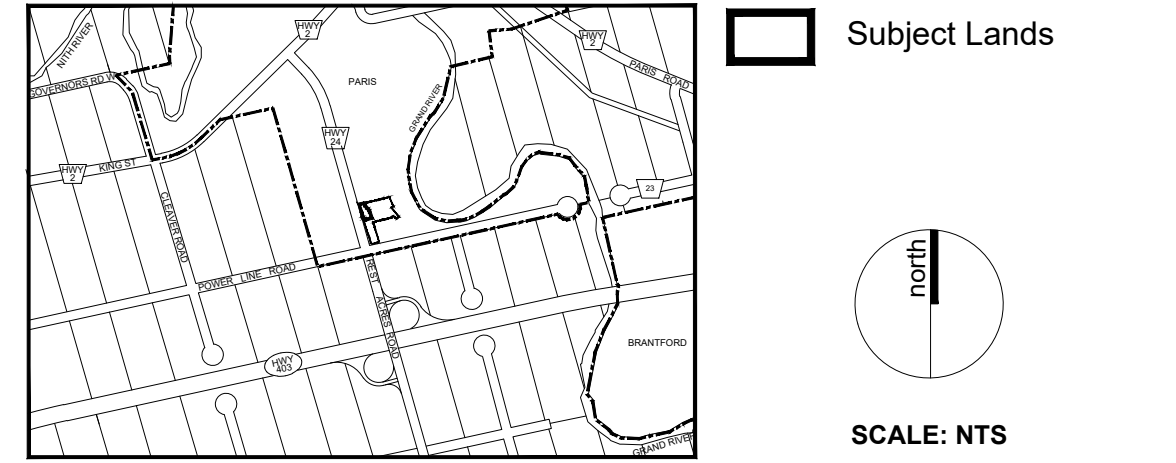




Legal Description

PART OF LOTS 11 AND 12, CONCESSION 1
 COUNTY OF BRANT
 GEOGRAPHIC TOWNSHIP OF BRANTFORD

Key Plan



Site Statistics

ZONING: Residential Multiple Medium Density (RM2-29)

	Permitted	Provided
Rowhouse (Condo)		
Total Units		101
Lot Area (min.)	180 m ²	17,801 m ² (1,760 ha)
Lot Frontage (Tom Brown Drive*)	7.0 m	209.5 m
Front Yard (min.)**	4.5 m (to dwelling) 5.5 m (to garage)	4.5 m (to dwelling)
Interior Side Yard (min.)	1.2 m	4.5 m
Street Setback to Dwelling (Lydia Lane)	4.5 m	4.2 m
Rear Yard (Rest Acres Road) (min.)	6.0 m	6.0 m
Parking (2 spaces/unit + 0.25 visitor spaces/unit + 2%+2 B.F.)	202 Residential 26 Visitor 7 B.F.	202 Residential 29 Visitor 7 B.F.
Parking Space Dimensions	2.8 m x 5.5 m	2.8 m x 5.5 m
Interior Parking Space Dimensions	3.0 m x 6.0 m	3.20 m x 6.0 m 3.43 m x 6.0 m
Building Coverage (max.)	55%	31.0%
Landscaped Open Space (min.)	25%	33.7%
Building Height	12.0 m	12.0 m
Distance Between Buildings (min.)	3.0 m	3.0 m
Attached Rowhouse Units (min.-max.)	3-8 units	3-8 units

Building Coverage: 5,457.4 m² 31.0%
 Landscaped Open Space: 5,989.8 m² 34.0%
 Asphalt Area: 6,153.8 m² 35.0%
 Total: 17,601 m² 100.0%

Notes

- *TOM BROWN DRIVE IS DETERMINED TO BE THE FRONT LOT LINE AS PER SECTION 3 DEFINITIONS: LOT LINE (i) & (j)
- **COVERED PLATFORM STRUCTURES (PORCH) ARE PERMITTED TO ENCROACH 1.5 M INTO THE REQUIRED FRONT AND REAR YARDS, PROVIDED NO PART OF THE STRUCTURE IS CLOSER THAN 0.6 M TO ANY LOT LINE
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
2. BOUNDARY AND TOPOGRAPHICAL BASE INFORMATION FROM TOPOGRAPHIC SURVEY PREPARED BY A.T. McLAREN LIMITED
3. REST ACRES ROAD IMPROVEMENTS/ROUNDABOUTS PREPARED BY BT ENGINEERING (MAY 2019)
4. DRIVEWAYS AND AISLES TO BE DEFINED BY 0.20M RAISED CONCRETE CURBING OR SIDEWALKS AS SHOWN.
5. CURB SIDE MUNICIPAL GARBAGE COLLECTION PICK-UP
6. V - DENOTES VISITOR PARKING
7. SNOW STORAGE WILL BE ON SITE AND TRUCKED OFF-SITE AS NEEDED.
8. ALL STRUCTURES AND FIXTURES TO MEET ELECTRICAL SAFETY AUTHORITY AND ENERGY+ MINIMUM STANDARDS AND CLEARANCES
9. CONTACT ENERGY+ MINIMUM 6 MONTHS PRIOR TO ANY RELOCATIONS, SERVICE UPGRADE OR NEW IN SERVICE DATE, FOR A DESIGN AND ESTIMATE, WITH ALL OF THE INFORMATION ENERGY+ REQUIRES TO PREPARE AS PER OUR CONDITIONS OF SERVICE WWW.ENERGYPLUS.CA
10. ALL SIGNS AND FENCE POSTS MUST BE MINIMUM 1M FROM EDGE OF ENERGY+ UNDERGROUND DUCT BANKS
11. HYDRO POLES/GUYS AND ANCHORS/PADMOUNT TRANSFORMERS/SWITCHING UNITS/SERVICE PITS/STREETLIGHT POLES ARE TO BE 1.5M FROM DRIVEWAY ENTRANCES/CURBS, RELOCATIONS (GRADING CHANGES INCLUDED) ARE 100% OWNERS COST

Revision No.	Date	Issued / Revision	By
6	January 27, 2022	Revised Site Plan	LC
5	December 6, 2021	Revised Site Plan	LC
4	November 19, 2021	Revised Site Plan	LC
3	August 26, 2021	Revised Site Plan	LC
2	June 16, 2021	Revised Site Plan	LC
1	May 7, 2021	Revised Site Plan	JB

Approval Stamp	Date
	January 27, 2022
File No.	14196AX
Plan Scale	1:400 (Arch D)
Drawn By	JB/LC
Checked By	DA

Project Block 97 - Mile Hill Subdivision **Other**

Applicant

430 McNeilly Road
 Stoney Creek, ON. L8E 5E3
 P: 905.561.1700

Dwg No. 1 of 1

File Name SITE PLAN

Scale 0 5 10 20 30 40 50

K:\14196M - Mile Hill\SP\SP_Block 97_27 January 2022.dwg