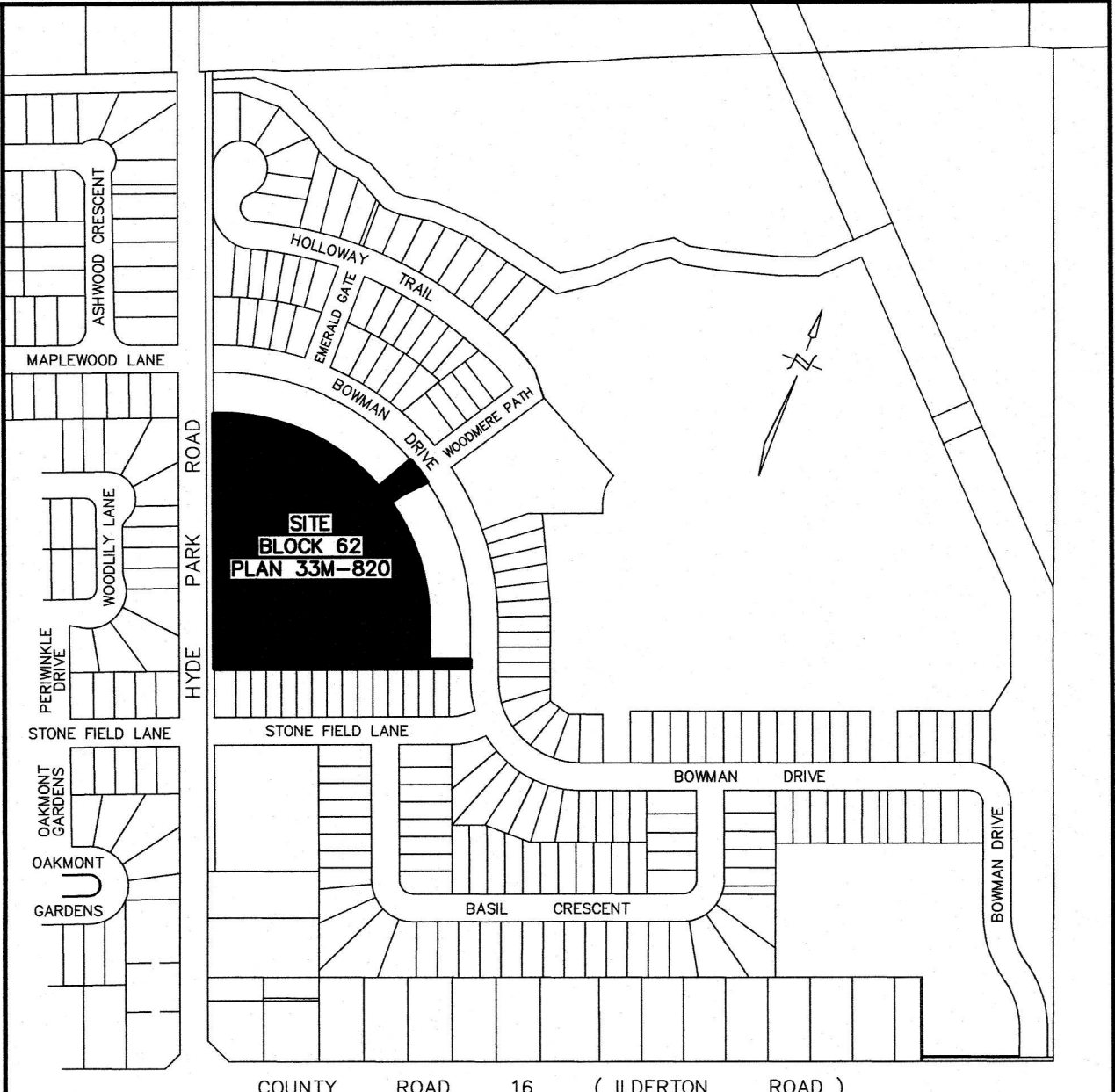
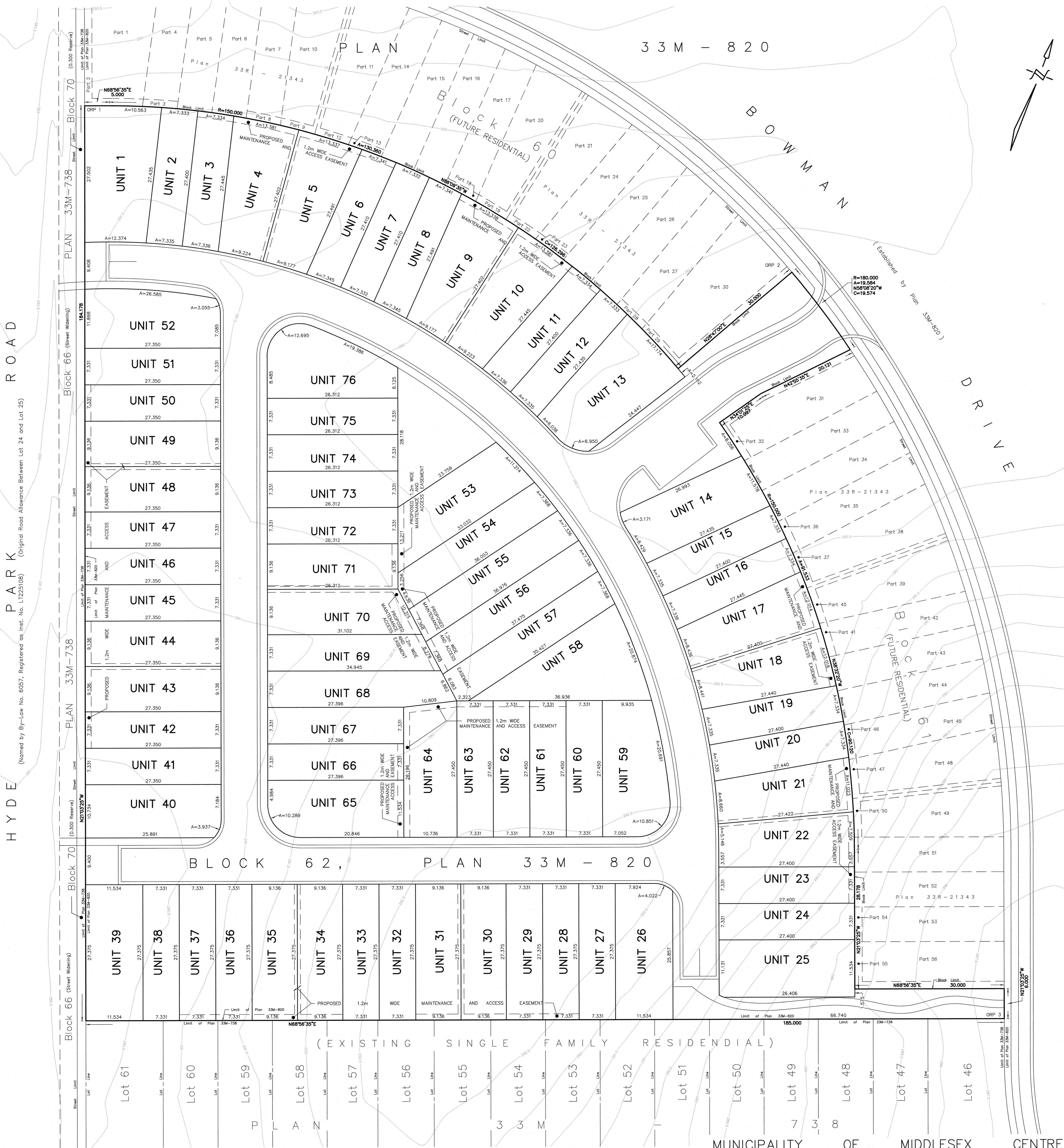


HYDE PARK ROAD

(Named by By-Law No. 6057, Registered as Inst. No. L722508)



KEY PLAN (Key Plan Not to Scale)

DRAFT PLAN OF VACANT LAND
CONDOMINIUM
OF ALL OF
BLOCK 62, PLAN 33M-820
IN THE
MUNICIPALITY OF
MIDDLESEX CENTRE
COUNTY OF MIDDLESEX

SCALE: 1:300

SCALE IN METRES

2022
ARCHIBALD, GRAY & MCKAY LTD.
ONTARIO LAND SURVEYORS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SEPTEMBER 16/2022

DATE

ROBERT WOOD
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

WE HEREBY SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM.

1960634 Ontario Inc.

PHILLIP MASSCHELEIN
VICE PRESIDENT

DAVE THOMSON
TREASURER

"WE HAVE THE AUTHORITY TO BIND THE CORPORATION"

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

A - AS SHOWN ON DRAFT PLAN
B - AS SHOWN ON DRAFT AND KEY PLANS
C - AS SHOWN ON DRAFT AND KEY PLANS
D - ACCORDING TO LAND USE SCHEDULE
E - AS SHOWN ON DRAFT PLAN
F - AS SHOWN ON DRAFT PLAN
G - AS SHOWN ON DRAFT AND KEY PLANS
H - MUNICIPAL PIPED WATER TO BE INSTALLED
I - SANDY SILT OVERLAYING SANDY SILT TILL
J - AS SHOWN ON DRAFT PLAN
K - SANITARY AND STORM SEWERS TO BE INSTALLED
L - AS SHOWN ON DRAFT PLAN

SITE DATA CHART:

76 CLUSTER TOWNHOUSES-MEDIUM DENSITY
EXISTING ZONING: UR3-11

Standard: UR3-11	Requirements	Proposed
TOTAL LOT AREA	-	24,408.0 m ² (2.44 Ha)
MINIMUM LOT AREA	133.0 m ² / Unit	200.8 m (Unit 23)
MIN LOT FRONTAGE	5.0 m / Unit	7.3 m (Unit 6)
MIN LOT DEPTH	22.0 m	26.3 m (Unit 53)
MIN FRONT YARD SETBACK	6.0 m-attached garage 2.5 m-main dwelling	5.9 m-Garage (Unit 7) 4.2 m-Dwelling (Unit 53)
MIN SIDE YARD SETBACK	1.2 m-on an interior lot & 1.2 m-abutting a private street 3.0 m-abutting public street	9.1m (Unit 25) 1.9m (Unit 76) 3.0 m (Unit 39)
MIN REAR YARD SETBACK	5.0 m-to main building 3.0 m-to attached decks	6.2 m-to building (Unit 53) 6.7 m-to Deck (Unit 1)
MAXIMUM LOT COVERAGE	62% main uses, 65% including acc. buildings	45.1% (Unit 23)
MIN FLOOR AREA	50.0 m ²	89.6 m ² (Unit 4)
MAX DENSITY	45 uph	32 uph
BUILDING HEIGHT	20.0 m / Dwelling	10.8 m (All Units)
MIN OUTDOOR AMENITY AREA	35.0 m ² / dwelling unit	90.8 m ² (Unit 6)
VISITOR PARKING (1 / 10 units)	8 spaces	8 Visitor Spaces

UTM GRID NOTES

BEARINGS ARE U.T.M. GRID IN NAD83 (C.S.R.S.) (2010.0) DERIVED FROM G.P.S. OBSERVATIONS AND THE LEICA SMART-NET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 8100' WEST LONGITUDE, ZONE 17.

LINEAR VALUES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999571072.

POINT ID	NORTHING	EASTING
GRP 1	4770347.601	469292.325
GRP 2	4770367.225	469437.386
GRP 3	4770242.237	469531.043

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES ON THIS PLAN.

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

AGM ARCHIBALD, GRAY & MCKAY LTD.
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PHONE: 519-685-5300 FAX: 519-685-5303
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PLAN + SURVEY + ENGINEER

DRAWN BY: NORTON DIGITAL FILE: LT2215 RPI EC.dwg PLAN No:
CHECKED BY: R.T.W. CDDO FILE: LT2215 RPI EC.dwg 9-L-5907
PLOT DATE: SEPT 16 2022 FILE No: LT-M820-03-1