

Key Map
1:20,000

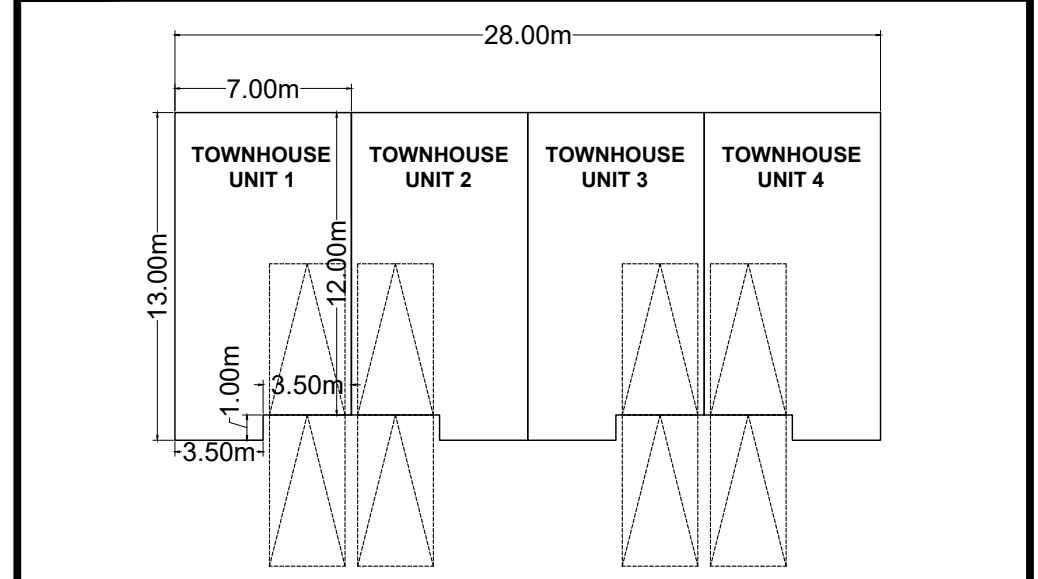
LEGEND

- SUBJECT PROPERTY
- PROPOSED BLOCK BOUNDARY
- PROPOSED RESIDENTIAL PARKING
64 SPACES (2 SPACES/UNIT)
- PROPOSED VISITOR PARKING
32 SPACES (1 SPACE/UNIT)
- WETLAND LIMIT
(PER AG FIELD WORK APR-SEPT 2021)
- 30m WETLAND SETBACK
- 75.97m FLOODPLAIN ELEVATION
- 15m SETBACK FLOOD HAZARD
INCL. WAVE UPRUSH (77.11m)

NOTES:

1. PROPERTY BOUNDARIES DERIVED FROM PLANS OF SURVEY 38R-4209, AND 38R-4781 BY HORTON, WALLACE & DAVIES LTD. O.L.S., PREPARED IN SEPT. 1988 AND AUG. 1989, AS WELL AS PLANS OF SURVEY 38R-5691, AND 38R-6673 BY GIFFORD, HARRIS SURVEYING LTD. O.L.S., PREPARED IN JUNE 1991 AND DEC. 1993.
2. TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY AINLEY GRAHAM AND ASSOCIATES LIMITED, SEE PLANS FOR FULL DETAILS.

SITE STATISTICS		
BLOCK No.	AREA (ha)	DESCRIPTION
1	1.52	TOWNHOUSE RESIDENTIAL
2	0.97	OPEN SPACE - ENVIRONMENTAL CONSTRAINT
TOTAL SITE AREA (HA)		2.49
LOT COVERAGE (%)		11.2
LANDSCAPED OPEN SPACE (%)		70.4
TOTAL UNITS		32



GROUND FLOOR AREA OF EACH TOWNHOUSE UNIT = 87.5m²
GROUND FLOOR AREA OF EACH TOWNHOUSE CLUSTER (4 UNITS) = 350m²

TOWNHOUSE CLUSTER TYP. 1:300

- Submission Requirements
- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 (a-1) THE PLANNING ACT
- a) As shown on this Draft Plan
 - b) As shown on this Draft Plan
 - c) As shown on this Draft Plan
 - d) Residential Condominium
 - e) Residential
 - f) As shown on this Draft Plan
 - f.1) N/A
 - g) As shown on this Draft Plan and the plans by Ainley Group
Refer to report from Ainley Group
 - h) Refer to report from Cambium
 - j) As shown on this Draft Plan
 - k) Refer to report from Ainley Group
 - l) As shown on this Draft Plan

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DRAWN BY:	PROJECT No.:
MC	21-2142
APPROVED BY:	HORIZ. SCALE:
	1:400
REVISION DATE:	PLOT DATE:
SEPTEMBER 27, 2022	SEPTEMBER 27, 2022

ELGIN STREET CONDOMINIUM
JRB WILLIAMS ENTERPRISES INC.
PART OF LOT 30, CONCESSION C
TOWN OF BRANTON
COUNTY OF NORTHAMBERLAND

DRAFT PLAN OF CONDOMINIUM **PC1**