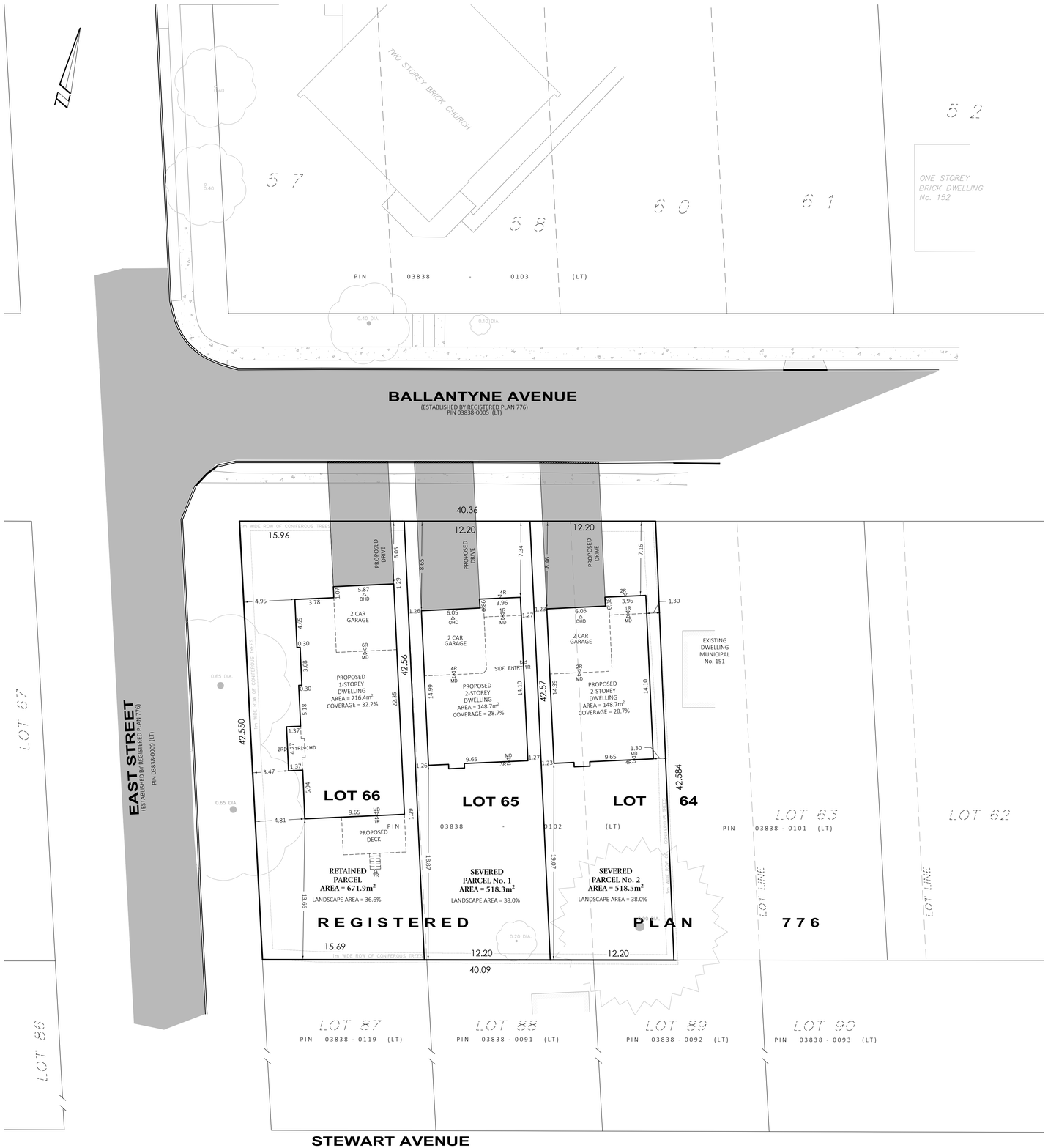
ZONING: RESIDENTIAL (R4)

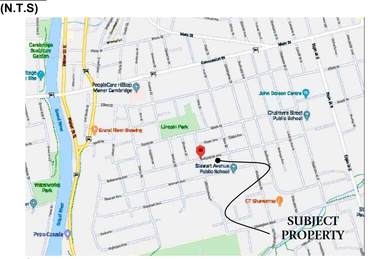
RETAINED PARCEL: R4	REQUIRED	PROPOSED	COMPLIANCE
MINIMUM LOT FRONTAGE	15.0 m	N/A	N/A
MINIMUM CORNER LOT FRONTAGE	18.0 m	15.96 m	NO
MINIMUM LOT AREA	450 m^2	N/A	N/A
MINIMUM CORNER LOT AREA	540 m^2	671.9 m^2	YES
MINIMUM FRONT YARD	6.0 m	6.05 m	YES
MINIMUM INTERIOR SIDE YARD	1.2 m	1.29 m	YES
MINIMUM EXTERIOR SIDE YARD	6.0 m	3.47 m	NO
MINIMUM REAR YARD	7.5 m	13.66 m	YES
MINIMUM GROSS FLOOR AREA	90 m^2	174.1 m^2	YES
MAXIMUM LOT COVERAGE	40 %	32.2 %	YES
MINIMUM LANDSCAPED OPEN SPACE	30 %	36.6 %	YES

SEVERED PARCEL NO. 1: R4	REQUIRED	PROPOSED	COMPLIANCE
MINIMUM LOT FRONTAGE	15.0 m	12.20 m	NO
MINIMUM CORNER LOT FRONTAGE	18.0 m	N/A	N/A
MINIMUM LOT AREA	450 m^2	518.3 m^2	YES
MINIMUM CORNER LOT AREA	540 m^2	N/A	N/A
MINIMUM FRONT YARD	6.0 m	7.34 m	YES
MINIMUM INTERIOR SIDE YARD	1.2 m	1.26	YES
MINIMUM EXTERIOR SIDE YARD	6.0 m	N/A	N/A
MINIMUM REAR YARD	7.5 m	18.87 m	YES
MINIMUM GROSS FLOOR AREA	90 m^2	235.7 m^2	YES
MAXIMUM LOT COVERAGE	40 %	28.7 %	YES
MINIMUM LANDSCAPED OPEN SPACE	30 %	38.0 %	YES

SEVERED PARCEL NO. 2: R4	REQUIRED	PROPOSED	COMPLIANCE
MINIMUM LOT FRONTAGE	15.0 m	12.20 m	NO
MINIMUM CORNER LOT FRONTAGE	18.0 m	N/A	N/A
MINIMUM LOT AREA	450 m^2	518.5 m^2	YES
MINIMUM CORNER LOT AREA	540 m^2	N/A	N/A
MINIMUM FRONT YARD	6.0 m	7.16 m	YES
MINIMUM INTERIOR SIDE YARD	1.2 m	1.23 m	YES
MINIMUM EXTERIOR SIDE YARD	6.0 m	N/A	N/A
MINIMUM REAR YARD	7.5 m	19.07 m	YES
MINIMUM GROSS FLOOR AREA	90 m^2	235.7 m^2	YES
MAXIMUM LOT COVERAGE	40 %	28.7 %	YES
MINIMUM LANDSCAPED OPEN SPACE	30 %	38.0 %	YES



KEY MAP (N.T.S)



MAP DATA© 2020 GOOGLE

LEGEND

CAMBRIDGE

HP	HYDRO POLE	DET 1	DETAIL REFERENCE
UTEL	UNDERGROUND TELEPHONE		SURVEY MONUMENT FOUND
OH	OVERHEAD HYDRO		SURVEY MONUMENT SET
UH	UNDERGROUND HYDRO	IB	IRON BAR
GAS	GAS LINE	SIB	STANDARD IRON BAR
STM	STORM SEWER	BELL	BELL PEDESTAL
SAN	SANITARY SEWER	FH	FIRE HYDRANT
W	WATERMAIN		DECIDUOUS TREE
UC	UNDERGROUND CABLE		CONIFEROUS TREE
X	FENCE		CATCH BASIN
325.09	EXISTING GRADE	MH	MANHOLE
(325.09)EX	VHS APPROXIMATE GRADE	WV	WATER VALVE
(325.09)	VHS PROPOSED GRADE		BOLLARD
(326.31)TC	PROPOSED TOP OF CURB	HW	HANDWELL
(326.22)TW	PROPOSED TOP OF WALL	HM	HYDRO METER
(326.22)BW	PROPOSED BOTTOM OF WALL		
	DIRECTION OF FLOW		
	GATE		
TL	TRAFFIC LIGHT		
GM	GAS METER		

PROPERTY DESCRIPTION:

- PIN 03838-0102 (LT)
- ADDRESS: 95 EAST STREET
- PART OF LOT 64 AND ALL OF LOTS 65 & 66, REGISTERED PLAN 776 AS IN INSTRUMENT WS623680
- CITY OF CAMBRIDGE

BENCHMARK

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83–CSRS (2010) ADJUSTMENT.
2. DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.9996.

CAUTION: - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

- THIS SKETCH IS PROTECTED BY COPYRIGHT.

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

SCALE: 1 - 200

0 5 10 15 metres

VAN HARTEN SURVEYING INC.

NO.	REVISION	BY	DATE

LOT DEVELOPMENT PLAN FOR:

PART OF LOT 64 AND ALL OF LOTS 65 & 66
REGISTERED PLAN 776
CITY OF CAMBRIDGE
REGIONAL MUNICIPALITY OF WATERLOO

SITE PLAN

SHEET 1 OF 1

LICENSED PROFESSIONAL ENGINEER
M.A.M. VAUGHAN
100135983
MAR 20-20
PROVINCE OF ONTARIO

DRAWING REVISION SCHEDULE

PREPARED FOR: AZEEZ BACCHUS

PROJECT No. 27974-20

DRAWING SCALE 1 : 200

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: KC	DESIGN BY: KC	CHECKED BY: MAMV

Mar 23,2020-11:29am
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