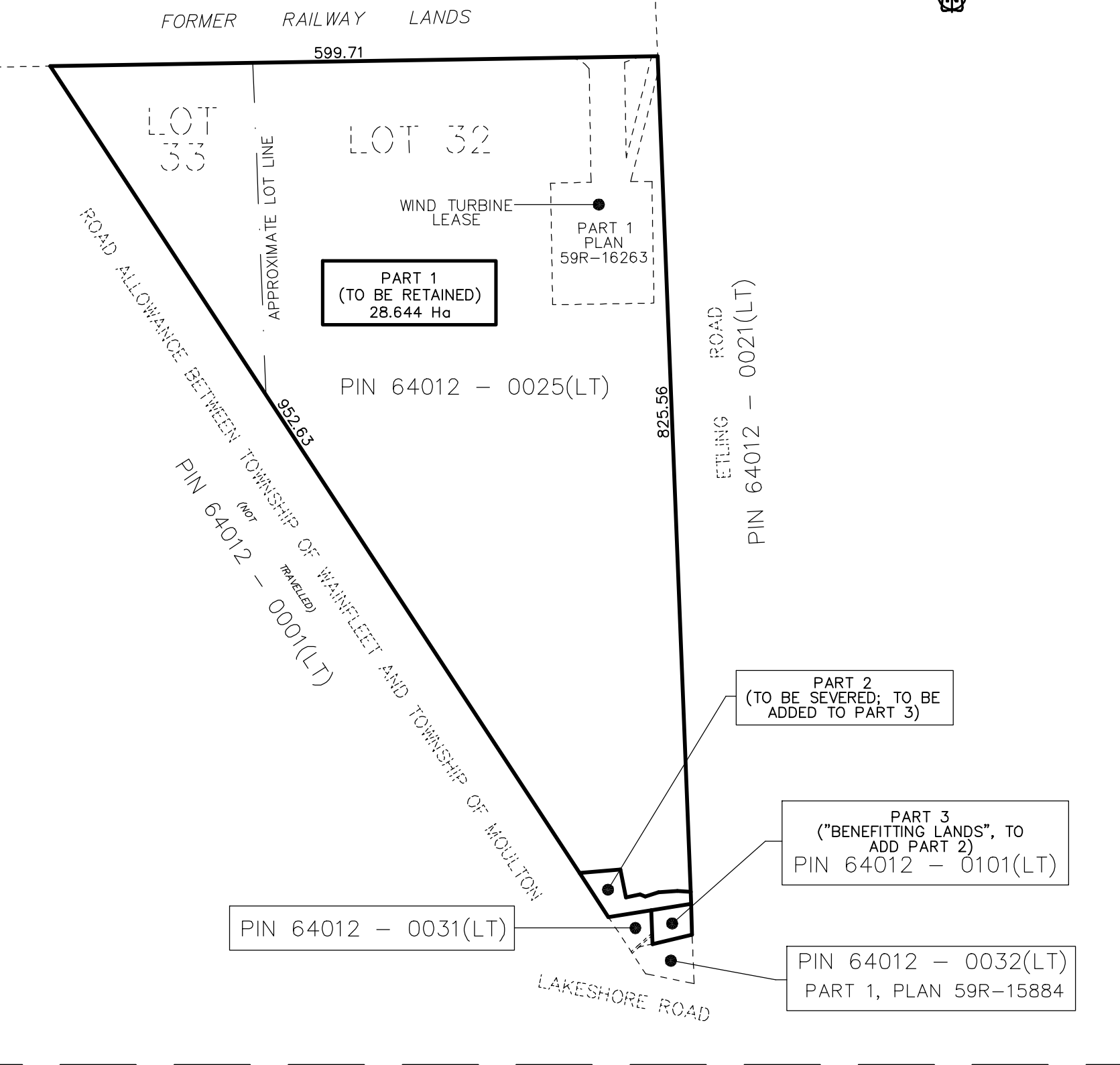


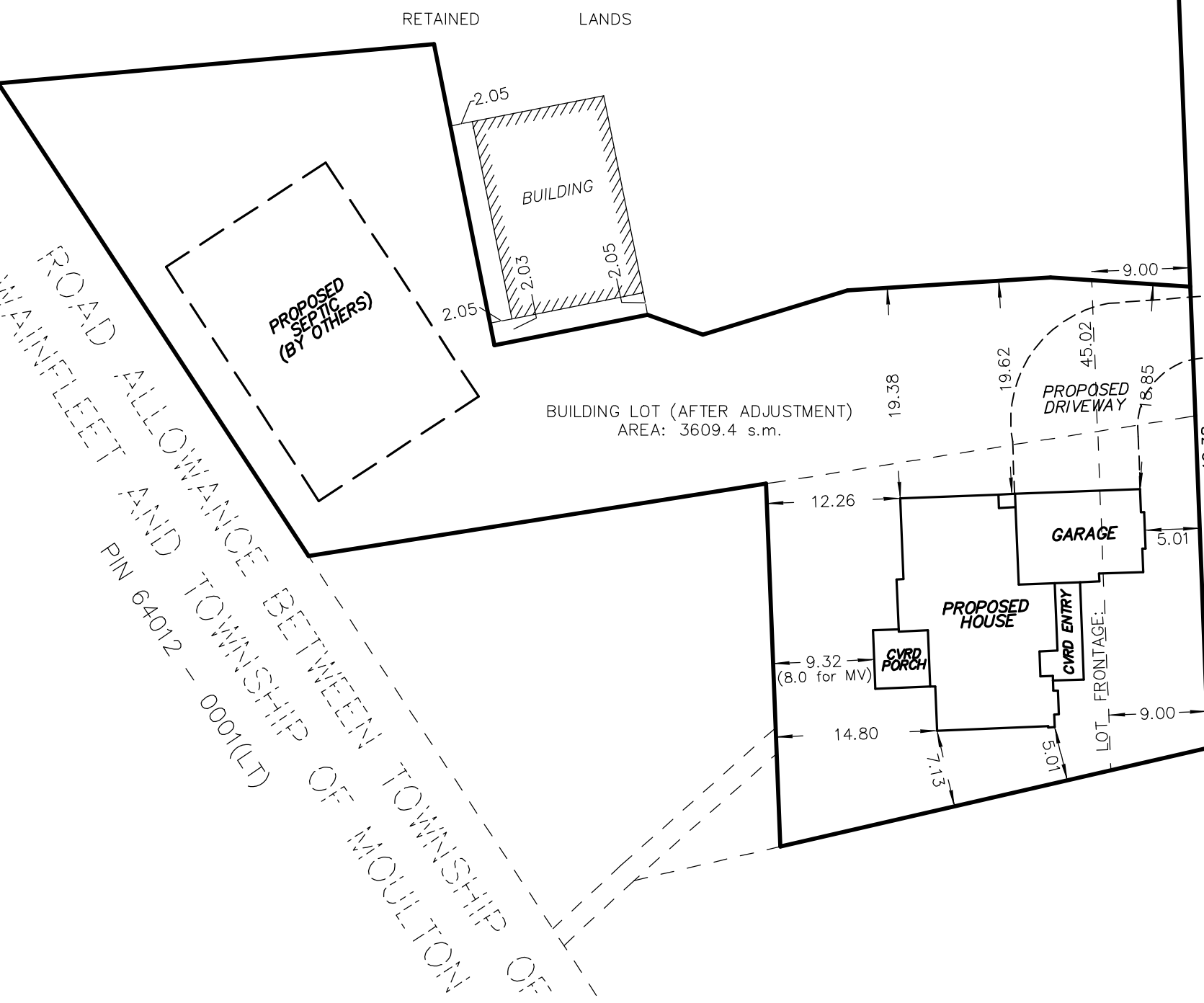
KEY PLAN (NOT TO SCALE)



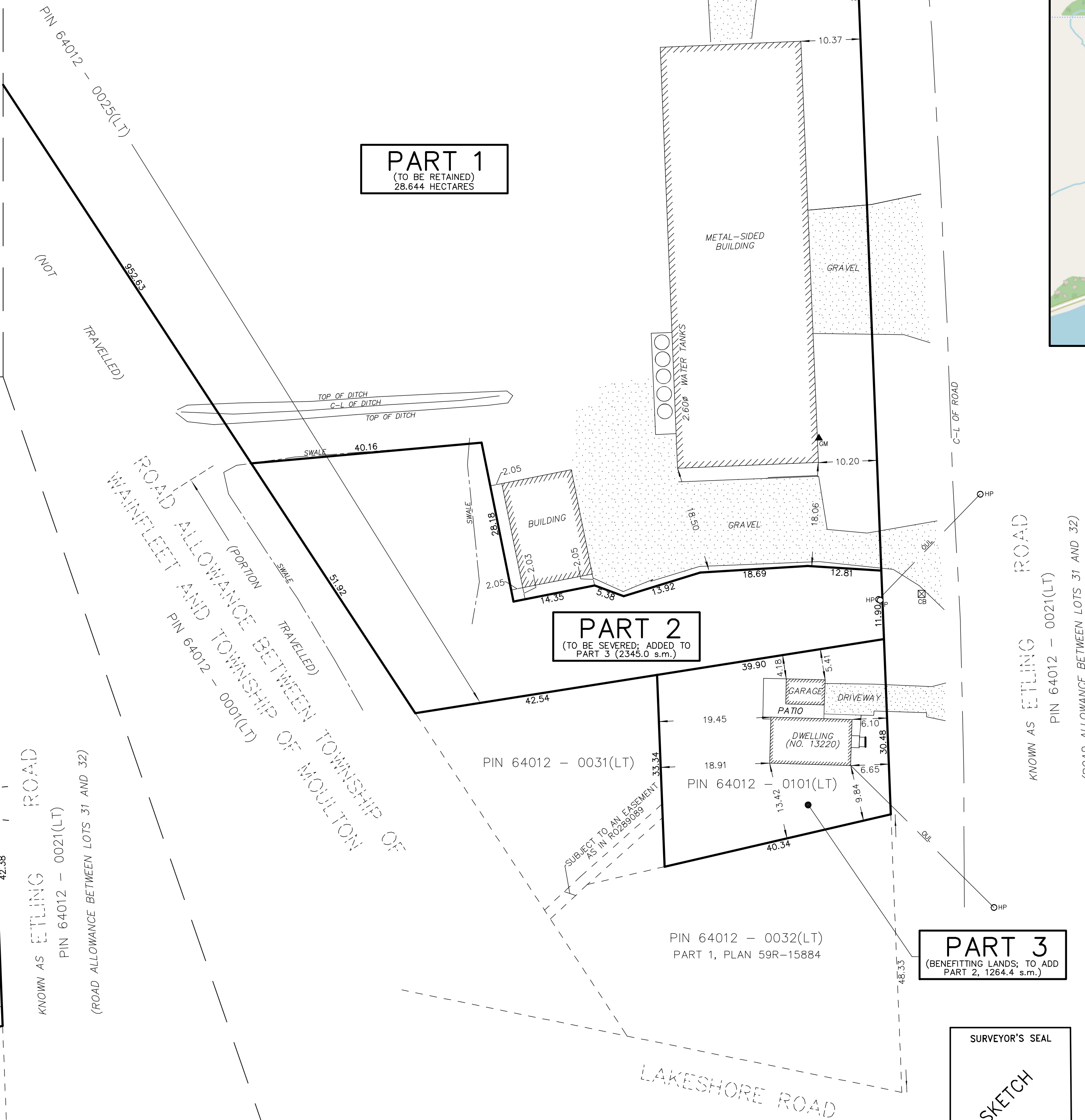
DETAIL FOR PROPOSED HOUSE AND MINOR VARIANCE APPLICATION
SCALE 1:500

ZONING MATRIX

CURRENT ZONING: RLS.C20	
REQUIRED	ACTUAL
MIN. LOT AREA: AS EXISTING	TOTAL LOT AREA: 3609.4 s.m.
MAX. LOT COVERING: SEE SEC. 7.2.2.1 (20%)	PROPOSED HOUSE: 340.8 s.m. (9.4%) FRONT COVERED ENTRY: 24.8 s.m. (0.7%) REAR COVERED PORCH: 26.5 s.m. (0.78%) TOTAL: 392.1 s.m. (10.8%)
MIN. LOT FRONTAGE: AS EXISTING	MIN. LOT FRONTAGE: 45.0m
MIN. FRONT YARD: 9m	MIN. FRONT YARD: 5m (REQUIRES MINOR VARIANCE)
MIN. INTERIOR SIDE YARD: 1.5m	MIN. INTERIOR SIDE YARD: 5.0m & 19.6m
MIN. REAR YARD: 10m	MIN. REAR YARD: 8m (FOR MINOR VARIANCE)
MAX. HEIGHT: 12m	MAX. HEIGHT: 12m



PART 1
(TO BE RETAINED)
28.644 HECTARES



PART 2
(TO BE SEVERED; ADDED TO
PART 3 (2345.0 s.m.))

PART 3
(BENEFITTING LANDS; TO ADD
PART 2, 1284.4 s.m.)

METRIC NOTE

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

SKETCH FOR PLANNING ACT APPLICATION
AT No. 13220 ETLING ROAD
TOWNSHIP OF WAINFLEET
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 500
RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS
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KEY MAP



LEGEND & NOTES

PIN	DENOTES	PROPERTY IDENTIFIER NUMBER
Ø	DENOTES	DIAMETER
HP	DENOTES	HYDRO/UTILITY POLE
OUL	DENOTES	OVERHEAD HYDRO/UTILITY LINE
CB	DENOTES	CATCH BASIN
GM	DENOTES	GAS METER

PROPERTY DESCRIPTION

PART OF LOT 32 & 33
CONCESSION 1
TOWNSHIP OF WAINFLEET
REGIONAL MUNICIPALITY OF NIAGARA
PIN 64012-0025(LT) & PIN 64012-0101(LT)

CAUTION

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
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- DISTANCES AND AREAS ARE APPROXIMATE.

BOUNDARY NOTE

BOUNDARY INFORMATION HAS BEEN DERIVED FROM PLAN 59R-15884, REGISTRY OFFICE RECORDS, AND ACTUAL FIELD WORK.

FIELD WORK COMPLETED: SEPTEMBER 23, 2025

DECEMBER 3, 2025
DATE

HAROLD D. HYDE
ONTARIO LAND SURVEYOR

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HAROLD D. HYDE O.L.S.

SCALE 1 : 500 SURVEY : 19-030 PS DRWN BY : J.H.

SURVEYOR'S SEAL

SKETCH

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