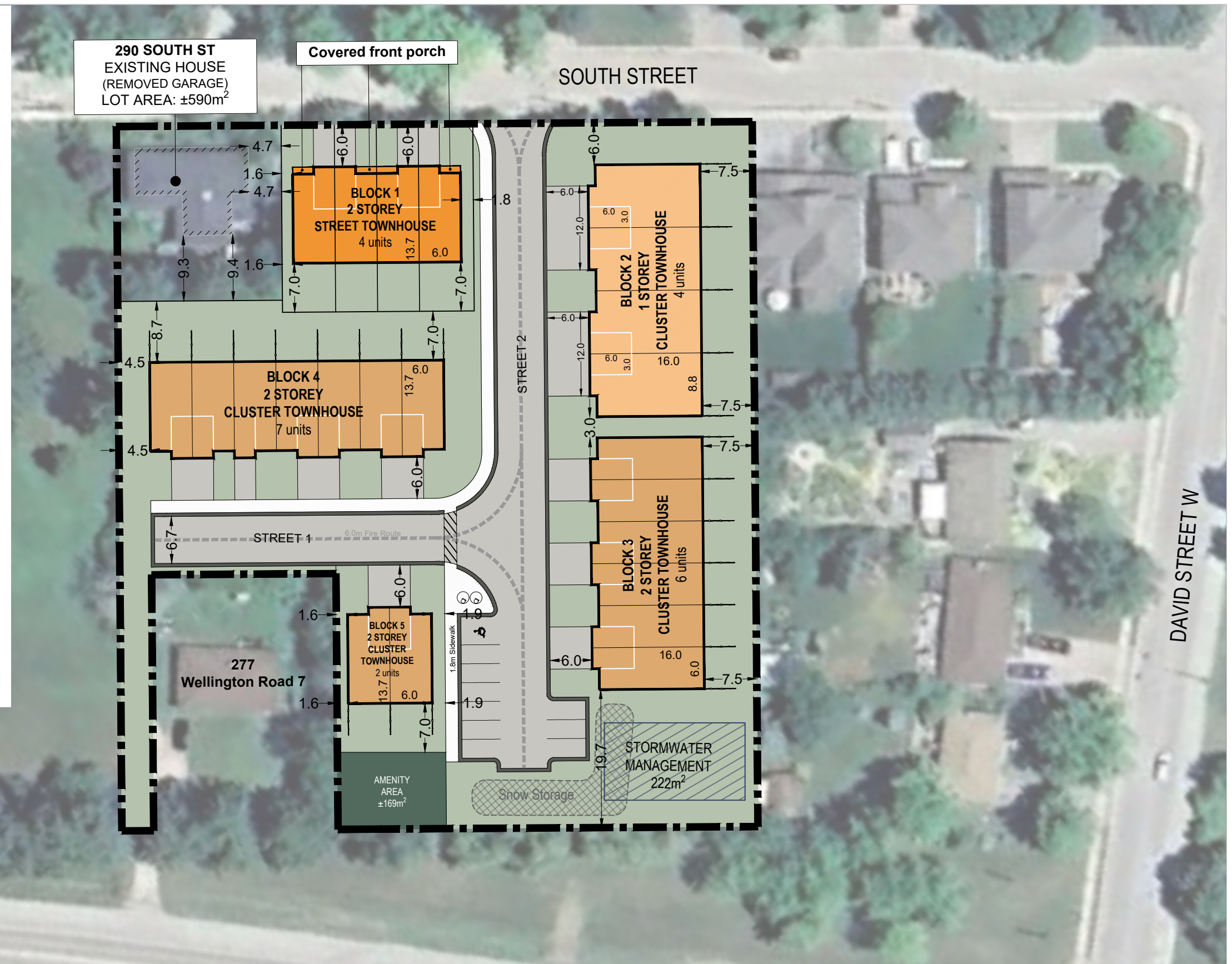
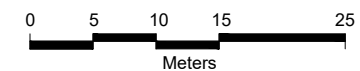


CURRENT ZONING:	R1A	
PROPOSED ZONING:	R3 with Exception Zone	
LOT AREA:	REQUIRED	PROPOSED
CLUSTER TOWNS:	5,400m ² (200m ² /unit)	6,865m ²
STREET TOWNS:	190m ² /unit	732m ² (smallest lot: 160m ²)
UNITS:		23 units
CLUSTER TOWNS		19 units
STREET TOWNS		4 units
MAX. HEIGHT:	3 storeys	2 storeys
MIN. LANDSCAPE OS:		
CLUSTER TOWNS:	40%	42.2%
STREET TOWNS:	40%	37.4%
COMMON AMENITY AREA:	105m ²	±169m ²
<small>(Cluster Townhouses: 5m²/unit)</small>		
MINIMUM SETBACKS:		
FRONT YARD:	6.0m	6.0m
EXTERIOR SIDE YARD:	4.5m	17.9m
SIDE YARD:		
CLUSTER TOWNS:	3.0m	1.6m
STREET TOWNS:	1.8m	1.6m
REAR YARD:		
CLUSTER TOWNS:	7.5m	>7.5m
STREET TOWNS:	7.5m	7.0m
PARKING:		
CLUSTER TOWNHOUSES:	29 spaces	42 spaces (Garage + Driveway)
VISITOR SPACES:	5 spaces	10 spaces
STREET TOWNHOUSES:	1.0/unit	8 spaces (Garage + Driveway)
BARRIER FREE (4m x 5.5m):	1 spaces	1 spaces
NOTES: 1. Townhouse Fences 4.5m long by 1.8m Tall		



DEVELOPMENT CONCEPT

191 Wellington Road 7 & 290 South Street, Elora



NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals.

Scale 1:600 | March 24, 2026 | Project No. 24221 | Drawn By: MN/EF/HS

