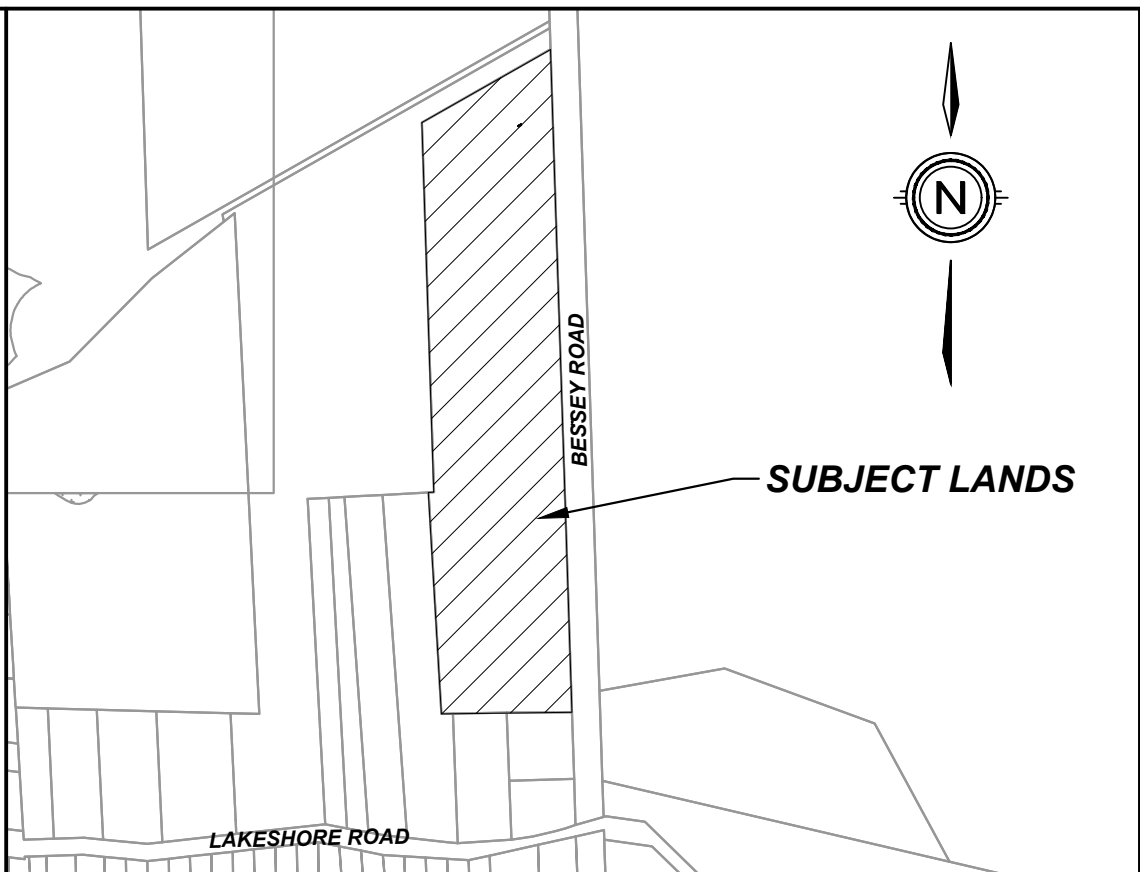
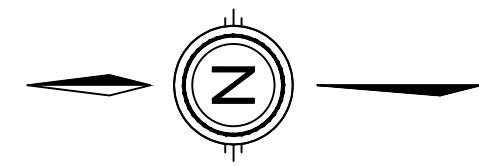


10410 BESSEY ROAD

TOWN OF WAINFLEET



KEY PLAN
N.T.S.

CONCEPT PLAN

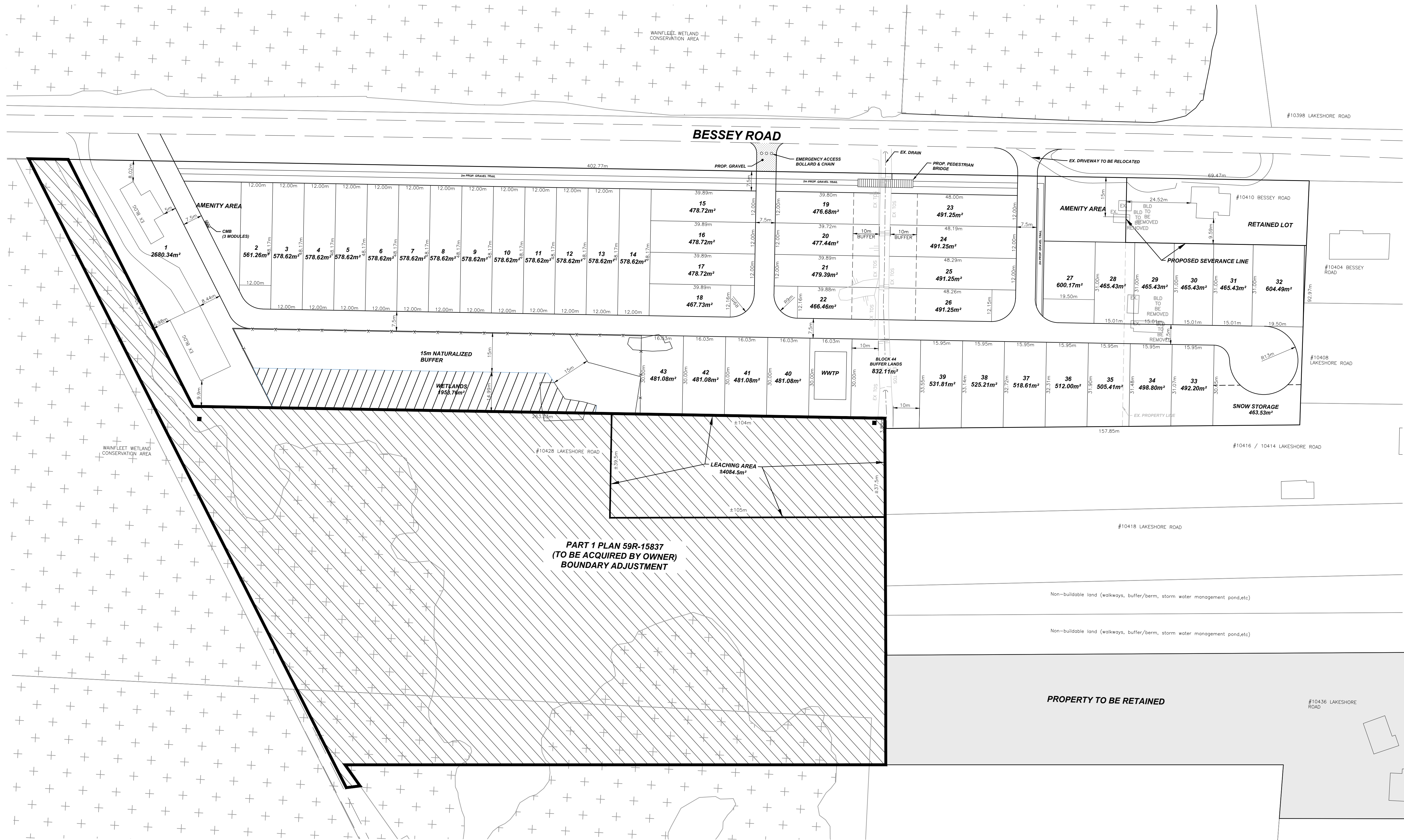
ZONING MATRIX

PROVISION	ZONING (MHP)	PROVIDED
MOBILE HOME PARK		
MIN. LOT FRONTAGE	60m	402.77m
MIN. LOT AREA	2ha	40189.88m ²
MIN. FRONT YARD	15m	8.02m (EXISTING)
MIN. SIDE YARD	7.5m except 15m adjacent to a residential zone	7.5m
MIN. EXTERIOR SIDE YARD	15m	N/A
MIN. REAR YARD	7.5m except 15m adjacent to a residential zone	7.5m
RECREATIONAL AREA (IN A SINGLE CONSOLIDATED AREA)	10%	7%
MAX. DENSITY	20 units / ha	10.77 units / ha
MOBILE HOME SITE		
MIN. LOT FRONTAGE	12m	12m
MIN. LOT AREA	465m ²	465.43m ²
MIN. FRONT YARD	5m	5m
MIN. SIDE YARD	1m on one side and 3.5m on the other	1m on one side and 3.5m on the other
MIN. EXTERIOR SIDE YARD	1m on one side and 3.5m on the other	1m on one side and 3.5m on the other
MIN. REAR YARD	7.5m	7.5m
MIN. FLOOR AREA	65m ²	TBD

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
MOBILE PARK LOTS	LOT 1-43	43	2.517	60
WASTE TREATMENT			0.058	1
ROADWAY			0.474	11
LANDSCAPE/AMENITY			0.945	21
NPCA WETLANDS			0.195	5
BUFFER LANDS	BLOCK 44		0.195	2
TOTAL		43	4.189	100%

DEVELOPABLE AREA = 3.994ha
DEVELOPABLE DENSITY = 10.77 units/ha



0	ISSUED FOR REVIEW	2022-12-22	JO
#	REVISION	DATE	INIT

DRAWING TITLE	DRAFTING	JO
CONCEPT PLAN	DATE	DECEMBER 22, 2022
	PRINTED	OCTOBER 28, 2024
	SCALE	1:750
	DWG No.	REV
2218_CP	0	