

**ASTRID J. CLOS**

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# CONCEPT PLAN BEATTY LINE NORTH, FERGUS

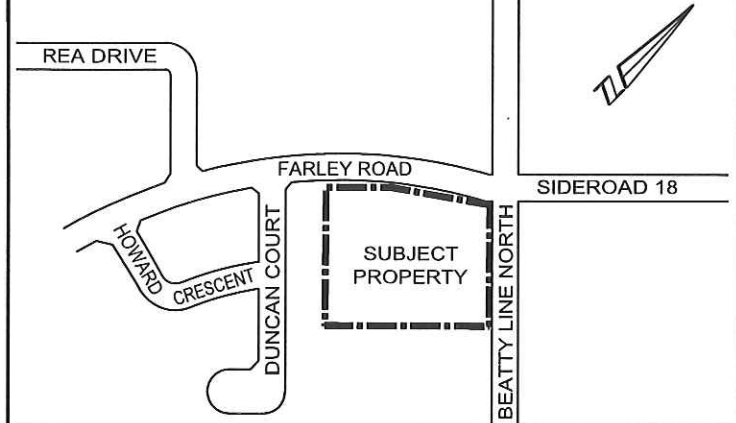
DATE: MAY 25, 2018

SCALE: 1:750

PROJECT No. 1736

DRAWN BY: A.R.N.

## KEY MAP



## LEGAL DESCRIPTION

PART OF LOT 18, CONCESSION 14  
 (GEOGRAPHIC TOWNSHIP OF NICHOL)  
 TOWNSHIP OF CENTRE WELLINGTON  
 COUNTY OF WELLINGTON

TOTAL AREA 1.865ha

Residential R2 Zone			
Semi-detached Units 1 to 7 and 9 to 17			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Frontage	9m per unit	9m per unit	Yes
Minimum Lot Area	279 m <sup>2</sup> per unit	279 m <sup>2</sup> per unit	Yes
Residential R2 Zone			
Single detached Unit 8			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Frontage	9m	13 m	Yes
Minimum Lot Area	279 m <sup>2</sup>	279 m <sup>2</sup>	Yes
Residential R4 Zone Apartment			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	700 m <sup>2</sup>	6,660 m <sup>2</sup>	Yes
Minimum Lot Frontage	20 m	73.98 m	Yes
Minimum Front Yard	6 m	6 m	Yes
Minimum Exterior Side Yard	6 m	6.1 m	Yes
Minimum Side Yard	Half the building height but not less than 3 m. 7.5 m where windows to a habitable room.	17.5 m	Yes
Minimum Rear Yard	Half the building height but not less than 7.5 m.	21.1 m	Yes
Maximum Building Height	4 storeys but not more than 15 m.	4 storeys	Yes
Minimum Common Amenity Area	1,620 m <sup>2</sup> 30 m <sup>2</sup> for first 20 units; 20 m <sup>2</sup> for each additional unit. length shall not exceed 4 times the width not be located Front or Exterior Side Yard.	694 m <sup>2</sup>	No Yes Yes
Minimum Landscaped Open Space	20%	20%	Yes
1 space per unit plus 0.5 spaces per unit for the first 20 units; 0.25 spaces per unit for each additional unit. Minimum of 50% of the additional spaces to be visitor parking.	94 parking spaces 12 visitor parking spaces	94 parking spaces 12 visitor parking spaces	Yes

DUNCAN COURT

SIDEROAD  
 18

BEATTY LINE NORTH

