

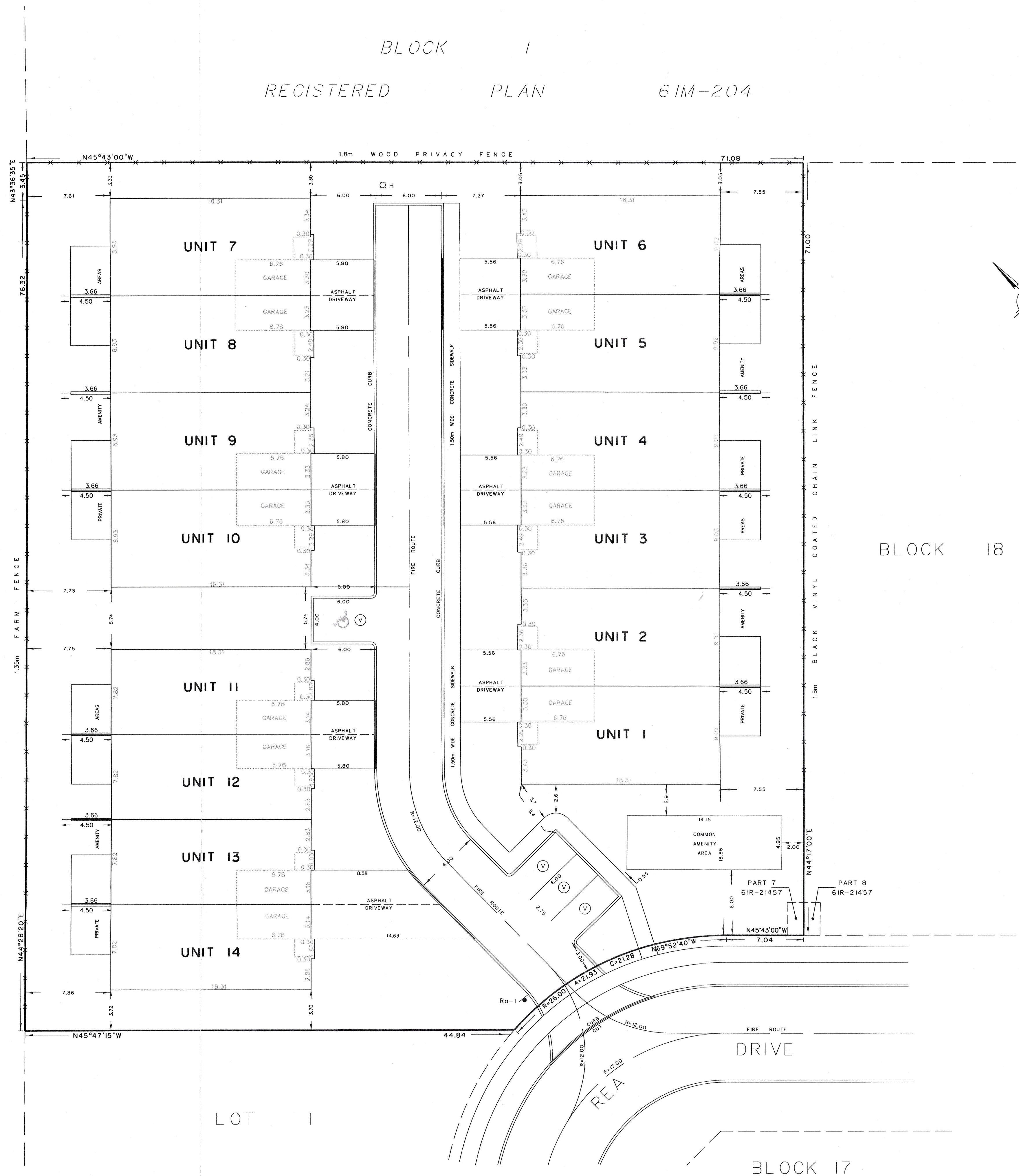
14

CONCESSION

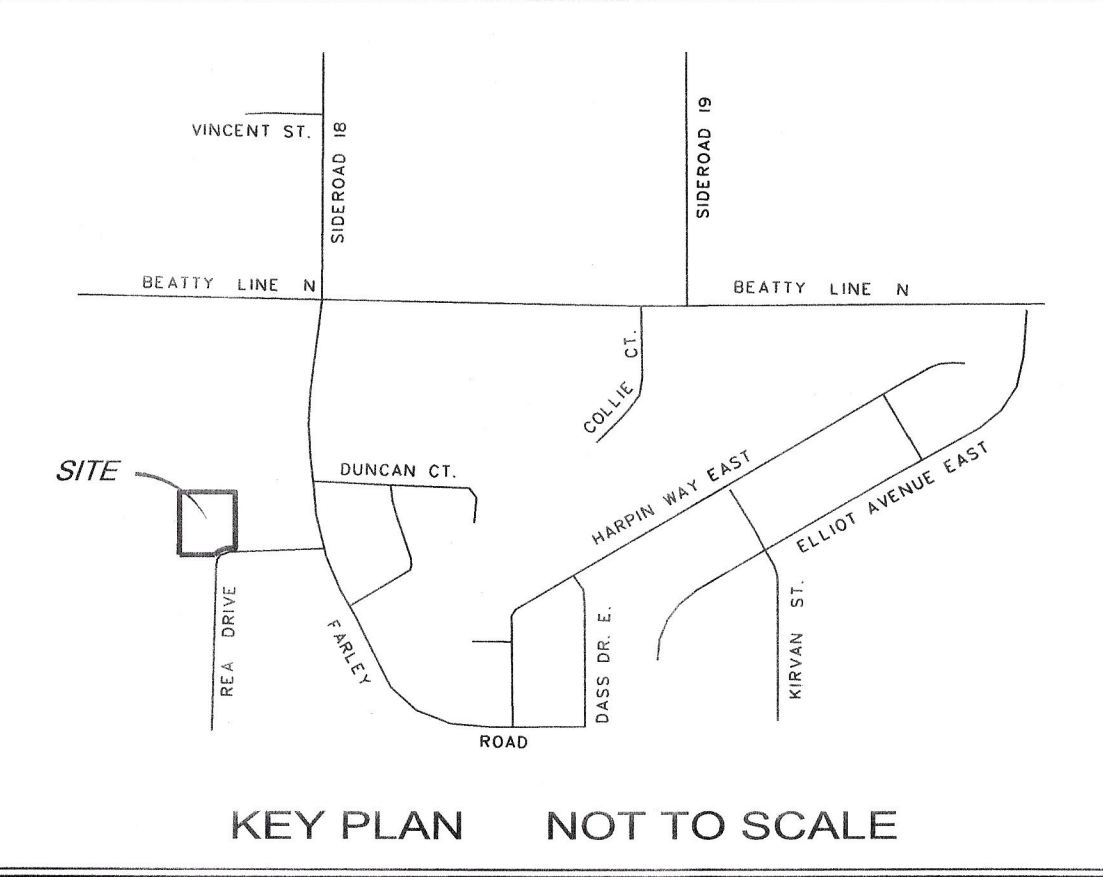
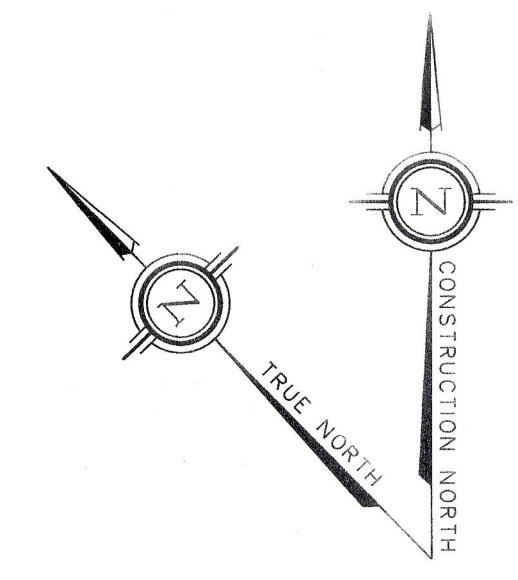
17,

LOT

PART I, PLAN 61R-11588



BLOCK I  
REGISTERED PLAN 61M-204



SITE PLAN  
OF BLOCK 19, REGISTERED PLAN 61M-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 61M-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	13.86 m	Y
G. MINIMUM EXTERIOR SIDE YARD	4.5 m	N/A	N/A
H. MINIMUM SIDE YARD	UNITS 1 - 10 UNITS 11 - 14	3.05 m 3.7 m	Y
I. MINIMUM REAR YARD	UNITS 1 - 10 UNITS 11 - 14	7.5 m 7.75 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%	41.3%	Y
N. FRONT YARD LANDSCAPING	N/A	N/A	N/A
PARKING	1.5 / UNIT = 21 SPACES	28 STACKED	Y
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)
  - Re-1 DENOTES STOP SIGN
  - V DENOTES VISITOR PARKING SPACE
  - DENOTES EDGE OF BUSH
  - DENOTES HANDICAPPED PARKING SPACE
  - H DENOTES FIRE HYDRANT

**NOTES**

- NO WINDOWS TO HABITABLE ROOMS WITHIN 3m OF PARKING
- SNOW STORAGE - REMOVAL OFF SITE

JULY 15, 2021  
DATE

*Kerry F. Hillis*  
KERRY F. HILLIS  
ONTARIO LAND SURVEYOR

NO.	MM/DD/YY	REVISION DESCRIPTION
3		
2	08/30/21	REMOVED FENCE AT COMMON AMENITY AREA
1	07/15/21	Adjust Units 7 To 14 General Revisions

OWNER: JAMES KEATING CONSTRUCTION (2004) LIMITED

APPLICANT: BSR&D LTD.

CONTACT: NANCY SHOEMAKER

© COPYRIGHT 2021: 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

**BSR&D** Ontario Land Surveyors  
Urban and Rural Planners  
A wholly owned subsidiary of J.D.Barnes Ltd. www.bsrd.com

101-257 Woodlawn Rd. W. Fax: (519) 822-1220  
Geeth, Ontario NH B1J Tel: (519) 822-4031

DATE: JULY 15, 2021 | KS|DM|RA | PROJECT 17-14-431-01-E

BLOCK 18

BLOCK 17