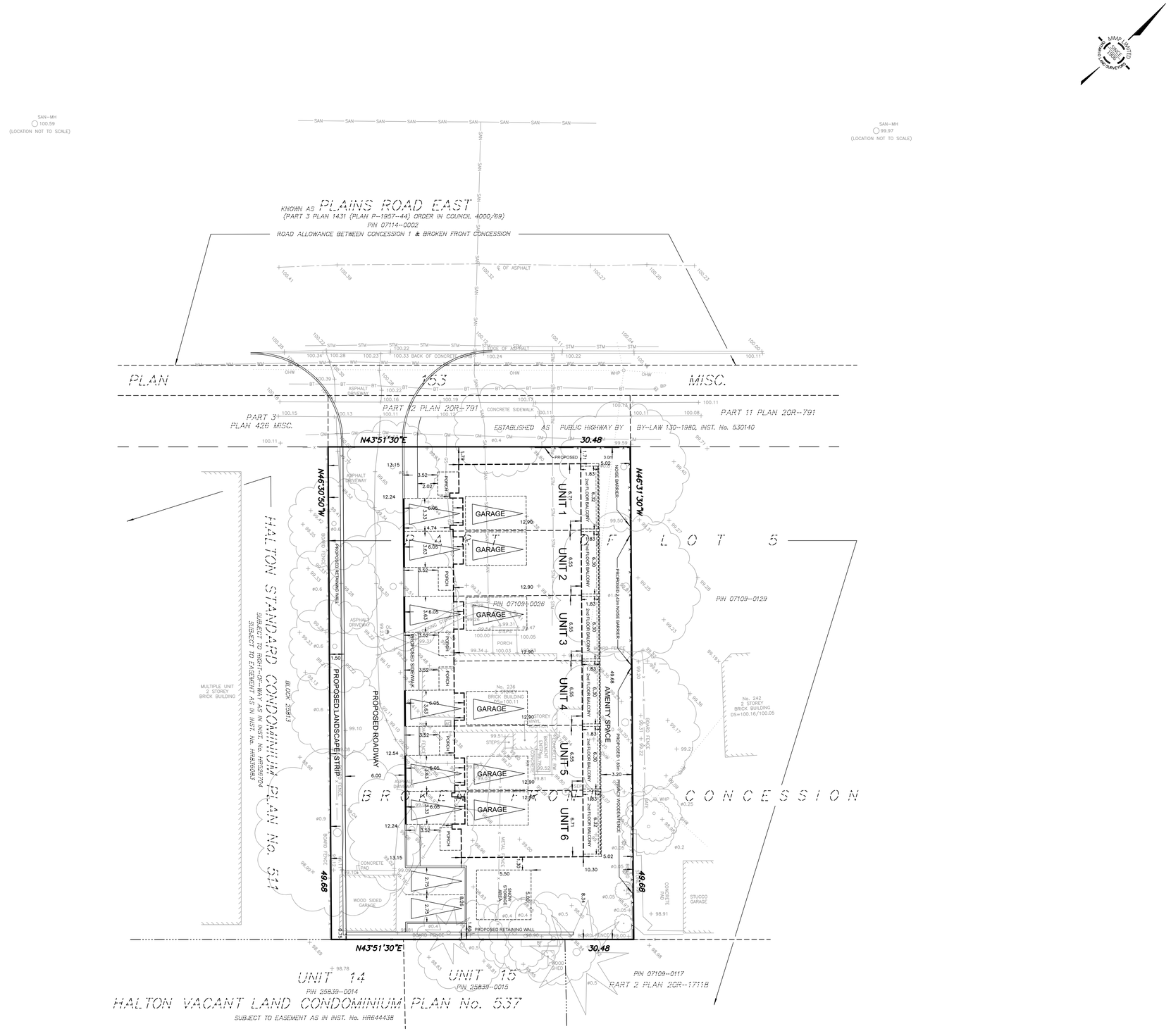
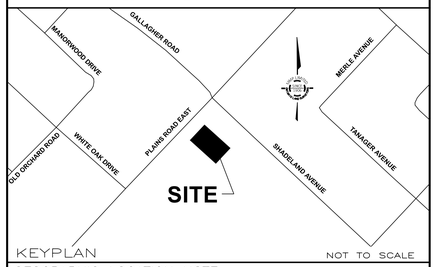


236 PLAINS ROAD EAST

PLAN ISSUED FOR ZONING BY–LAW AMENDMENT



KEYPLAN NOT TO SCALE

GEOGRAPHIC LOCATION NOTE

PART OF

LOT 5
BROKEN FRONT CONCESSION

GEOGRAPHIC TOWNSHIP OF EAST FLAMBOROUGH

NOW IN THE

CITY OF BURLINGTON

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

0 5 10 20 metres

MacKAY, MacKAY & PETERS LIMITED-ONTARIO LAND SURVEYORS

© 2023

METRIC *DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048*

LEGEND

PIN DENOTES PROPERTY IDENTIFICATION NUMBER

DENOTES TYPICAL PARKING SPACE OF MIN. 2.75m X 6.00m

BENCHMARK NOTE

CITY OF BURLINGTON BENCHMARK No. 298

ELEVATION = 97.915 METRES (CGVD28:78 ADJUSTMENT)

BENCHMARK SET ON CITY PLATE ON SOUTH FACE AT SOUTHEAST CORNER OF GLENVIEW PUBLIC SCHOOL No. 143 TOWNSEND AVENUE

CITY OF BURLINGTON ZONING BY-LAW 2020
EXISTING ZONING REGULATION - RM1-346

ZONE	REQUIRED	PROVIDED
LOT WIDTH @ 9.1m	20.0m (min)	30.48m
LOT AREA	0.1 ha (min)	0.1513 ha
FRONT YARD	12.0m (min)	1.71m
REAR YARD	9.0m (min)	8.26m
SIDE YARD	10% OF ACTUAL LOT WIDTH (3.05m)	5.02m
STREET SIDE YARD	9m (min)	N/A
BUILDING HEIGHT	2.5 STOREYS (max)	3 STOREYS
LANDSCAPE AREA & BUFFER ABUTTING R2.1 AND R5 ZONES	6m (min)	3.20m (EAST) 1.35m (WEST)
DEEMED STREET WIDTH	36m	36.58m
PROHIBITED USE: TOWNHOUSE		

NOTES

- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
- PROPERTY DIMENSIONS ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY MMP LIMITED DATED MAY 3, 2023 (23–044)
- PROPOSED BUILDINGS ARE POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SIGNED APPROVAL HAS BEEN OBTAINED
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO MMP LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

CAUTION

- THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED
- THIS PRODUCT SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK
- THIS PRODUCT IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES
- THIS SITE PLAN IS PROTECTED BY COPYRIGHT INCLUDING ALL RELATED DIGITAL PRODUCTS

CERTIFICATION NOTE

BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MMP LIMITED

WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF SEVEN 3 STOREY TOWNHOMES LOCATED AT 236 PLAINS ROAD EAST AND CERTIFY THAT:

PROPOSED BUILDING SETBACKS AS SHOWN

PROPOSED BUILDING SITE STATISTICS AS SHOWN

APRIL 3, 2024
DATE

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR: MACKAY, MACKAY & PETERS LIMITED

No.	DATE	REVISIONS
8	APRIL 3, 2024	ADD ADDITIONAL DIMENSION AND UPDATE STATISTICS
7	MARCH 27, 2024	ADDITIONAL DIMENSIONS PER PLANNING CONSULTANT
6	MARCH 6, 2024	REMOVE UNIT, ADD PARKING AND SNOW STORAGE
5	DECEMBER 6, 2023	UPDATE PER LATEST ENGINEERING DESIGN
4	NOVEMBER 24, 2023	REVISIONS PER PLANNING CONSULTANT
3	NOVEMBER 23, 2023	REVISIONS PER PLANNING CONSULTANT
2	NOVEMBER 1, 2023	REVISED BUILDINGS AS PER CLIENTS INSTRUCTIONS
1	OCTOBER 13, 2023	SITE PLAN COMPLETED

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

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Burlington, ON
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(905) 639-1375

halton@mmplimited.com
mmplimited.com

E:\(20) Halton\(TWP) FLAMBOROUGH EAST\BF CON\LOT 5\23-044\SP\23-044-SP.dwg

DRAWN BY:	CHECKED BY:	PROJECT No.	DWG. No.
K.J.D.		23–044–SP	1