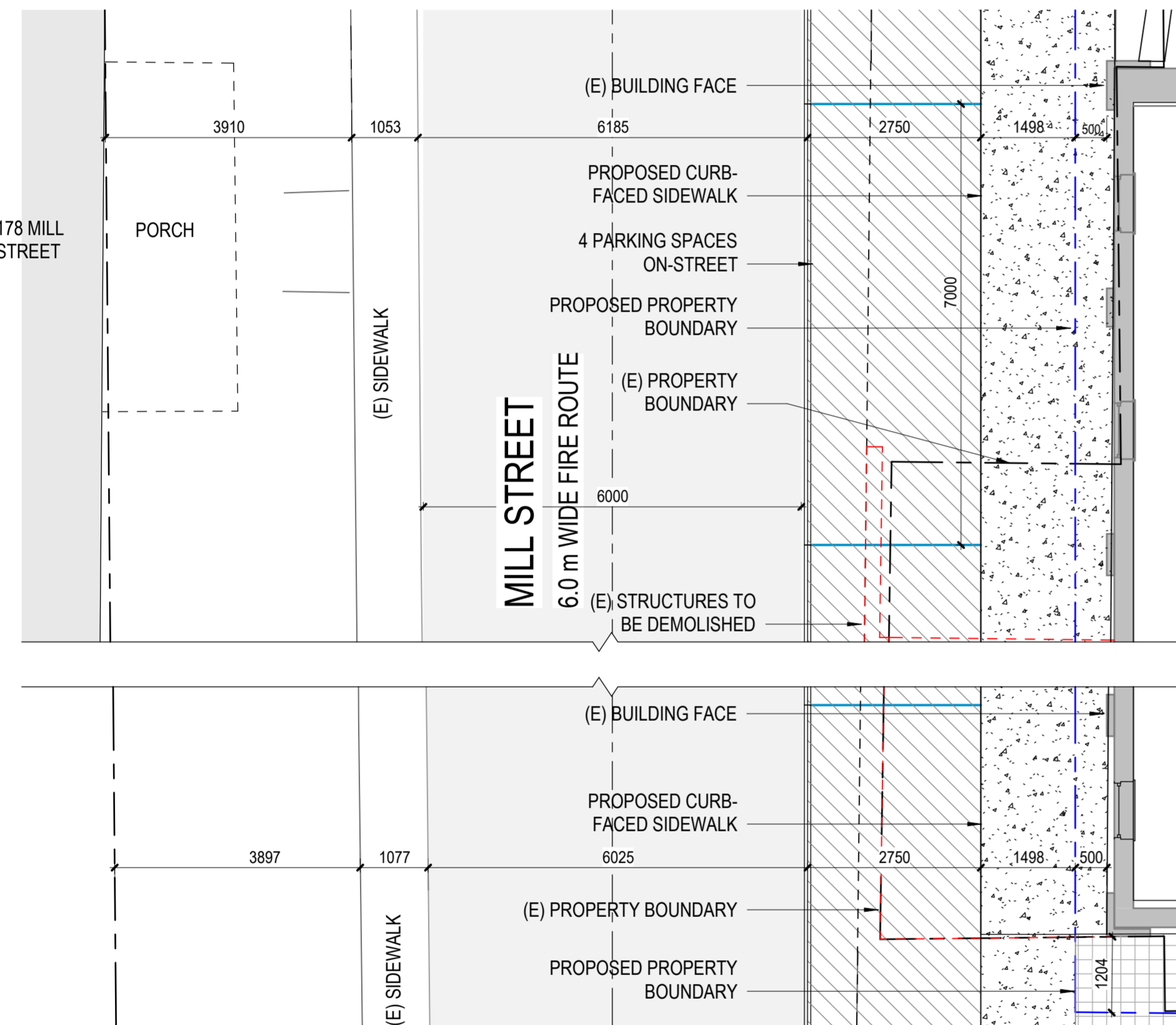
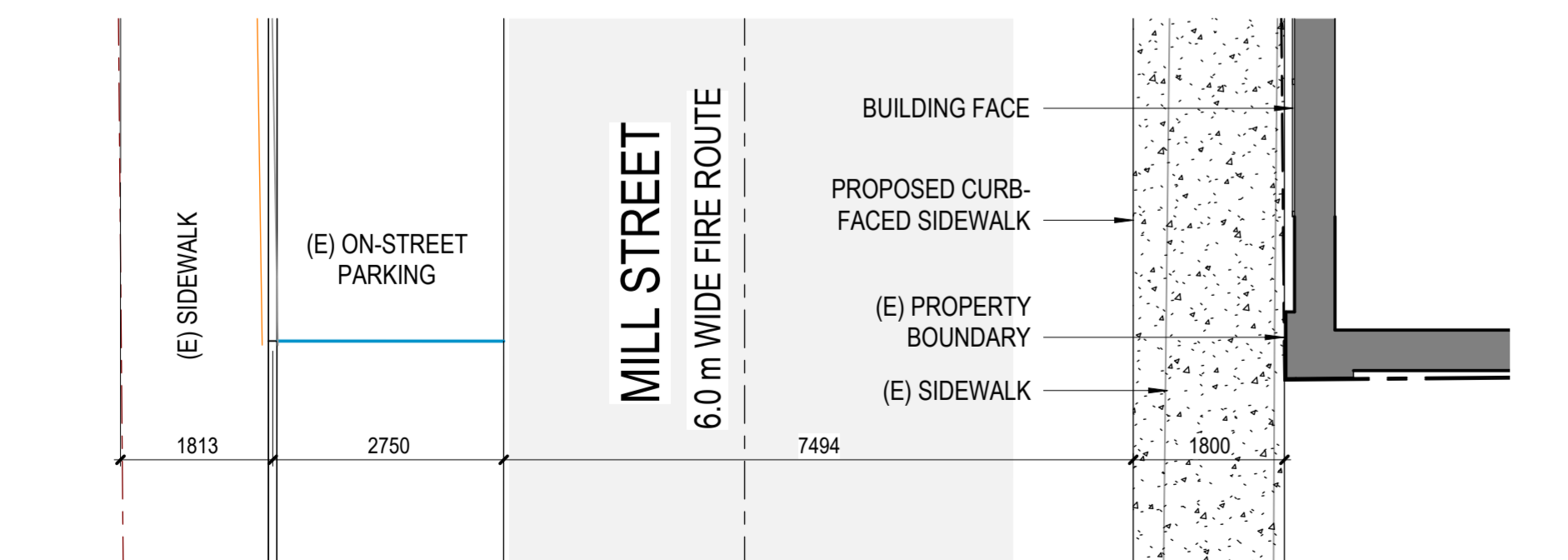


KEY PLAN 2
A1.0

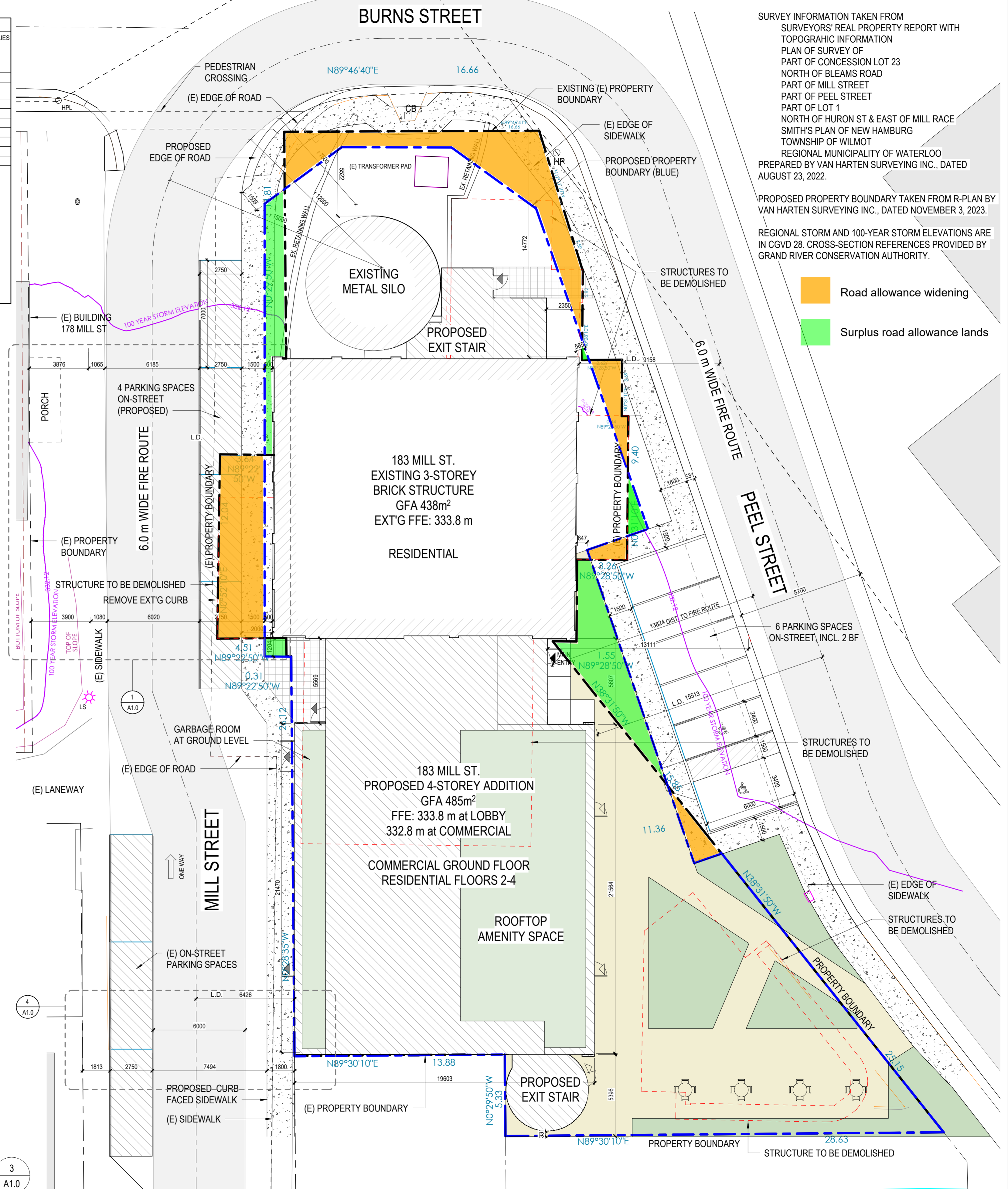
ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
12.1.1	Retail			
12.1.2	Offices			
12.1.7	Dwelling units above a permitted use			
12.2	Min. Lot Area	464 m ²	1614 m ²	YES
	Min. Lot Frontage & Min. Lot Width	15 m	16.66 m	YES
	Front Yard Setback	0 m	0 m	YES
	Exterior Side Yard Setback	0 m	0 m	YES
	Min. Side Yard Setback	0 m (with access from second street/lane)	0 m	YES
	Min. Rear Yard	7.5 m	5.2 m	NO
	Max. Building Height	4 storeys	4 storeys	YES
	Max. Lot Coverage	50% of lot area	58%	NO
	Landscaped Strip	min. 1.0 m wide along street		
	Parking	Residential Building - Apartment: 1.5 per dwelling unit x 31 units = 47 spaces Commercial Floor Area: 1.0 per 18.5 m ² (retail/merchandising) @ 50% of required spaces for non-residential uses Ext'g Commercial Floor Area = 584 m ² Proposed Commercial Floor Area = 351 m ² Therefore, 0 additional parking spaces required. Accessible parking 4% of required spaces = 2 spaces 1 type 'A' 1 type 'B'	6 spaces on street including 2 BF spaces - commercial use	NO



ENLARGED PLAN 1 1
1:75 A1.0



ENLARGED PLAN 2 4
1:75 A1.0



SITE PLAN - Proposed 3
1:150 A1.0

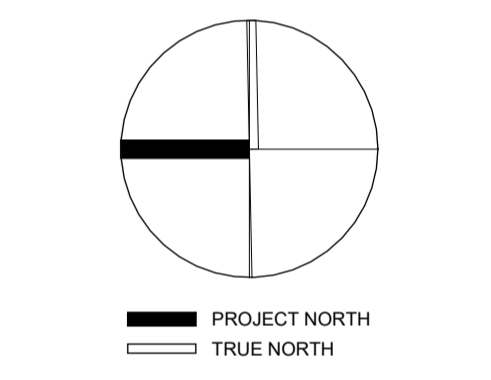
SURVEY INFORMATION TAKEN FROM SURVEYORS' REAL PROPERTY REPORT WITH TOPOGRAPHIC INFORMATION
PLAN OF SURVEY OF PART OF CONCESSION LOT 23 NORTH OF BLEAMS ROAD PART OF MILL STREET PART OF PEEL STREET PART OF LOT 1 NORTH OF HURON ST & EAST OF MILL RACE SMITH'S PLAN OF NEW HAMBURG TOWNSHIP OF WILMOT REGIONAL MUNICIPALITY OF WATERLOO
PREPARED BY VAN HARTEN SURVEYING INC., DATED AUGUST 23, 2022.

PROPOSED PROPERTY BOUNDARY TAKEN FROM R-PLAN BY VAN HARTEN SURVEYING INC., DATED NOVEMBER 3, 2023.

REGIONAL STORM AND 100-YEAR STORM ELEVATIONS ARE IN CGVD 28. CROSS-SECTION REFERENCES PROVIDED BY GRAND RIVER CONSERVATION AUTHORITY.

- Road allowance widening
- Surplus road allowance lands

REV.	DESCRIPTION	DATE
10	ISSUED FOR REVIEW	JAN 12/24
9	ISSUED FOR REVIEW	JAN 8/24
8	REVISED FOR GRCA	DEC 4/23
7	ISSUED FOR GRCA	NOV 8/23
6	ISSUED FOR PRECONSULTATION	APR 19/23
4	ISSUED FOR REVIEW	MAR 29/23
3	ISSUED FOR REVIEW	MAR 16/23
2	ISSUED FOR REVIEW	SEPT 16/22
1	ISSUED FOR PRECONSULTATION	SEPT 2/22



DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE.
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PROJECT NAME:	New Hamburg Mill
PROJECT ADDRESS:	183 Mill St., New Hamburg ON
PROJECT NO.:	22022
DRAWING TITLE:	PROPOSED SITE PLAN
PLOT DATE:	
DRWN:	DG
CHKD:	
DATE:	07/20/22
SCALE:	As indicated
DRAWING NO.:	