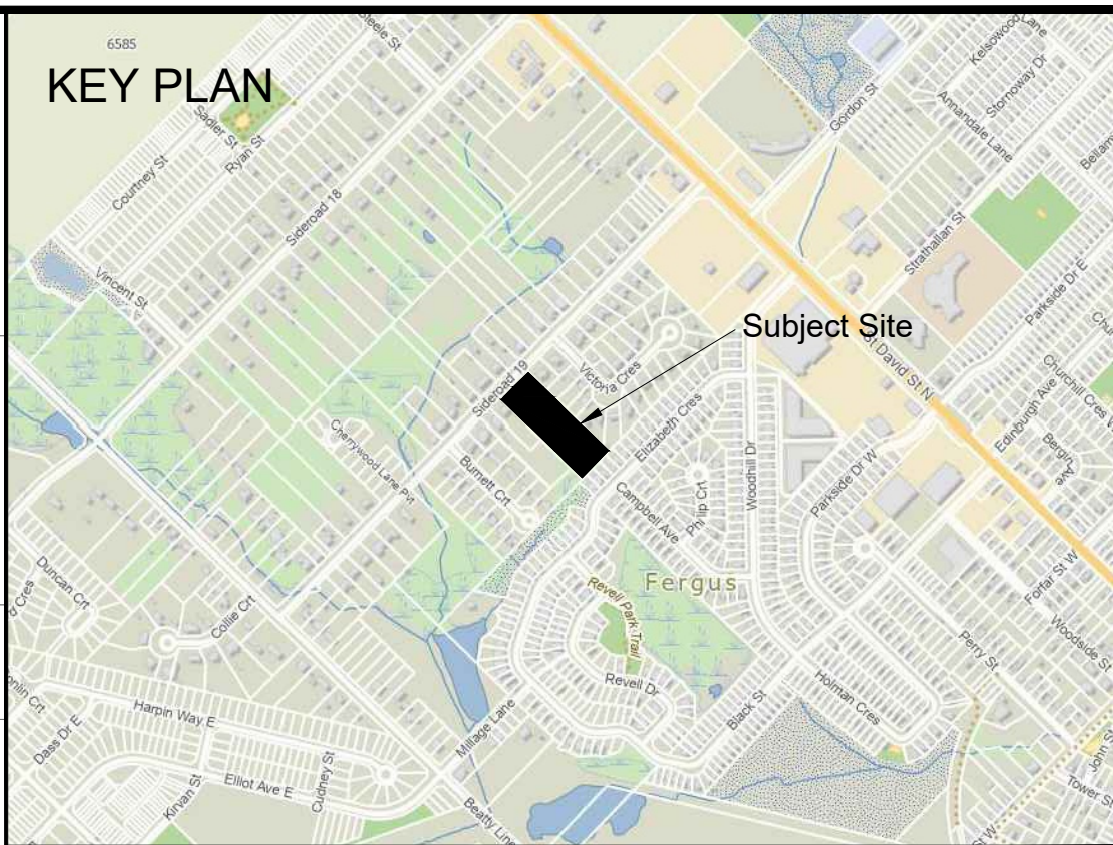
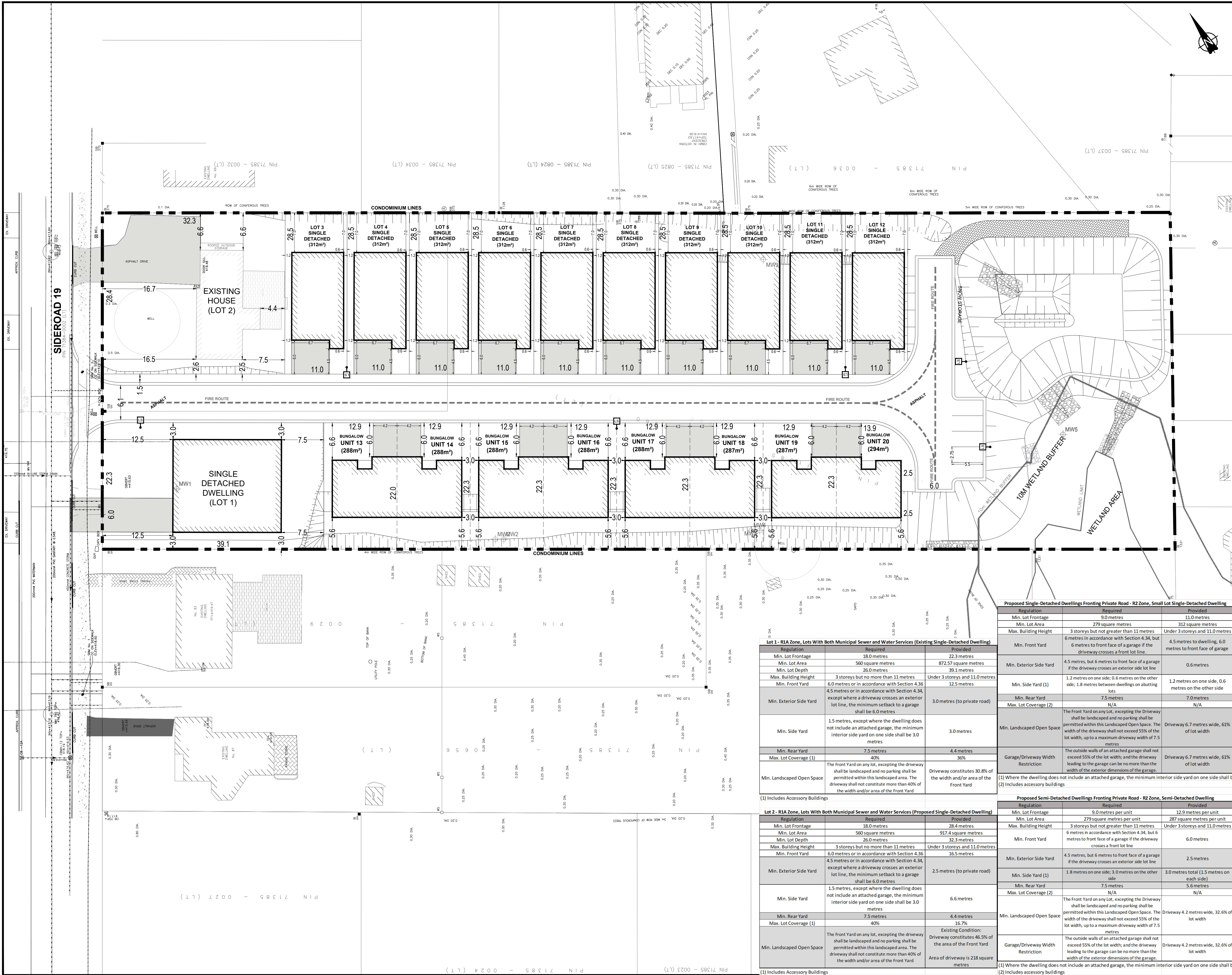




SITE PLAN

Part of Park Lot 10, Registered Plan 71
Township of Centre Wellington
Wellington County

73 & 79, Sideroad 19, Fergus

Lot 1 - R1A Zone, Lots With Both Municipal Sewer and Water Services (Existing Single-Detached Dwelling)		
Regulation	Required	Provided
Min. Lot Frontage	18.0 metres	22.3 metres
Min. Lot Area	560 square metres	872.57 square metres
Min. Lot Depth	26.0 metres	39.1 metres
Max. Building Height	3 storeys but no more than 11 metres	Under 3 storeys and 11.0 metres
Min. Front Yard	6.0 metres or in accordance with Section 4.36	12.5 metres
Min. Exterior Side Yard	4.5 metres or in accordance with Section 4.34, except where a driveway crosses an exterior lot line, the minimum setback to a garage shall be 6.0 metres	3.0 metres (to private road)
Min. Side Yard	1.5 metres, except where the dwelling does not include an attached garage, the minimum interior side yard on one side shall be 3.0 metres	3.0 metres
Min. Rear Yard	7.5 metres	4.4 metres
Max. Lot Coverage (1)	40%	36%
Min. Landscaped Open Space	The Front Yard on any lot, excepting the driveway shall be landscaped and no parking shall be permitted within this landscaped area. The driveway shall not constitute more than 40% of the width and/or area of the Front Yard	Driveway constitutes 30.8% of the width and/or area of the Front Yard

(1) Includes Accessory Buildings

Lot 2 - R1A Zone, Lots With Both Municipal Sewer and Water Services (Proposed Single-Detached Dwelling)		
Regulation	Required	Provided
Min. Lot Frontage	18.0 metres	28.4 metres
Min. Lot Area	560 square metres	917.4 square metres
Min. Lot Depth	26.0 metres	32.3 metres
Max. Building Height	3 storeys but no more than 11 metres	Under 3 storeys and 11.0 metres
Min. Front Yard	6.0 metres or in accordance with Section 4.36	16.5 metres
Min. Exterior Side Yard	4.5 metres or in accordance with Section 4.34, except where a driveway crosses an exterior lot line, the minimum setback to a garage shall be 6.0 metres	2.5 metres (to private road)
Min. Side Yard	1.5 metres, except where the dwelling does not include an attached garage, the minimum interior side yard on one side shall be 3.0 metres	6.6 metres
Min. Rear Yard	7.5 metres	4.4 metres
Max. Lot Coverage (1)	40%	16.7%
Min. Landscaped Open Space	The Front Yard on any lot, excepting the driveway shall be landscaped and no parking shall be permitted within this landscaped area. The driveway shall not constitute more than 40% of the width and/or area of the Front Yard	Existing Condition: Driveway constitutes 46.5% of the area of the Front Yard Area of driveway is 218 square metres

(1) Includes Accessory Buildings

Proposed Single-Detached Dwellings Fronting Private Road - R2 Zone, Small Lot Single-Detached Dwelling		
Regulation	Required	Provided
Min. Lot Frontage	9.0 metres	11.0 metres
Min. Lot Area	279 square metres	312 square metres
Max. Building Height	3 storeys but not greater than 11 metres	Under 3 storeys and 11.0 metres
Min. Front Yard	6 metres in accordance with Section 4.34, but 6 metres to front face of a garage if the driveway crosses a front lot line	4.5 metres to dwelling, 6.0 metres to front face of garage
Min. Exterior Side Yard	4.5 metres, but 6 metres to front face of a garage if the driveway crosses an exterior side lot line	0.6 metres
Min. Side Yard (1)	1.2 metres on one side; 0.6 metres on the other side; 1.8 metres between dwellings on abutting lots	1.2 metres on one side, 0.6 metres on the other side
Min. Rear Yard	7.5 metres	7.0 metres
Max. Lot Coverage (2)	N/A	N/A
Min. Landscaped Open Space	The Front Yard on any lot, excepting the Driveway shall be landscaped and no parking shall be permitted within this Landscaped Open Space. The width of the driveway shall not exceed 55% of the lot width, up to a maximum driveway width of 7.5 metres	Driveway 6.7 metres wide, 61% of lot width
Garage/Driveway Width Restriction	The outside walls of an attached garage shall not exceed 55% of the lot width; and the driveway leading to the garage can be no more than the width of the exterior dimensions of the garage.	Driveway 6.7 metres wide, 61% of lot width

(1) Where the dwelling does not include an attached garage, the minimum interior side yard on one side shall be 3.0 metres.
(2) Includes accessory buildings.

Proposed Semi-Detached Dwellings Fronting Private Road - R2 Zone, Semi-Detached Dwelling		
Regulation	Required	Provided
Min. Lot Frontage	9.0 metres per unit	12.9 metres per unit
Min. Lot Area	279 square metres per unit	287 square metres per unit
Max. Building Height	3 storeys but not greater than 11 metres	Under 3 storeys and 11.0 metres
Min. Front Yard	6 metres in accordance with Section 4.34, but 6 metres to front face of a garage if the driveway crosses a front lot line	6.0 metres
Min. Exterior Side Yard	4.5 metres, but 6 metres to front face of a garage if the driveway crosses an exterior side lot line	2.5 metres
Min. Side Yard (1)	1.8 metres on one side; 3.0 metres on the other side	3.0 metres total (1.5 metres on each side)
Min. Rear Yard	7.5 metres	5.6 metres
Max. Lot Coverage (2)	N/A	N/A
Min. Landscaped Open Space	The Front Yard on any lot, excepting the Driveway shall be landscaped and no parking shall be permitted within this Landscaped Open Space. The width of the driveway shall not exceed 55% of the lot width, up to a maximum driveway width of 7.5 metres	Driveway 4.2 metres wide, 32.6% of lot width
Garage/Driveway Width Restriction	The outside walls of an attached garage shall not exceed 55% of the lot width; and the driveway leading to the garage can be no more than the width of the exterior dimensions of the garage.	Driveway 4.2 metres wide, 32.6% of lot width

(1) Where the dwelling does not include an attached garage, the minimum interior side yard on one side shall be 3.0 metres.
(2) Includes accessory buildings.



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REVISIONS	
Rev. No. 1, October 7, 2025	

Date: May 21, 2025
Scale: 1:300

Drawn By: EF
Project No.: 23030

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