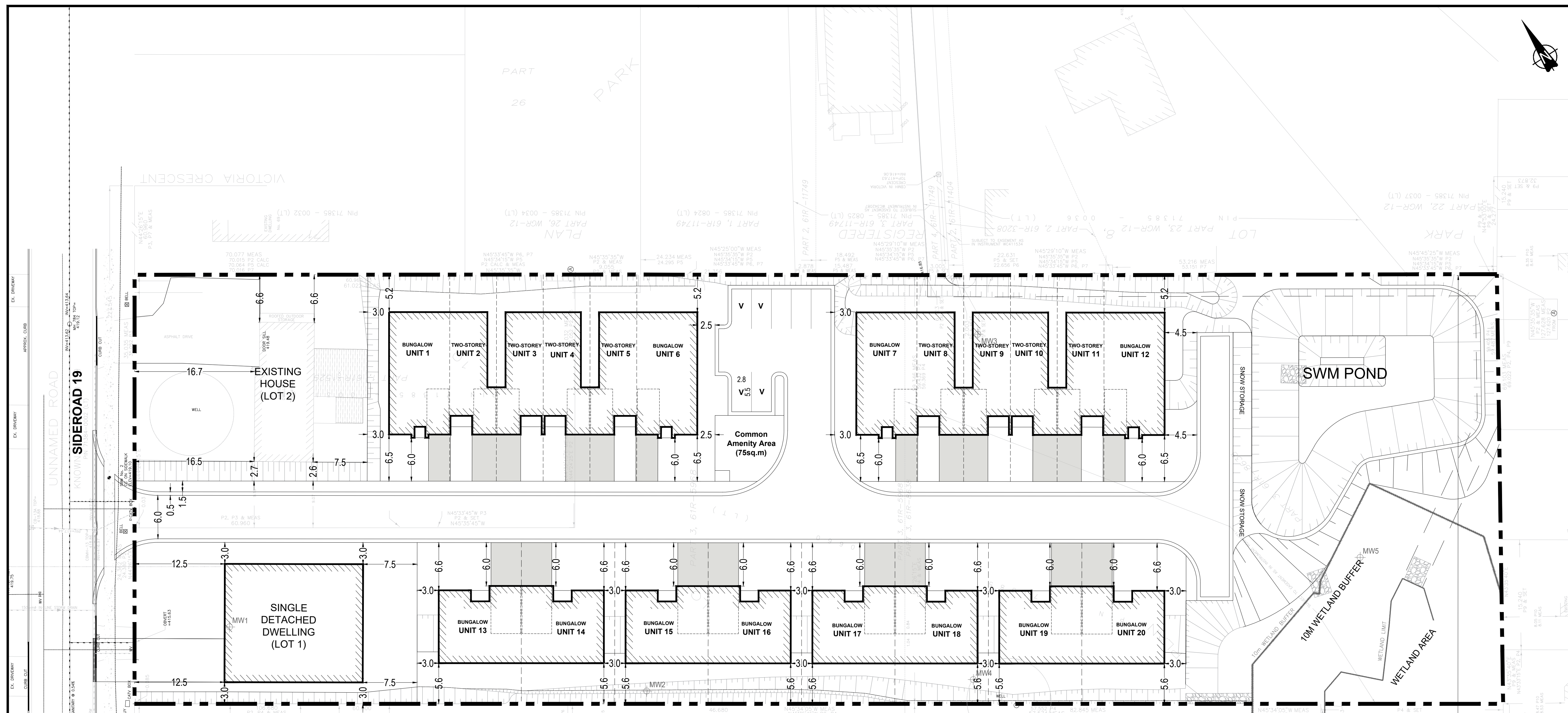


SITE PLAN

Part of Park Lot 10, Registered Plan 71
Township of Centre Wellington
Wellington County
73 & 79, Sideroad 19, Fergus



R3 Zoning	Regulation	Provided	Provided	Provided	Max. Number of Attached Dwelling Units in a Row	8	6	NA	NA
Site Area		11,221.88sq m							
Permitted Uses	Triplex, fourplex, street townhouse, cluster townhouse	Townhouse (Cluster) as per R3 Zone	Single Detached as per RTA with principal water and sewer	Semi-Detached as per R2 zone	A minimum of 5 m ² (53.8 ft ²) of Amenity Area per dwelling shall be provided and be developed as Common Amenity Area. This Common Amenity Area shall be aggregated into areas of not less than 50 m ² (538.2 ft ²). Amenity Areas shall be designed and located so that the length does not exceed 4 times the width.		75 sq. m provided for the all the units within the development.	NA	NA
Min. Lot Frontage	20 m	Minimum Lot Frontage per unit onto a Private Street 11.0 m per unit (end) Lot 1 - 22.34 m Lot 2 - 28.54 m 6.0 m per unit (veteran)	Required 18 m	Required: 9 m	A Common Amenity Area shall be located in any Yard other than the required Front Yard or required Exterior Side Yard. Landscaped Open Space areas, building rooftop, patios and above ground decks may be included as part of the Common Amenity Area if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges and landscaped areas).			NA	NA
Min. Lot Area	The greater of 700 sq. m or 200 sq. m per unit	1371.62 sq. m Lot 1 - 620.62 sq. m Lot 2 - 2875.08 sq. m	Provided: Required: 500 sq. m	Provided: Required: 279 sq. m per unit	A Private Amenity Area shall be provided for each unit and it shall have a minimum area of 20 m ² (215.3 ft ²) and have a minimum depth (from the wall of the dwelling unit) of 4.5 m (14.8 ft); have a minimum width of 4.5 m (14.8 ft); not form part of a required Front or Exterior Side Yard; not face onto a public Street; be accessed through a doorway to a hall or Habitable Room, but not a bedroom; be separate and not include walkways, play areas, or any other communal area to be defined by a wall or fence ix.		Interior Lots: 33.7 sq. m Exterior Lots: 66.46 sq. m	NA	NA
Min. Lot Depth	NA	NA	Provided: Lot 1 - 39.11 m Lot 2 - 32.2 m	NA	Private Amenity Areas shall be screened in a manner which prevents view into a part of it from any adjacent areas to a height of 1.8 m (5.9 ft).		Interior Lots: 74.5 sq. m (40.2%) Exterior Lots: 165.9 sq. m (50.7%)	NA	NA
Max. Building Height	3 storeys but not greater than 11 m	2 storeys, under 11.0 m	Provided: 1.5 m (unattached side) Required: 3 storeys but not more than 11 m	Provided: 1.5 m (unattached side) Required: 3 storeys but not greater than 11.0 m	Min. Landscape Open Space	40% of the lot area	NA	Required: 40%	NA
Min. Front Yard	6 m or in accordance with Section 4.35 but 6 m to front face of a garage if the driveway crosses a front lot line.	6.0 m	Provided: 6.0 m Lot 1 - 12.5 m Lot 2 - 16.6 m	Required: 6.0 m Provided: 6.0 m	Max. Lot Coverage (including accessory buildings)	40%	NA	Required: 40%	NA
Min. Exterior Side Yard	4.5 m to front face of a garage if the driveway crosses an exterior side lot line.	3.0 m	Required: 4.5 m	Required: 4.5 m	Min. Landscape Open Space	The Front Yard on any lot, excepting the driveway shall be landscaped and no parking shall be permitted within this Landscaped Open Space. The driveway shall not constitute more than 40% of the area of the Front Yard.	NA	Provided: The Front Yard on any Lot, excepting the Driveway shall be landscaped and no parking shall be permitted within this Landscaped Open Space. The driveway shall not constitute more than 40% of the area of the Front Yard.	Required: The Front Yard on any Lot, excepting the Driveway shall be landscaped and no parking shall be permitted within this Landscaped Open Space. The width of the driveway shall not exceed 55% of the lot width, up to a maximum driveway width of 7.5 m (24.6 ft).
Min. Side Yard	4.5 m to front face of a garage if the driveway crosses an exterior side lot line.	3.0 m	Required: 4.5 m	Required: 4.5 m	Garage/Driveway Width Restriction	Outside walls of an attached garage shall not exceed 55% of the lot width, and the driveway leading to the garage can be no more than the width of the exterior dimensions of the garage	NA	NA	Provided: Interior Lots: (48%) Exterior Lots: (41%)
Min. Rear Yard	4.5 m to front face of a garage if the driveway crosses an exterior side lot line.	3.0 m	Required: 4.5 m	Required: 4.5 m	Parking	1 Space Per Unit	NA	1 Space per unit	1 space per unit
					Cluster Townhouse	1 space per dwelling unit plus 0.5 spaces per unit for the first 20 units	NA	(1 x 12 units) = 6 = 18 spaces required.	NA

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE
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REVISIONS

No.	Description

Date: November 6, 2024 Drawn By: EF Dwg. File Name: sp23030f.dwg
Scale: 1:300 Project No.: 23030