

SITE PLAN

319, 337 and 343 WOOLWICH STREET
CITY OF WATERLOO

NOTES

1. ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY.
3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
4. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING AREAS.
5. ALL SNOW STORAGE SHALL BE STORED ON SITE AT OWNERS EXPENSE BY PRIVATE PICKUP.
6. GARAGE TO BE REMOVED BY PRIVATE REMOVAL SERVICE.
7. DWELLINGS ARE PROPOSED TO BE ZONED "R4" RATHER THAN "R8" AS WETLAND AND HEDGEROW BUFFER AREAS ARE TO BE ZONED "OS3".
9. A SITE SPECIFIC ZONING WILL BE REQUIRED TO MODIFY BUFFER REQUIREMENTS TO ALLOW FOR A MIXTURE OF 2 UNITS AND BLOCK OF 7 UNITS.
10. SECTION 3.2.10 PROVIDES REGULATIONS FOR CLUSTER DEVELOPMENT. THESE REGULATIONS ARE THE SAME AS THE REGULATIONS FOUND IN THE "R8" ZONING OR ARE NOT APPLICABLE TO THIS PARTICULAR PROPOSED LAYOUT.

ZONING REQUIREMENTS:

ZONING:	TOWNHOUSE
REGULATIONS	REQUIRED / PROVIDED CONFORMS
LOT AREA	N/A / 4767.2m ²
LOT FRONTAGE	6.0m / 12.2m
STREET LINE SETBACK (MIN)	6.0m / >60m
PRIVATE ROAD SETBACK	6.0m / 2.5m
INTERIOR LOT LINE	7.5m / 1.8m
REAR YARD SETBACK (MIN)	7.5m / 2.3m
BUILDING SEPARATION	10.0m / <2.4m
DENSITY (MAX)	1500/ha / <1500/m ²
LAND COVERED OPEN SPACE	40% / >30%

PARKING REQUIREMENT	REQUIRED	PROVIDED	CONFORMS
1 RES DWELLING UNIT	16	16	Y
VISITOR PARKING 0.33 / DWELLING UNIT	6	6	Y
TOTAL	22	22	Y

LAND USE SCHEDULE	AREA	% AREA
LOT AREA	4767.2m ²	100%
BLOCK A	529.8m ²	11%
BLOCK B	302.4m ²	6%
BLOCK C	151.2m ²	3%
BLOCK D	225.1m ²	5%

REVISIONS	DATE:	DESCRIPTION:	BY:

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THE SCALE OF THIS DRAWING IS ACCURATE WHEN PLOTTED ON 24 x 36 PAPER SIZE

DATE	December 11 - 2020	SCALE	1 : 300 (meters)
DRAWN BY:	SJP	DRAWING #	SP-1
FILE NAME	Site Plan	PROJECT NO.	P-9174

