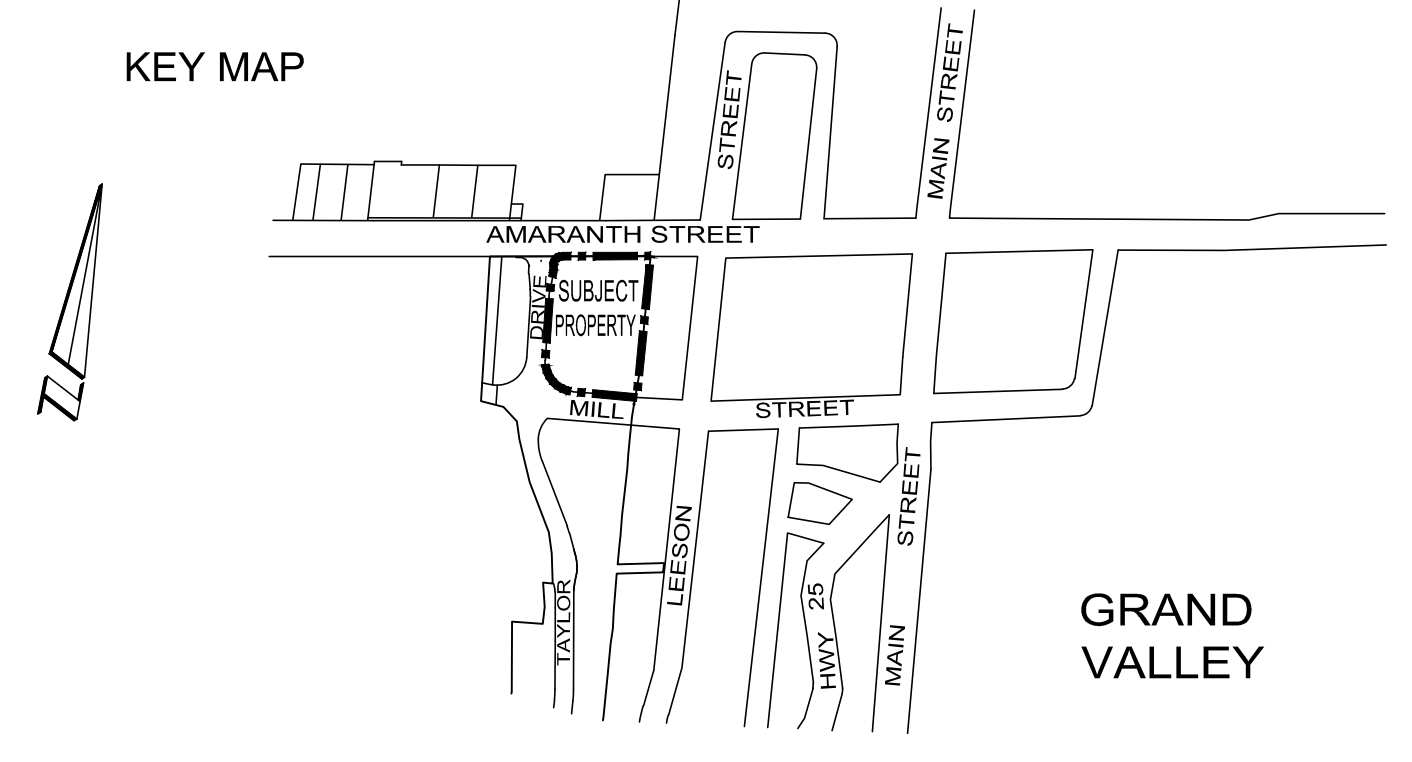


ASTRID J. CLOS
 PLANNING CONSULTANTS

423 WOOLWICH STREET, SUITE 201
 GUELPH - ONTARIO
 Phone: (519) 836-7526 (836-PLAN)
 Fax: (519) 836-9568
 Cell: (519) 710-7526 (710-PLAN)
 Email: astrid.clos@ajcplanning.ca
 Web: www.ajcplanning.ca

MAYBERRY HILL CLUSTER TOWNHOUSE SITE PLAN

DATE: SEPTEMBER 28, 2015 DRAWN BY : G.K.S.
 PROJECT No. : 0513 SCALE 1:400



LEGAL DESCRIPTION
 ALL OF BLOCK 100
 REGISTERED PLAN 7M-53
 TOWN OF GRAND VALLEY
 COUNTY OF DUFFERIN

NOTES:

- BOUNDARY INFORMATION PROVIDED BY VAN HARTEN SURVEYING
- EASEMENT IN FAVOUR OF THE TOWN OF GRAND VALLEY FOR ACCESS TO WATERMAIN

Multiple Residential Exception Five Holding RM-5 (H) Zone

Permitted Uses			
Townhouses, *bungaloffs and accessory uses including open space, amenity area and accessory parking. *A bungalow shall be defined as a single storey townhouse unit with a second storey loft, or rooms within the truss structure.			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area 0.04 ha plus 0.02 ha per unit above 2 units	0.82 ha	1.428 ha	Yes
Minimum Lot Frontage for corner lots	15 m	80 m	Yes
Minimum Front Yard	6 m	6 m	Yes
Minimum Interior Side Yard	1.2 m	10.8 m	Yes
Minimum Exterior Side Yard	4.5 m	4.5 m	Yes
Minimum Rear Yard	6 m	17.1 m	Yes
Maximum Lot Coverage including accessory buildings and structures, patios, pools and decks	**50 %	30.1 %	Yes
Maximum Height	12 m	12 m	Yes
Maximum number of connected row houses	*8 units	6 units	Yes
Minimum distance between two groups of connected row houses	2 m	2 m	Yes
Minimum Gross floor area for a one bedroom unit 55 sq. m plus 14 square metres per additional bedroom			Yes
Minimum Landscaped Open Space	20%	48.5 %	Yes
Maximum Density	50 units per hectare	27.3 units per hectare	Yes
Minimum landscaped open space strip abutting any lot line	3m in width	3 m in width	Yes
1.5 parking spaces per multiple residential unit, where one space may be located in a garage	59 parking spaces	51 garage 9 driveway 9 visitor 111 total	Yes
A living fence shall be required along the east lot line of Block 241 (registered as Block 100), except where a drainage swale is required abutting such lot line, in which case the living fence shall be located immediately abutting the drainage swale.			Yes
Minimum number of bungaloffs on Block 241 (registered as Block 100)	*50%	50%	Yes

Removal of Holding Provision:

- *Prior to the removal of the Holding (H) provision from the RM-5(H) the following conditions shall be satisfied:
- A site plan agreement between the landowner and the Town has been executed by both parties.
 - Appropriate sanitary services and water supply have been approved to service the land and/or are available to the satisfaction of the Town Engineer.
 - Payment of outstanding taxes, fees, hard services component of the development charge.
- * Specialized regulation of the RM-5 Zone added by Zoning By-law 2012-___
 ** Specialized Regulation added by Zoning By-law 2012-35

