

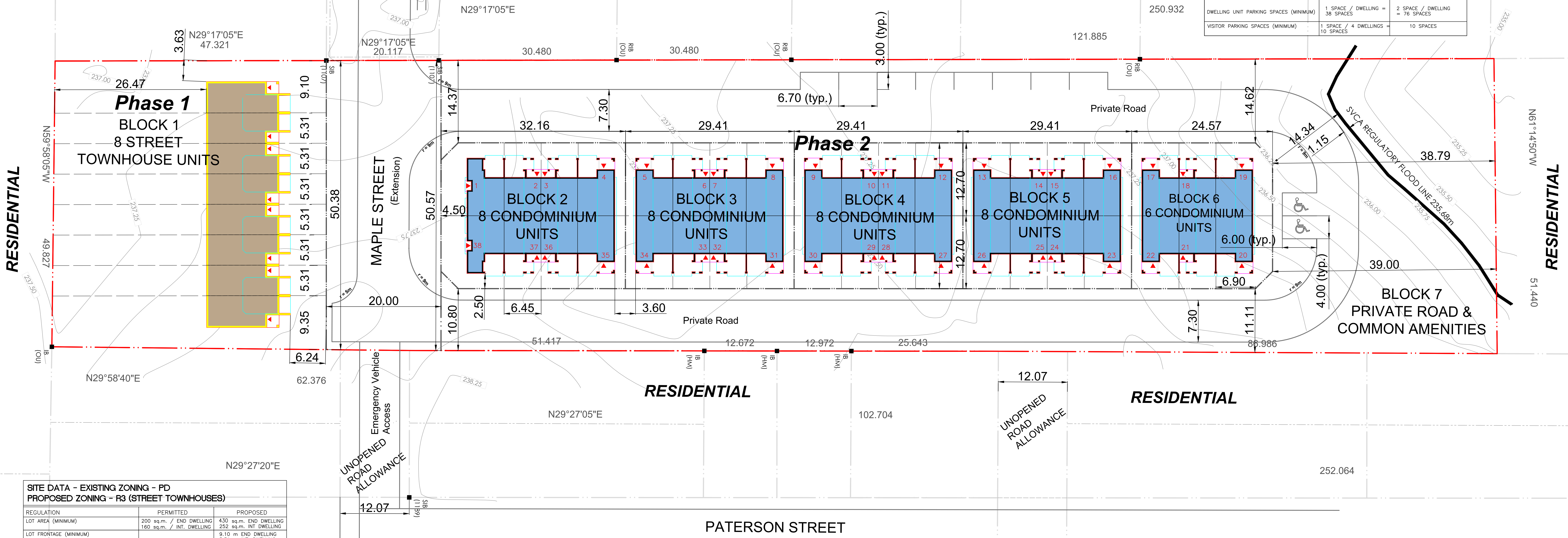
DRAFT PLAN OF SUBDIVISION
 PART OF LOT 84, REGISTERED PLAN 210
 GEOGRAPHIC VILLAGE OF TIVERTON
 MUNICIPALITY OF KINCARDINE
 COUNTY OF BRUCE

SITE DATA - EXISTING ZONING - PD
PROPOSED ZONING - R3 (CONDOMINIUM TOWNHOUSES)

REGULATION	PERMITTED	PROPOSED
LOT AREA (MINIMUM)	200 sq.m. / end DWELLING = 4,000 sq.m. 160 sq.m. / INTERIOR DWELLING = 2,880 sq.m. TOTAL = 6,880 sq.m.	9375.4 sq.m.
LOT FRONTAGE (MINIMUM)	6.90 m END DWELLING 5.70 m INT. DWELLING	6.90 m 6.45 m
FRONT YARD DEPTH (MINIMUM)	6.00 m	2.50 m
INTERIOR SIDE YARD DEPTH (MINIMUM)	2.40 m + 0.6m x 2 FLOORS = 3.60 m	3.60 m
EXTERIOR SIDE YARD DEPTH (MINIMUM)	6.00 m	4.50 m
BUILDING HEIGHT (MAXIMUM)	10.50 m	12.0 m
LOT COVERAGE (%) (MAXIMUM)	60%	27%
DWELLING UNIT FLOOR AREA (MINIMUM)	60.0 sq.m.	41.0 sq.m.
DWELLING UNIT PARKING SPACES (MINIMUM)	1 SPACE / DWELLING = 38 SPACES	2 SPACE / DWELLING = 76 SPACES
VISITOR PARKING SPACES (MINIMUM)	1 SPACE / 4 DWELLINGS = 10 SPACES	10 SPACES

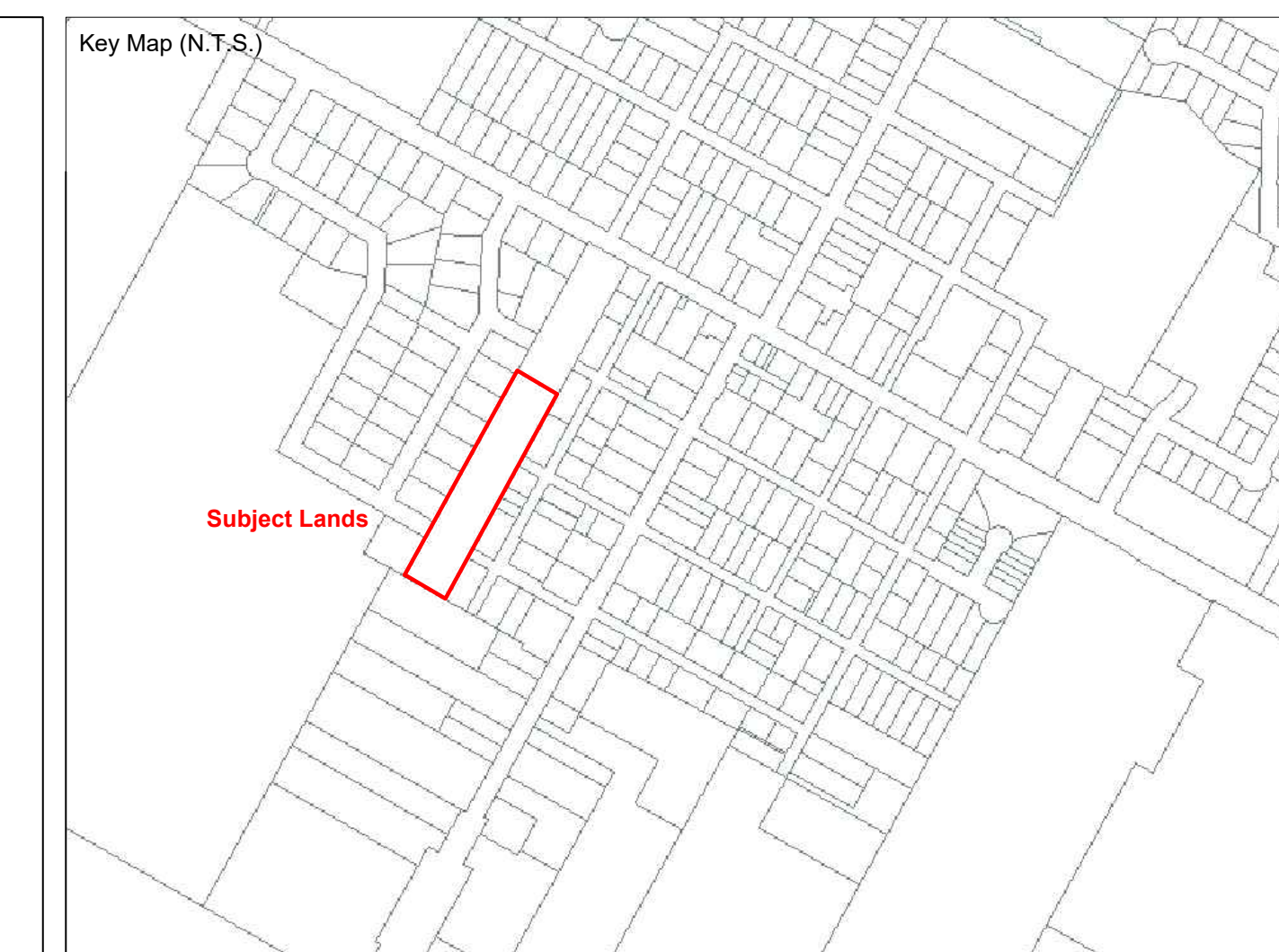
RESIDENTIAL (SUBDIVISION)

RESIDENTIAL (SUBDIVISION)



SITE DATA - EXISTING ZONING - PD
PROPOSED ZONING - R3 (STREET TOWNHOUSES)

REGULATION	PERMITTED	PROPOSED
LOT AREA (MINIMUM)	200 sq.m. / END DWELLING 160 sq.m. / INT. DWELLING	430 sq.m. END DWELLING 252 sq.m. INT. DWELLING
LOT FRONTAGE (MINIMUM)	9.10 m END DWELLING 5.31 m INT. DWELLING	9.10 m END DWELLING 5.31 m INT. DWELLING
FRONT YARD DEPTH (MINIMUM)	6.00 m	6.24 m
INTERIOR SIDE YARD DEPTH (MINIMUM)	2.40 m + 0.6m x 2 FLOORS = 3.60 m	3.63 m
REAR YARD DEPTH (MINIMUM)	7.50 m	26.47 m
BUILDING HEIGHT (MAXIMUM)	10.50 m	12.0 m
LOT COVERAGE (%) (MAXIMUM)	60%	31%
DWELLING UNIT FLOOR AREA (MINIMUM)	60.0 sq.m.	62.0 sq.m.
DWELLING UNIT PARKING SPACES (MINIMUM)	1 SPACE / DWELLING = 8 SPACES	2 SPACE / DWELLING = 16 SPACES



DRAFT PLAN OF SUBDIVISION
 ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990

- a. AS SHOWN
- b. AS SHOWN
- c. AS SHOWN
- d. RESIDENTIAL DWELLINGS
- e. AS SHOWN
- f. AS SHOWN
- g. NOT APPLICABLE
- h. AS SHOWN
- i. SANDY LOAM
- j. AS SHOWN
- k. FIRE, POLICE, WINTER ROAD MAINTENANCE, GARBAGE COLLECTION, HYDRO, SANITARY SEWER
- l. AS SHOWN

LAND USE SCHEDULE

TOTAL AREA OF LANDS TO BE SUBDIVIDED: ±1.27 Ha. (±3.14 Ac.)

LAND USE	LOTS / BLOCKS	UNITS	±Ha.	±Ac.
Street Townhouse Dwellings Min. Frontage = 5.31 m	Block 1	8	0.2382	0.59
Mid-Density Condominium Min. Frontage = n/a (private road)	Blocks 2-7	38	0.9358	2.31
SUBTOTAL	7	46	1.1740	2.90
ROADS	LENGTH	±Ha.	±Ac.	
Maple Street (20 m R.O.W.)	50.47 m	0.1010	0.25	
TOTAL			1.27	3.14

OWNER'S AUTHORIZATION
 WE BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE CUESTA PLANNING CONSULTANTS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON OUR BEHALF:

DATE: _____ SIGNED: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREIN:

DATE: _____ SIGNED: _____

Rev. #	DATE	COMMENTS



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Project No. 22164
 DWN. By NAK
 ISSUE DATE: February 23, 2023

DRAFT PLAN No.:

