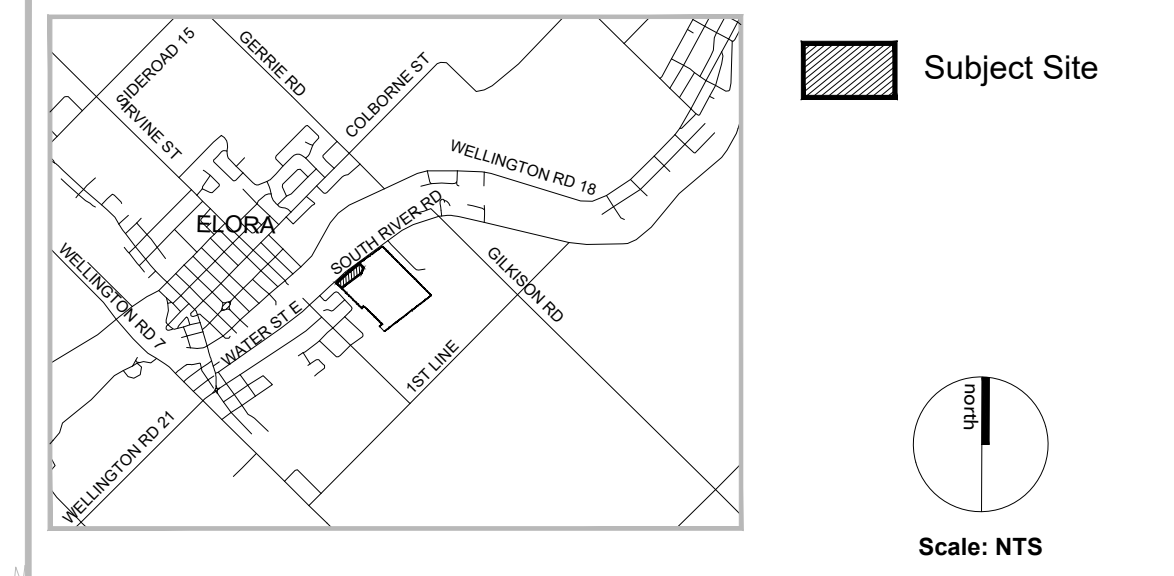


Legal Description
 133 SOUTH RIVER ROAD
 PT LT 4 SE/5 OF THE RIVER CON BROKEN FRONT NICHOL,
 PT 1 61R2640 SAVE & EXCEPT PT 1 61R10981.
 TOWNSHIP OF CENTRE WELLINGTON
 COUNTY OF WELLINGTON



Site Statistics

Zoning Summary		
	R1A.58.9 Required	Provided
Lot Area	--	12,970.2m ²
Proposed units	--	20 (semi detached)
Minimum lot frontage	20.0 m	42.5m
Minimum unit frontage	n/a	10.0m
Minimum unit area	n/a	291.6m ²
Maximum Height	3 Storeys (11 m)	≤ 11.0m
Minimum front yard (Haylock)	6.0 m	5.5m
Minimum exterior side yard	4.5 m	n/a
Minimum side yard	1.5 m	5.0m
Minimum rear yard	5.0 m	12.0m
Maximum coverage	40%	25.3%



NOTES:

- Dashed line between units indicates unit boundaries.
- Fencing details on landscape plan.
- All dimensions are in metres unless otherwise noted.
- Topographical and engineering provided by MTE Consultants Inc.
- Boundary information provided by Van Harten Surveying Inc., April 2021.
- Please refer to landscape plans and engineering plans for details.
- The 6 m and 3 m landscaped strips and the slopes south and west of the internal roadway will be owned and maintained by the standard condominium corporation.
- Snow storage will be on site and trucked off-site as needed.
- V - Denotes visitor parking.
- Frontage & Area apply to Block as a whole.

Revision No.	Date	Issued / Revision	By
3	Nov 15, 2023	Revise site plan	GC/JB
2	May 20, 2021	Revise site plan	JB
1	Feb. 4, 2021	Revise site plan	JB

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
MHBC
 200-540 BRIDGEWAY CENTRE DR. KITCHENER, ON, N2B 3X7 | P: 519.576.3830 | F: 519.576.0121 | WWW.MHBCPLAN.COM

Stamp	Date	November 15, 2023
Drawn By	JB/GC	
Plan Scale	1:400 (Arch D)	
File No.	1285I	
Checked By	DA	
Other		
Project	BLOCK 141 HAYLOCK SUBDIVISION	
File Name	SITE PLAN	Dwg No. 1 of 1
Scale Bar		

