

Plate 1 - Location & Existing Zoning Map

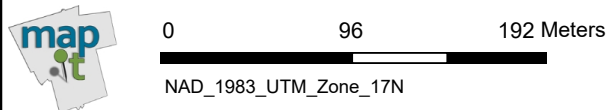
File No.: CD 22-02-6, Reeves Land Corporation, Block 85, Registered Plan 41M-342, Town of Ingersoll



Legend

- Parcel Lines
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines
 - Regulation Limit
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

July 12, 2023



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Notes



0 48 96 Meters



NAD_1983_UTM_Zone_17N

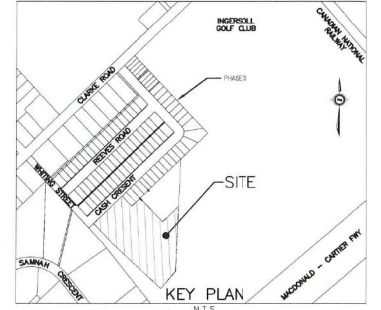
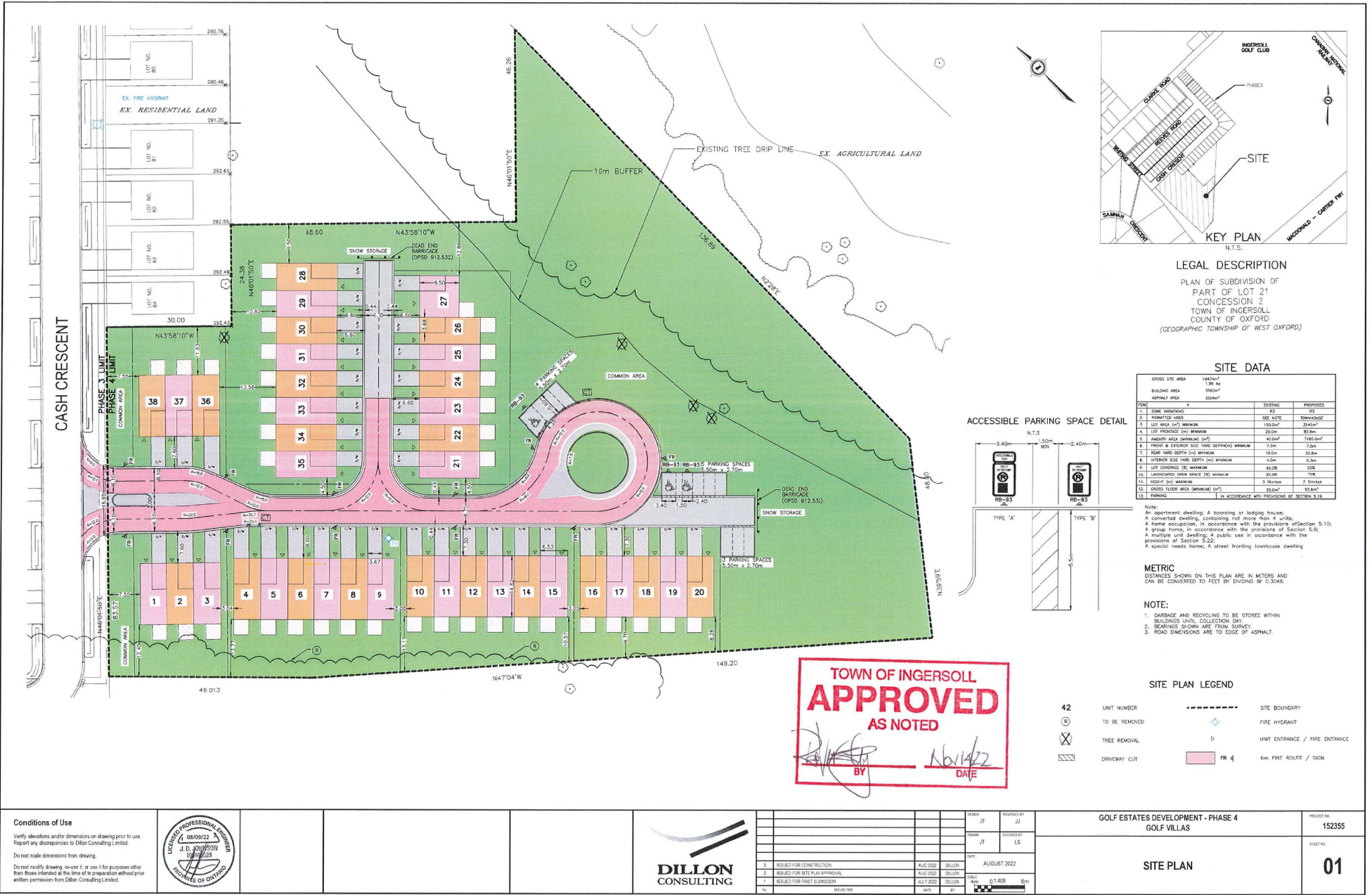


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Plate 4 - Approved Site Plan

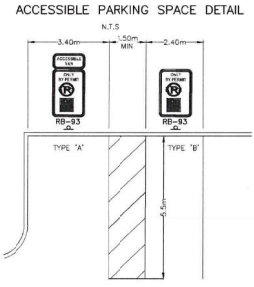
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LEGAL DESCRIPTION
 PLAN OF SUBDIVISION OF
 PART OF LOT 21
 CONCESSION 2
 TOWN OF INGERSOLL
 COUNTY OF OXFORD
 (GEOGRAPHIC TOWNSHIP OF WEST OXFORD)

SITE DATA

ITEM	EXISTING	PROPOSED
1. ZONE	RES	RES
2. PERMITTED USES	SEE NOTE	TOWNHOUSE
3. LOT AREA (m ²) MINIMUM	1500m ²	2400m ²
4. LOT FRONTAGE (m) MINIMUM	20.0m	33.0m
5. AREA/FRONTAGE RATIO (m ²) MINIMUM	45.0m ²	718.0m ²
6. FRONT & REAR SIDE YARD DEPTH/FRONT YARD MINIMUM	2.0m	2.0m
7. REAR YARD DEPTH (m) MINIMUM	10.0m	39.0m
8. INTERIOR SIDE YARD DEPTH/FRONT YARD MINIMUM	1.0m	3.0m
9. LOT COVERAGE (%) MAXIMUM	40.0%	25%
10. LANDSCAPED OPEN SPACE (%) MINIMUM	30.0%	70%
11. HEIGHT (m) MAXIMUM	3.00m	3.00m
12. GROSS FLOOR AREA (m ²)	35.0m ²	63.6m ²
13. PARKING	IN ACCORDANCE WITH PROVISIONS OF SECTION 5.15	



NOTE:
 An apartment dwelling, a boarding or lodging house;
 A converted dwelling, containing not more than 4 units;
 A home occupation, in accordance with the provisions of Section 5.10;
 A group home, in accordance with the provisions of Section 5.19;
 A multiple unit dwelling, a public use in accordance with the provisions of Section 5.22;
 A special needs home, a street fronting townhouse dwelling

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

NOTE:
 1. GARBAGE AND RECYCLING TO BE STORED WITHIN BUILDINGS UNTIL COLLECTION DAY.
 2. SEWERAGES SHOWN ARE FROM SURVEY.
 3. ROAD DIMENSIONS ARE TO EDGE OF ASPHALT.

TOWN OF INGERSOLL
APPROVED
 AS NOTED

BY: *[Signature]* DATE: 16/11/22

SITE PLAN LEGEND

42	UNIT NUMBER	---	SITE BOUNDARY
⊖	TO BE REMOVED	⊕	FIRE HYDRANT
⊗	TREE REMOVAL	⊔	UNIT ENTRANCE / FIRE ENTRANCE
---	DRIVEWAY CUT	FR d	6m FIRE ROUTE / SIGN

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 Do not modify drawing, reuse it, or use it for purposes other than those intended at the time of its preparation without prior written permission from Dillon Consulting Limited.



NO.	ISSUED FOR	DATE	BY	CHKD	BY
3	ISSUED FOR CONSTRUCTION	AUG 2023	DILLON		
2	ISSUED FOR SITE PLAN APPROVAL	AUG 2022	DILLON		
1	ISSUED FOR FIRST SUBMISSION	JULY 2022	DILLON		

GOLF ESTATES DEVELOPMENT - PHASE 4 GOLF VILLAS		PROJECT NO. 152355
SITE PLAN		SHEET NO. 01