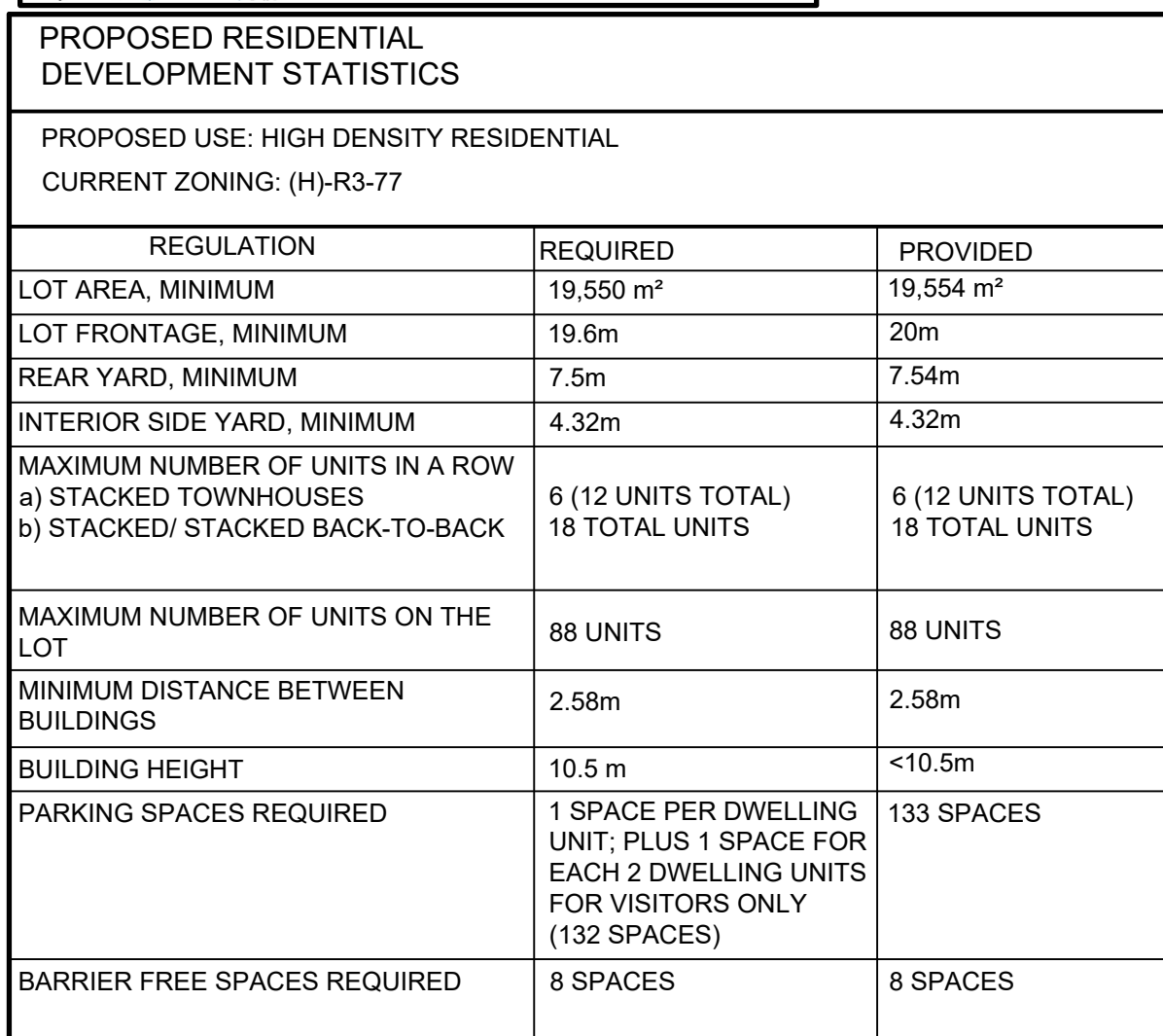
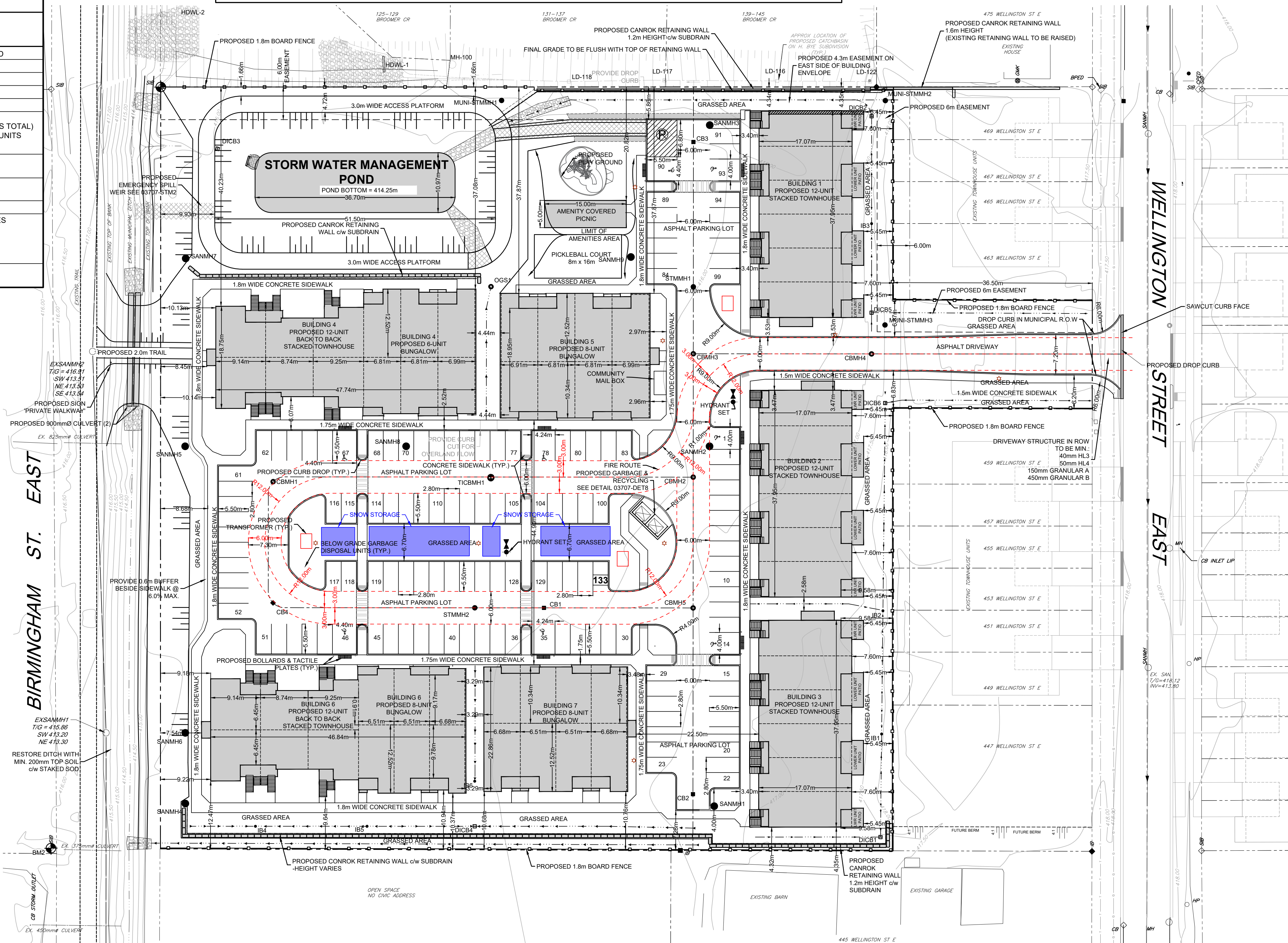




REGULATION	REQUIRED	PROVIDED
LOT AREA, MINIMUM	19,550 m ²	19,554 m ²
LOT FRONTAGE, MINIMUM	19.6m	20m
REAR YARD, MINIMUM	7.5m	7.54m
INTERIOR SIDE YARD, MINIMUM	4.32m	4.32m
MAXIMUM NUMBER OF UNITS IN A ROW a) STACKED TOWNHOUSES b) STACKED/ STACKED BACK-TO-BACK	6 (12 UNITS TOTAL) 18 TOTAL UNITS	6 (12 UNITS TOTAL) 18 TOTAL UNITS
MAXIMUM NUMBER OF UNITS ON THE LOT	88 UNITS	88 UNITS
MINIMUM DISTANCE BETWEEN BUILDINGS	2.58m	2.58m
BUILDING HEIGHT	10.5 m	<10.5m
PARKING SPACES REQUIRED	1 SPACE PER DWELLING UNIT; PLUS 1 SPACE FOR EACH 2 DWELLING UNITS FOR VISITORS ONLY (132 SPACES)	133 SPACES
BARRIER FREE SPACES REQUIRED	8 SPACES	8 SPACES

SEPARATION DISTANCES BETWEEN SEWERS/SEWER SERVICES AND WATERMAIN/WATER SERVICES SHALL BE AS PER MECP PROCEDURE F-6-1. IN GENERAL, 2.5m MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL INSTALLATIONS AND 0.5m VERTICAL SEPARATION AT CROSSINGS WHERE THE WATERMAIN OR WATER SERVICE CROSSES UNDER THE SEWER/SERVICE AND PLACE WATER PIPE JOINTS A MINIMUM OF 2.5m HORIZONTALLY FROM OUTSIDE EDGE OF SEWER PIPE.

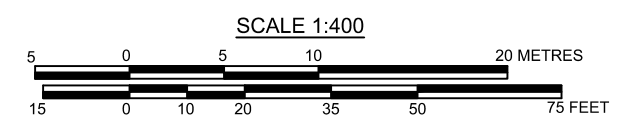
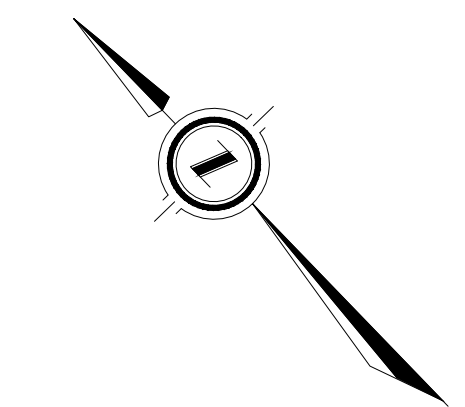
GEOTEXTILE CLOTH TO BE INSTALLED
UNDER ALL CB AND CBMH GRATES AND TO
REMAIN IN PLACE UNTIL PAVING IS
COMPLETED



CAUTION: THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Notes

1. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY VAN HARTEN SURVEYING INC. DATED SEPTEMBER 04, 2020.
2. PROPERTY BOUNDARY DERIVED FROM VAN HARTEN SURVEYING INC. DATED SEPTEMBER 04, 2020.
3. TOPOGRAPHICAL SURVEY COMPLETED BY VAN HARTEN SURVEYING INC. DATED SEPTEMBER 04, 2020.
4. ALL ORGANIC MATERIAL WITHIN 1.2m of FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
5. COVER OVER WATERMAN 2.0m minimum AT ALL POINTS.
6. ALL STORM CATCH BASINS TO BE 1.5m MINIMUM DEPTH 600mm AND ALL STORM MANHOLES TO HAVE A MINIMUM SUMP OF 300mm.
7. MAINTAIN 2.50m HORIZONTAL CLEARANCE BETWEEN STORM / SANITARY SEWER AND WATERMAIN.
8. WATER MAIN SERVICES TO BE INSTALLED UNDER STORM SEWERS.
9. ALL HYDRANT SETS REQUIRE TEST POINT AND HYDRANT MARKER. ALL WATERMAIN JOINTS ON HYDRANT LEADS TO BE RESTRAINED.
10. JOINTS OF SANITARY MAINS TO BE 1.5m MINIMUM, 15mm BELL, INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO SECTION ABOVE BEING INSTALLED. CAULKING TO BE SIKAFLEX 1A OR EQUIVALENT.
11. ENSURE EXTERNAL LIGHTING IS DARK-SKY COMPLIANT IN ACCORDANCE WITH SECTION 6.9 OF ZONING BY LAW No. 66-01 FOR THE PERFORMANCE OF THE TOWNSHIP OF WILLOWBURGH.
12. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED / ISSUED FOR CONSTRUCTION.
13. ALL CONSTRUCTION TO BE COMPLETED TO TOWNSHIP OF WILLOWBURGH LOCAL ENGINEERING STANDARDS.
14. VIEW DRAWINGS IN CONJUNCTION WITH SHEET DTD1 FOR MUNICIPAL SERVICES STANDARDS.
15. MUNICIPAL CONSENT SUBMISSIONS REQUIRED FOR PROPOSED UTILITIES (GAS, TELECOMMUNICATIONS, POWER, ETC.).

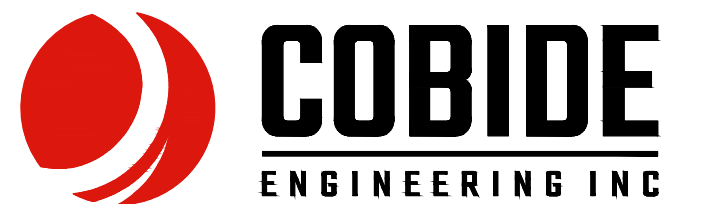


Benchmark Information

- BM1 TOP OF STANDARD IRON BAR LOCATED ON BIRMINGHAM ST. EAST
AS DEPICTED
ELEVATION 416.17m
- BM2 TOP OF STANDARD IRON BAR LOCATED ON BIRMINGHAM ST. EAST
AS DEPICTED
ELEVATION 415.28m

8	JUN 17/06	FIFTH SUBMISSION	JHL	TLB
7	NOV 03/25	RE-ISSUED FOR CONSTRUCTION SUBMISSION	JHL	TLB
	OCT 29/25	ISSUED FOR CONSTRUCTION SUBMISSION	JHL	TLB
5	SEPT 18/25	FOURTH SUBMISSION	JHL	TLB
4	AUG 07/25	THIRD SUBMISSION	JHL	TLB
3	APR 28/25	SECOND SUBMISSION	JHL	TLB
2	DEC 24/24	FIRST SUBMISSION	JHL	TLB
1	JULY 12/24	FIRST SUBMISSION (PRE-SUBMISSION)	JHL	TLB
No.	DATE	DESCRIPTION	BY	APPD
REVISION / ISSUE				

Seal not valid unless signed and dated



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WELLINGTON STREET DEVELOPMENT
TOWNSHIP OF WELLINGTON NORTH

GENERAL SITE PLAN

Client: 5053745 ONTARIO INC.

Design:	JHL	Scale:	1:400
Drawn:	JHL	Approved:	
Checked:	TLB		
Date:	JULY 2024		
		Design Engineer	
DRAWING No.		03707-SP1	