

1 MODIFIED DONOR PARCEL
A1.3 SCALE: 1:2000



NOTE:
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 2. ADDITIONAL THIRD PARTIES HAVING JURISDICTION ON THE PROPERTY MAY AFFECT FINAL BUILDING PLACEMENT AND ARE TO BE CONSULTED PRIOR TO CONSTRUCTION. SUCH PARTIES OR STUDIES MAY INCLUDE (BUT ARE NOT LIMITED TO); CONSERVATION AUTHORITIES, SERVICES PROVIDERS, MEDIA, WFO, ENVIRONMENTAL IMPACT AGENCIES, GEO-TECHNICAL (SLOPE STABILITY), EROSION / SEDIMENT, GROUND WATER IMPACT, WELL HEAD PROTECTION, NOISE / VIBRATION, TRAFFIC IMPACT, FUNCTIONAL SERVICES AND ODOUR.
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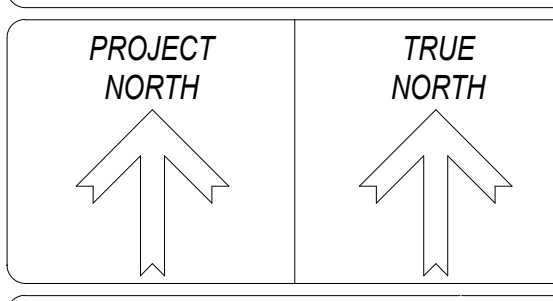
NO.	DATE	DESCRIPTION
1	2026-02-27	ISSUED FOR CLIENT REVIEW

SITE INFORMATION:
1. LEGAL DESCRIPTION:
 PART OF LOT 3
 CONCESSION 9
 GEOGRAPHIC TOWNSHIP OF CAMBRIDGE
 TOWNSHIP OF NORTH DUMFRIES
 REGION OF WATERLOO
2. OFFICIAL PLAN:
 RURAL AREAS - DESIGNATION
 (REFER TO APPLICABLE LAND USE PLANNING AND DESIGNATION FOR DETAILS)
3. ZONING:
 Z1 DESIGNATION, RURAL/AGRICULTURAL
 (REFER TO APPLICABLE AHJ ZONING BY LAW)
4. LEGAL SURVEY INFORMATION PROVIDED BY MARSHALL, MACKLIN AND MANOGHAN O.L.S.

SITE LEGEND

- PROPERTY LINE
- ZONING SETBACKS

ZONING BY-LAW INFORMATION TABLE (Z1) FOR 3362 OLD BEVERLY ROAD				
	ZONING BY-LAW	EXISTING	PROPOSED	CONFORMS
LOT AREA (MIN.)	350,000 m² (35 ha)	781,191 m² (78.1 ha)	775201 m² (77.5 ha)	YES
LOT FRONTAGE (MIN.)	230 m	801.23 m +/-	768.46 m +/-	YES
FRONT YARD SETBACK	16.0 m FROM STREET LINE	284.77 m +/-	284.77 m +/-	YES
INT. SIDE YARD SETBACK (E)	3.0 m	301.47 m +/-	301.47 m +/-	YES
INT. SIDE YARD SETBACK (W)	3.0 m	371.34 m +/-	371.34 m +/-	YES
REAR YARD SETBACK	7.5 m	555.17 m +/-	555.17 m +/-	YES
LOT DEPTH (MIN.)	NO PROVISIONS	974 m +/-	974 m +/-	N/A
BUILDING FLOOR AREA	NO PROVISIONS	8167 m² (87,908 ft²)	8167 m² (87,908 ft²)	N/A
GROSS FLOOR AREA	160 m² (MIN.)	8167 m² (87,908 ft²)	8167 m² (87,908 ft²)	YES
LOT COVERAGE (ALL BLDGS)	50% (MAX.)	1%	1%	YES
LOT COVERAGE (ACCESSORY)	10% (MAX.)	0.46%	0.46%	YES
BUILDING HEIGHT (MAX.)	3 STOREYS	1 STOREY	1 STOREY	YES
LANDSCAPED AREA	NO PROVISIONS	24313 m² +/-	24313 m² +/-	N/A
GRANULAR AREA	NO PROVISIONS	17404 m² +/-	17404 m² +/-	N/A



DRAFT - NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER'S SEAL



CONTRACTOR TO CHECK ALL DIMENSIONS AND ELEVATIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK
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CLIENT: TOBIAS NIEMINEN

LOCATION: 3320 OLD BEVERLY ROAD, NORTH DUMFRIES, ON

PROJECT NAME: NIEMINEN RESIDENTIAL ADDITION

PROJECT STATUS AND VERSION: PERMIT DRAWINGS

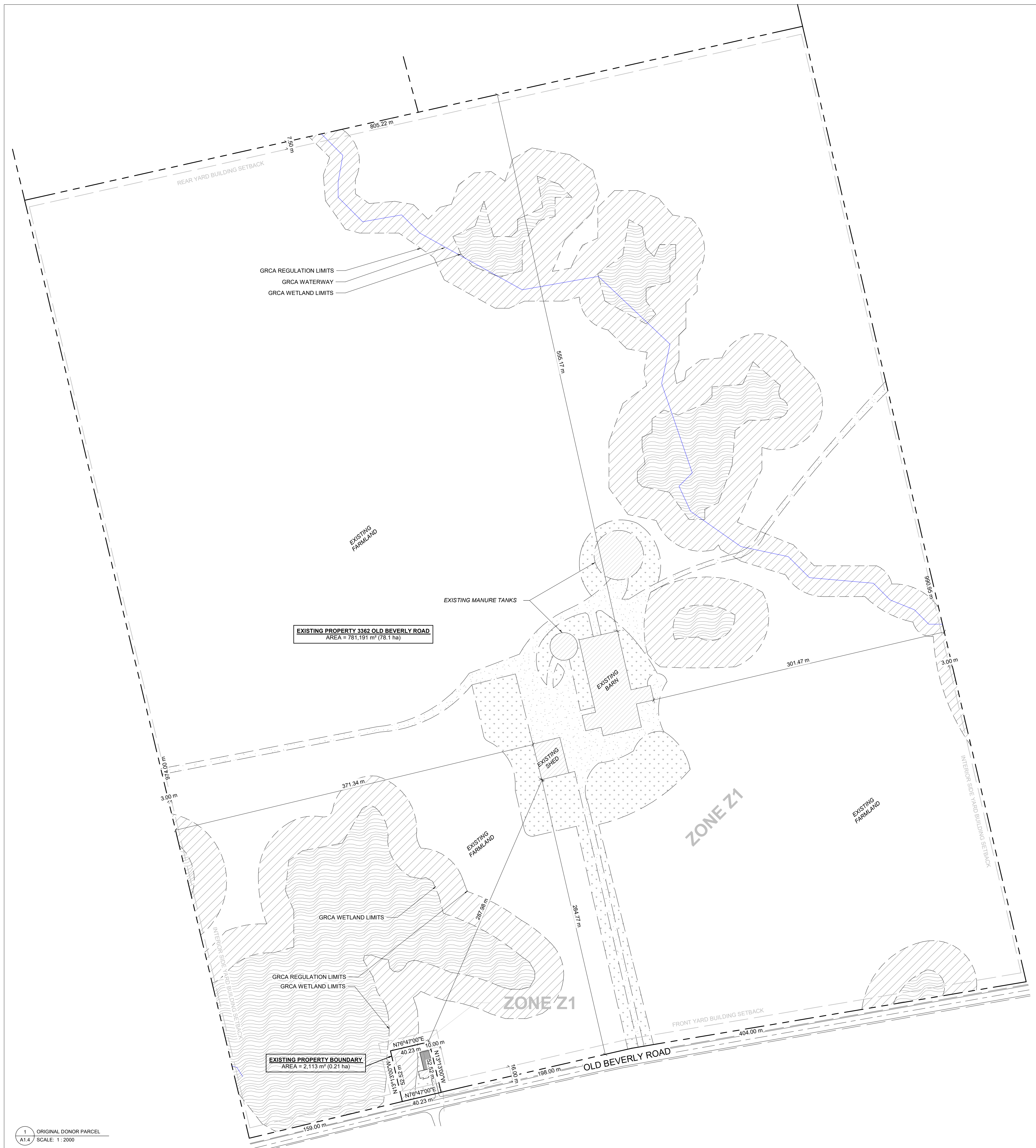
DESIGNED BY: JF/JM PRINT DATE: FEBRUARY 27, 2026

PAGE DESCRIPTION: SITE PLAN - DONOR PARCEL (PROPOSED BOUNDARY)

SCALE: AS NOTED

FILE: 8569

PAGE NUMBER: 1



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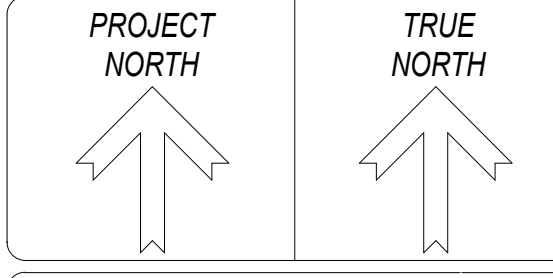
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 PAGE NUMBER: