



DEVELOPMENT SKETCH SHOWING FUTURE LOT CREATIONS AND PROPOSED FEATURES ON 41 WILLIAM STREET TOWN OF ORANGEVILLE
 SCALE 1 : 150
 VAN HARTEN SURVEYING INC.

PROPERTY DESCRIPTION
 PIN 34014 - 0081
 LOTS 9 AND 9, BLOCK 1, REGISTERED PLAN 216
 TOWN OF ORANGEVILLE
 COUNTY OF DUFFERIN

BOUNDARY NOTE:
 BOUNDARIES SHOWN IN HEAVY OUTLINE ARE BASED ON RECORDS OF VAN HARTEN SURVEYING INC.

NOTE:
 THIS IS NOT A PLAN OF SURVEY
 ALL DIMENSIONS AS SUBJECT TO FINAL SURVEY
 BOUNDARY AND TIES SHOWN ON THIS PLAN ARE APPROXIMATE.

SITE STATISTICS
 ZONING BY-LAW 22-90
 EXISTING ZONING: RESIDENTIAL SECOND DENSITY (R2) ZONE (EXISTING)
 PROPOSED ZONING: RESIDENTIAL THIRD DENSITY (R3) ZONE WITH SITE SPECIFIC REGULATIONS

REQUIRED (R3) - SINGLE DETACHED DWELLINGS	FUTURE LOT 1 (R3)	FUTURE LOT 2 (REMAINDER) (R3)	REQUIRED (R3) - SEMI-DETACHED DWELLINGS	FUTURE LOT 3 (R3)	FUTURE LOT 4 (R3)
• MINIMUM LOT AREA = 464m ²	= 250m ² +	= 510m ²	= 275m ² (PER DWELLING UNIT)	= 225.5m ²	= 225.5m ²
• MINIMUM LOT FRONTAGE = 15m (17m CORNER LOT)	= 9.93m (CORNER LOT) *	= 19.84m	= 9.1m (PER DWELLING UNIT) INTERIOR LOT)	= 15m	= 15m
• MINIMUM FRONT YARD = 6.0m	= 6.0m	= 7.55m	= 6.0m	= 6.0m	= 6.0m
• MINIMUM EXTERIOR SIDE YARD = 3.5m	= 0.3m *	= N/A	= 3.5m	= N/A	= N/A
• MINIMUM INTERIOR SIDE YARD = 1.2m, 1-storey (1.5 for multi storey)	= 1.20m *	= 1.22m (TO BAY WINDOW - PERMITTED UNDER SECTION 5.22 OF BY-LAW)	= 1.2m, 1-storey (1.5 for multi storey)	= 1.5	= 1.5
• MINIMUM REAR YARD = 7.0m	= 7.0m	= 2.55m *	= 7.0m	= 8.5m	= 8.5m
• MAXIMUM LOT COVERAGE = 40% - 1 storey (35% for multi storey)	= 39%	= 21.3%	= 40% - 1 storey (35% for multi storey)	= 40%	= 40%
• MAXIMUM BUILDING HEIGHT = 9.2m	= 9.2m	= 7.6m +/-	= 9.2m	= 9.2m	= 9.2m

*NOTE: NON-CONFORMING ITEMS TO BE ADDRESSED THROUGH SITE SPECIFIC REGULATIONS

3	EEL	SEPT 02-21	REVISED AS PER COMMENTS BY TOWN OF ORANGEVILLE
2	FCF	FEB 19-21	REVISED AS PER COMMENTS BY MHBC
1	FCF	FEB 19-21	INITIAL DRAFT - PHASE 2
No.	BY	DATE	REVISION

Van Harten SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: FCF CHECKED BY: EEL PROJECT No. 28531-20

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