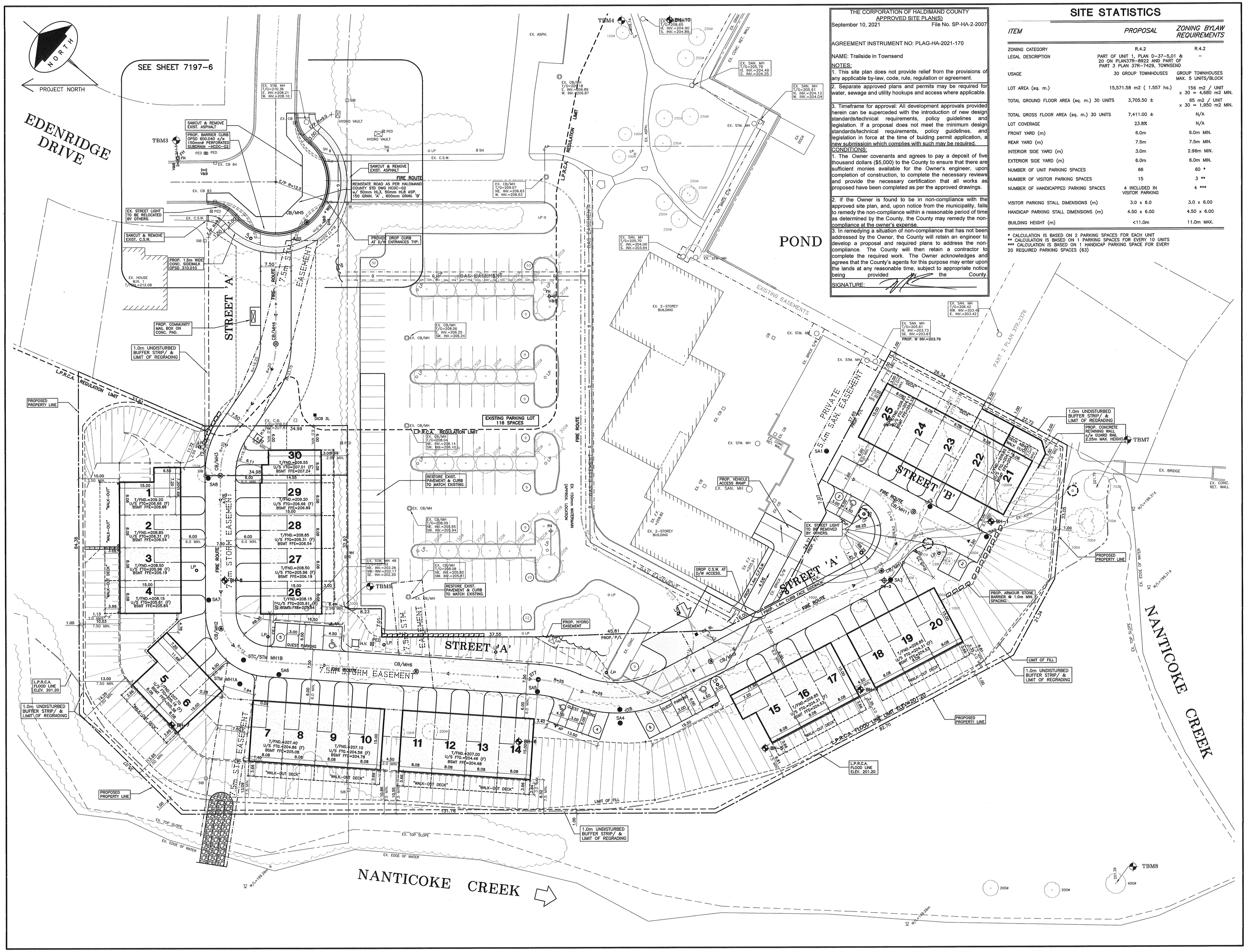


THE CORPORATION OF HALDIMAND COUNTY
APPROVED SITE PLAN(S)
September 10, 2021 File No. SP-HA-2-2007

AGREEMENT INSTRUMENT NO: PLAG-HA-2021-170

NAME: Trailside in Townsend

NOTES:
1. This site plan does not provide relief from the provisions of any applicable by-law, code, rule, regulation or agreement.

2. Separate approved plans and permits may be required for water, sewage and utility hookups and access where applicable.

3. Timeframe for approval: All development approvals provided herein can be superceded with the introduction of new design standards/technical requirements, policy guidelines and legislation. If a proposal does not meet the minimum design standards/technical requirements, policy guidelines, and legislation in force at the time of buiding permit application, a new submissioin which complies with such may be required.

CONDITIONS:
1. The Owner covenants and agrees to pay a deposit of five thousand dollars ($5,000) to the County to ensure that there are sufficient monies available for the Owner's engineer, upon completion of construction, to complete the necessary reviews and provide the necessary certification that all works as proposed have been completed as per the approved drawings.

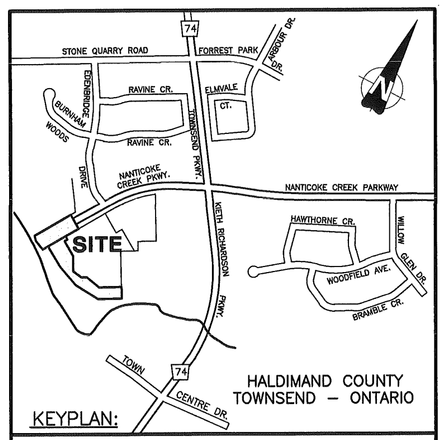
2. If the Owner is found to be in non-compliance with the approved site plan, and, upon notice from the municipality, fails to remedy the non-compliance within a reasonable period of time as determined by the County, the County may remedy the non-compliance at the owner's expense.
3. In remedying a situation of non-compliance that has not been addressed by the Owner, the County will retain an engineer to develop a proposal and required plans to address the non-compliance. The County will then retain a contractor to complete the required work. The Owner acknowledges and agrees that the County's agents for this purpose may enter upon the lands at any reasonable time, subject to appropriate notice being provided by the County.

SIGNATURE:

SITE STATISTICS

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	R.4.2	R.4.2
LEGAL DESCRIPTION	PART OF UNIT 1, PLAN D-37-5,01 & 20 ON PLAN37R-8922 AND PART OF PART 3 PLAN 37R-7429, TOWNSEND	–
USAGE	30 GROUP TOWNHOUSES	GROUP TOWNHOUSES MAX. 5 UNITS/BLOCK
LOT AREA (sq. m.)	15,571.58 m2 (1.557 ha.)	156 m2 / UNIT x 30 = 4,680 m2 MIN.
TOTAL GROUND FLOOR AREA (sq. m.) 30 UNITS	3,705.50 ±	65 m2 / UNIT x 30 = 1,950 m2 MIN.
TOTAL GROSS FLOOR AREA (sq. m.) 30 UNITS	7,411.00 ±	N/A
LOT COVERAGE	23.8%	N/A
FRONT YARD (m)	6.0m	6.0m MIN.
REAR YARD (m)	7.5m	7.5m MIN.
INTERIOR SIDE YARD (m)	3.0m	2.98m MIN.
EXTERIOR SIDE YARD (m)	6.0m	6.0m MIN.
NUMBER OF UNIT PARKING SPACES	66	60 *
NUMBER OF VISITOR PARKING SPACES	15	3 **
NUMBER OF HANDICAPPED PARKING SPACES	4 INCLUDED IN VISITOR PARKING	4 ***
VISITOR PARKING STALL DIMENSIONS (m)	3.0 x 6.0	3.0 x 6.00
HANDICAP PARKING STALL DIMENSIONS (m)	4.50 x 6.00	4.50 x 6.00
BUILDING HEIGHT (m)	<11.0m	11.0m MAX.

* CALCULATION IS BASED ON 2 PARKING SPACES FOR EACH UNIT
** CALCULATION IS BASED ON 1 PARKING SPACES FOR EVERY 10 UNITS
*** CALCULATION IS BASED ON 1 HANDICAP PARKING SPACE FOR EVERY 20 REQUIRED PARKING SPACES (63)



HALDIMAND COUNTY
TOWNSEND – ONTARIO

KEYPLAN:

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NOTES:

1. ALL ELEVATIONS AND DIMENSIONS SHOWN ARE METRIC.
2. EXISTING TOPOGRAPHIC INFORMATION WAS OBTAINED FROM FIELD ATTENDANCE BY J.H. COHOON ENGINEERING LTD.

LEGEND:

- PROPOSED SWALE
- GENERAL DRAINAGE
- SS PROP. STOP SIGN
- A/P PROP. ACCESSIBLE PARKING

G.B.M. STA. 0011965U181 ELEV.= 200.597m
CONCRETE BRIDGE ON HIGHWAY NO. 6 OVER NANTICOKE CREEK, 2.4 KM SOUTH OF HIGHWAY NO. 3, 0.8 KM SOUTH OF CONCESSION ROAD NO. 6, WALPOLE TOWNSHIP, TABLET IN WEST OR OUTSIDE FACE OF ABUTMENT WALL AT WEST SIDE OF BRIDGE, 30 CM FROM SOUTH END OF WALL, 30 CM BELOW TOP OF CURB, AT ROAD LEVEL.

T.B.M. No. 3 ELEV. = 211.54m (GEO)
TOP NUT OF FIRE HYDRANT AT THE INTERSECTION OF EDENRIDGE DR. AND NANTICOKE CREEK PARKWAY AS SHOWN.

T.B.M. No. 4 ELEV. = 208.74m (GEO)
TOP OF NORTH BOLT TO LIGHT STANDARD BASE AS SHOWN.

T.B.M. No. 5 ELEV. = 208.70m (GEO)
NAIL IN FACE OF 300mmø TREE AS SHOWN.

T.B.M. No. 6 ELEV. = 206.43m (GEO)
P.K. NAIL IN ROOT OF 400mmø TREE AS SHOWN.

T.B.M. No. 7 ELEV. = 201.79m (GEO)
P.K. NAIL IN ROOT OF 700mmø TREE AS SHOWN.

T.B.M. No. 8 ELEV. = 201.39m (GEO)
P.K. NAIL IN ROOT OF 400mmø TREE AS SHOWN.

NO.	REVISION	DATE	BY

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
440 HARDY ROAD , UNIT #1 , BRANTFORD – ONTARIO , N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneng.com

PROJECT:
PROPOSED CONDOMINIUM DEVELOPMENT
NANTICOKE CREEK PARKWAY
TOWNSEND – ONTARIO
HALDIMAND COUNTY

CLIENT: PETER BEZEMER

SITE PLAN

5m 0 10m 20m
HOR. 1:400

DESIGN: R.W.P.	SCALE: 1:400
DRAWN: S.L.M.	JOB No: 7197-2
CHECKED: R.W.P.	
SHEET: –	DWG. No: 7197-SITE
DATE: SEPT. 2, 2021	

PDD-51-2022, Attachment 3