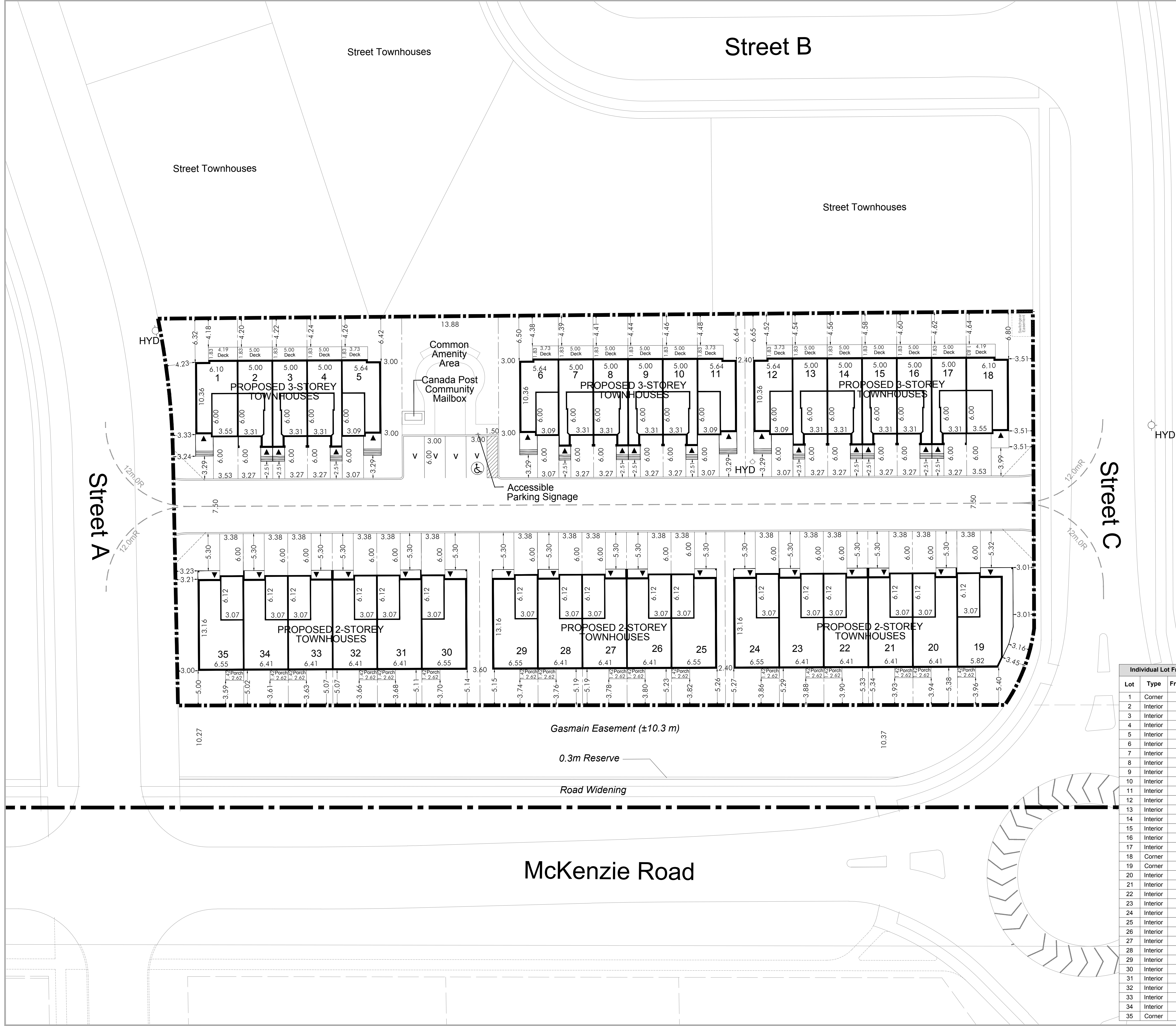




Individual Lot Frontages and Areas			
Lot	Type	Frontage (m)	Area (m ²)
1	Corner	9.3	230.3
2	Interior	5.0	115.6
3	Interior	5.0	115.7
4	Interior	5.0	115.8
5	Interior	8.6	200.4
6	Interior	8.6	201.2
7	Interior	5.0	116.6
8	Interior	5.0	116.7
9	Interior	5.0	116.8
10	Interior	5.0	116.9
11	Interior	6.8	160.2
12	Interior	6.8	160.4
13	Interior	5.0	117.3
14	Interior	5.0	117.4
15	Interior	5.0	117.5
16	Interior	5.0	117.6
17	Interior	5.0	117.8
18	Corner	9.6	226.5
19	Corner	11.0	259.2
20	Interior	6.4	160.5
21	Interior	6.4	160.3
22	Interior	6.4	160.2
23	Interior	6.4	160.0
24	Interior	7.8	193.4
25	Interior	7.8	193.2
26	Interior	6.4	159.5
27	Interior	6.4	159.4
28	Interior	6.4	159.3
29	Interior	8.4	207.4
30	Interior	8.4	207.2
31	Interior	6.4	158.7
32	Interior	6.4	158.6
33	Interior	6.4	158.5
34	Interior	6.4	158.3
35	Corner	9.8	238.5

Legal Description

PART LOT 3, RANGE WEST OF TOWNSEND TO CALEDONIA ROAD,
PLAN 18R-6318,
FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF ONEIDA
HALDIMAND COUNTY

Key Plan

SITE STATISTICS

Zoning Summary (R4) <i>Group Townhouses</i>		
	Required (min)	Provided
Overall Lot Area	--	6,933.5 m ²
Lot Area (min)	Interior Lot with Attached Private Garage: 115 m ² Corner Lot with Attached Private Garage: 215 m ²	Interior Lot with Attached Private Garage: 115 m ² Corner Lot with Attached Private Garage: 225 m ²
Total Units	--	35
Lot Frontage (min)	Block: 30.0 m Interior Lot: 5.0 m/unit Corner Lot: 9.0 m/unit	Block: 54.6 m Interior Lot: 5.0 m/unit Corner Lot: 9.0 m/unit
Front Yard (min)	3.0 m	3.0 m
Exterior Side Yard (min)	3.0 m	3.0 m
Interior Side Yard (min)	1.2 m	1.2 m
Separation Distance (min)	2.0 m	2.4 m
Rear Yard (min)	5.0 m	5.0 m
Building Height (max)	12.0 m	12.0 m
Useable floor Area (min)	65 m ² /unit	145 m ² /unit
Parking Spaces	Dwelling: 2 spaces/unit Visitor: 1 space/10 units	Dwelling: 2 spaces/unit Visitor: 1 space/10 units

Building Coverage (2,666.6m ²)	38.5%	Floor Area Ratio	0.91
Landscaped Area (2,561.4m ²)	36.9%	Gross Floor Area:	6,279.4 m ²
'Hard Surface' Area (1,705.5m ²)	24.6%	Ground Floor Area:	2,665.9 m ²
Total (6,933.5 m ²)	100.0%	Useable Floor Area:	5,366.6 m ²

NOTES:

- All dimensions are in metres unless otherwise noted.
- Boundary information provided by West & Ruuska Ltd. Land Surveyors (Plan 18R-6318, June 6, 2016)
- Driveways and aisles to be defined by 0.20m raised concrete curbing as shown.
- Curb side private garbage collection pick-up, unless available through municipal pick-up.
- V - Denotes visitor parking
- Snow will be removed from the site as required.

Revision No.	Date	Issued / Revision	By
8.	July 22, 2020	Revised site plan	JB
7.	May 1, 2020	Revised site plan	JB
6.	Mar. 23, 2020	Revised site plan	JB
5.	Nov. 7, 2019	Issued for Submission	JB
4.	Sept. 30, 2019	Revised site plan	JB
3.	Aug. 19, 2019	Revised site plan	JB
2.	Dec. 5, 2018	Revisions made as per comments received from County	JB
1.	Nov. 1, 2018	Revisions made as per comments received from County	JB

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Stamp	Date
	July 22, 2020
Drawn By	JB
Plan Scale	1:250 (Arch D)
File No.	14196BE
Checked By	DA
Other	

Project

McKenzie Meadows
Phase 1 - Block 83

File Name

SITE PLAN

Dwg No.

1 of 1

Scale Bar

0 5 10 20

K:\14196E-McKenzie Rd-Caledonia\SPSP_22\July2020.dwg