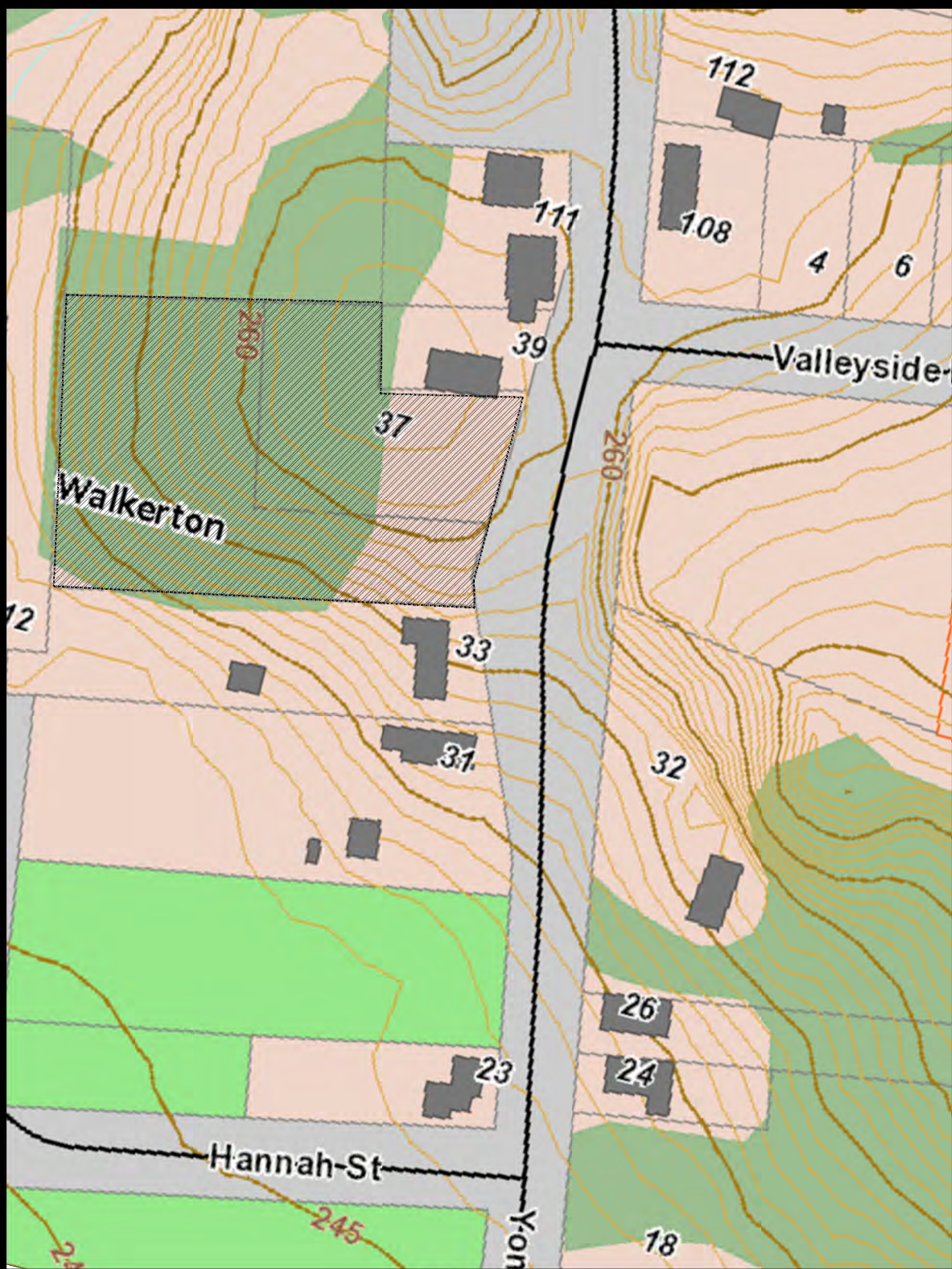


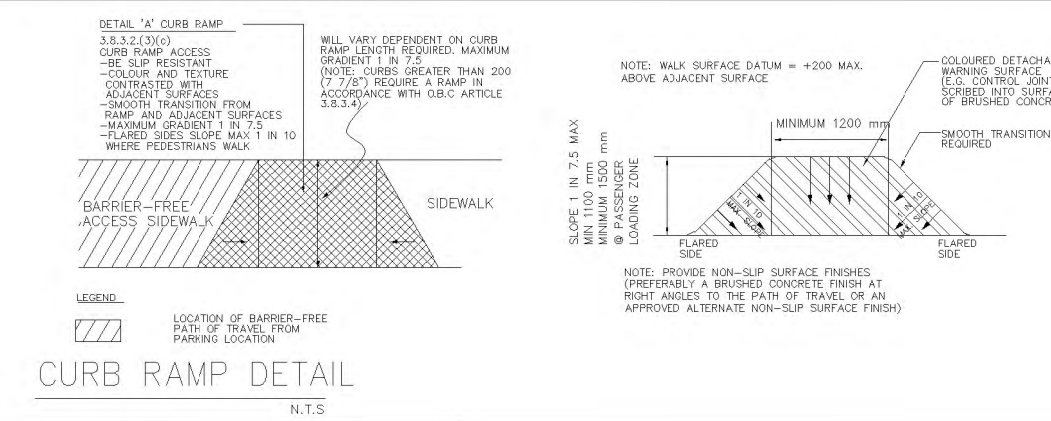


SITE DATA			
1. GROSS SITE AREA:	6,808 M ²	(73.280 SQ. FT.)	
2. GROSS BUILDING AREA:	1,608 M ²	1.68 ACRES	
TOWNHOUSES BLOCK			
BLOCK 1	UNIT 1	195.27 SQ. M.	2,101 SQ. FT.
	UNIT 2	184.70 SQ. M.	1,988 SQ. FT.
	UNIT 3	195.01 SQ. M.	2,099 SQ. FT.
SUBTOTAL		574.98 SQ. M.	6,189 SQ. FT.
BLOCK 2	UNIT 4	195.27 SQ. M.	2,101 SQ. FT.
	UNIT 5	184.70 SQ. M.	1,988 SQ. FT.
	UNIT 6	195.01 SQ. M.	2,099 SQ. FT.
SUBTOTAL		574.98 SQ. M.	6,189 SQ. FT.
BLOCK 3	UNIT 7	195.01 SQ. M.	2,099 SQ. FT.
	UNIT 8	184.70 SQ. M.	1,988 SQ. FT.
	UNIT 9	195.27 SQ. M.	2,101 SQ. FT.
SUBTOTAL		574.98 SQ. M.	6,189 SQ. FT.
TOTAL		1,724.94 SQ. M.	18,568 SQ. FT.
3. REQUIRED PARKING:	UNITS	PARKING REQUIREMENTS	PROVIDED PARKING
	9 UNITS	1 PER UNIT + 2.25 FOR VISITORS	23 UNITS
4. PROVIDED PARKING:	23 SPACES		
ITEM	A	REQUIRED	PROPOSED
1. ZONES	R3 - 10	R3 - 10	R3 - 10
2. PROPOSED USES	JRBN RESIDENTIAL MEDIUM DENSITY		
3. LOT AREA (SQ. M.) MINIMUM	155 (SQ. M.)		215.07 (SQ. M.)
4. LOT FRONTAGE (M) MINIMUM	15 MTS (CLUSTER)		19.46 MTS (CLUSTER)
5. MINIMUM FRONT YARD:	7.5 MTS.		7.50 MTS.
6. MINIMUM EXTERIOR SIDE YARD:	7.5 MTS.		7.5 MTS.
7. MINIMUM INTERIOR SIDE YARD:	3 MTS.		3.0 MTS.
8. MINIMUM REAR YARD:	7.5 MTS.		45.5 MTS.
9. MAXIMUM LOT COVERAGE:	40 %		12.27 %
10. MINIMUM LANDSCAPED AREA:	30 %		64 %
11. MINIMUM FLOOR AREA, GROSS:	60 (SQ. M.)		89.36 (SQ. M.) 835.08 M ²
12. MAXIMUM HEIGHT MAIN BUILDING:	10 MTS.		9.5 MTS.

LEGEND

GRASS (SEE LANDSCAPE DRAWINGS)	GB	GARBAGE CAN
SPECIAL NON-SLIP CONC. SIDEWALK SURFACE-BARRIER FREE ACCESS	GB/AE	GRAVEL BED & ALUMINUM EDGE
SNOW ZONE	GB/HV	NEW HYDRO VAULT
FIBER SAFETY SURFACE	GB/ST	HANDICAPPED PARKING SIGN
CONCRETE	LE	STOP SIGN
FIRE ROUTE	LE	LANDSCAPE BED 914 mm TYPICAL
RECEIVED (UNDER MINORAL BY-LAW)	LE	NOT IN CONTRACT
ALUMINUM EDGE	LE	NEW CONCRETE SIDEWALK C/W CONTROL JOINTS @ 1220 / 1524 mm O.C.
NEW STEEL BOLLARD	LE	WATER METER
BIKE RACK	LE	PARKING LOT LITE
CATCH BASIN	LE	DOUBLE SIDED PARKING LOT LITE
NEW CONCRETE CURB CUT	LE	NEW TREE
RECESSED FIRE ALARM PANEL	LE	PROPERTY LINE
FIRE ROUTE SIGN	LE	NEW BLACK CHAIN LINK FENCE
FIRE HYDRANT	LE	CORE DRILL CONC. FOR POSTS
FLAG POLE	LE	5" HIGH STAINED ORANGE CONSTRUCTION FENCE @ 6" O.C. C/W 16" WIRE ON TOP
	LE	5" HIGH BLACK IRON FENCE
	LE	5" HIGH BOARD ON BOARD CEDAR FENCE

SITE DETAILS



ISSUES:

NO.	DATE	DESCRIPTION
1	NOV 1, 2021	SITE PLAN APPLICATION

CONEX[®]

CONEX CANADA INC.

WWW.CONEXTEAM.COM
MARIO@CONEXTEAM.COM
PH: (226) 235-3030

A

A. Detail Number

B

B. Drawing Number – Where Detail Found

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". ANY UNAUTHORIZED USE IS PROHIBITED. AREA CALCULATIONS ARE APPROXIMATE.

PROJECT NAME:
**RIVER BREEZE
AT
WALKERTON**
PROPOSED SITE PLAN

37 YONGUE ST. WALKERTON, ONTARIO
N0G 2V0

**PROPOSED
SITE PLAN &
STATISTICS**

PROJECT NORTH:

STAMP:

SCALE: 1/16" = 1'-00"

DATE: NOVEMBER 2021

ISSUED: NOVEMBER 2021

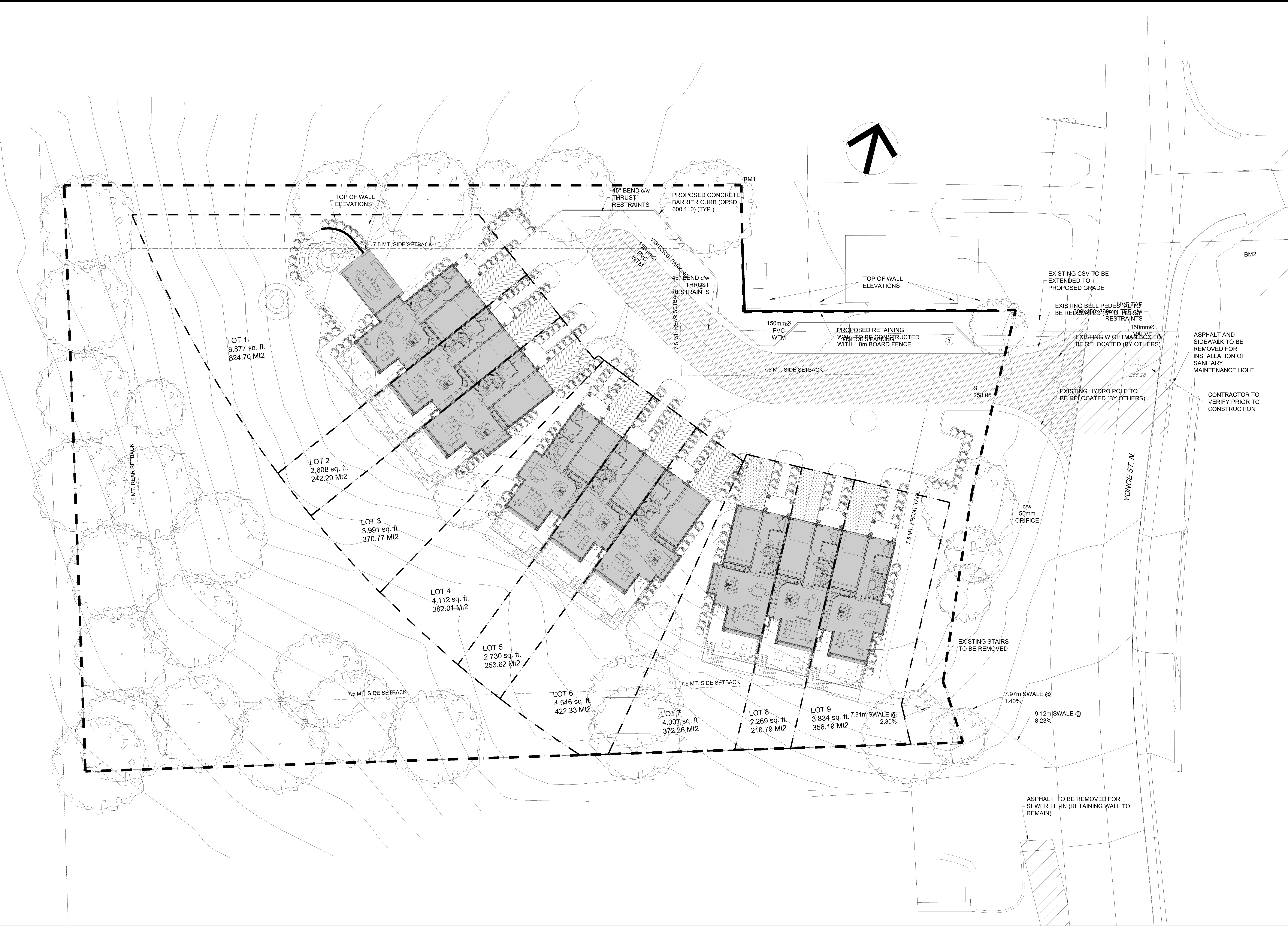
DRAWN BY: MGG

CHECKED BY: JFG

PROJECT NO.: 4800

FILE NAME:

DRAWING NO.: **SP 1.1**



ISSUES:		
NO.	DATE	DESCRIPTION
1	NOV 1, 2021	SITE PLAN APPLICATION

CONEX CANADA INC.

WWW.CONEXTTEAM.COM
MARIO@CONEXTTEAM.COM

PH: (226) 235-3030

A

A. Detail Number

B

B. Drawing Number – Where Detail Found

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE COPIED, REPRODUCED, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED USE IS PROHIBITED. AREA CALCULATIONS ARE APPROXIMATE.

PROJECT NAME:
**RIVER BREEZE
AT
WALKERTON**
PROPOSED SITE PLAN

37 YONGUE ST. WALKERTON, ONTARIO
N0G 2V0

DRAWING TITLE:
**PROPOSED
SITE
PLAN**

PROJECT NORTH:

STAMP:

SCALE:
1/16" = 1'-00"

DATE:

ISSUED:
NOVEMBER 2021

DRAWN BY:
MGG

CHECKED BY:
JPG

PROJECT NO.:
4800

FILE NAME:

DRAWING NO.:
SP 1.2



ISSUES:		
NO.	DATE	DESCRIPTION
1	NOV 1, 2021	SITE PLAN APPLICATION

CONEX CANADA INC.

WWW.CONEXTEAM.COM
MARIO@CONEXTEAM.COM
PH: (226) 235-3030

A

A. Detail Number

B

B. Drawing Number – Where Detail Found

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE COPIED, REPRODUCED, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED USE IS PROHIBITED. AREA CALCULATIONS ARE APPROXIMATE.

PROJECT NAME:
**RIVER BREEZE
AT
WALKERTON**

PROPOSED SITE PLAN

37 YONGUE ST. WALKERTON, ONTARIO
N0G 2V0

DRAWING TITLE:
**PROPOSED
CONDOMINIUM
PLAN**

PROJECT NORTH:

STAMP:

SCALE:
1/16" = 1'-00"

PROJECT NO.:
4800

DATE:

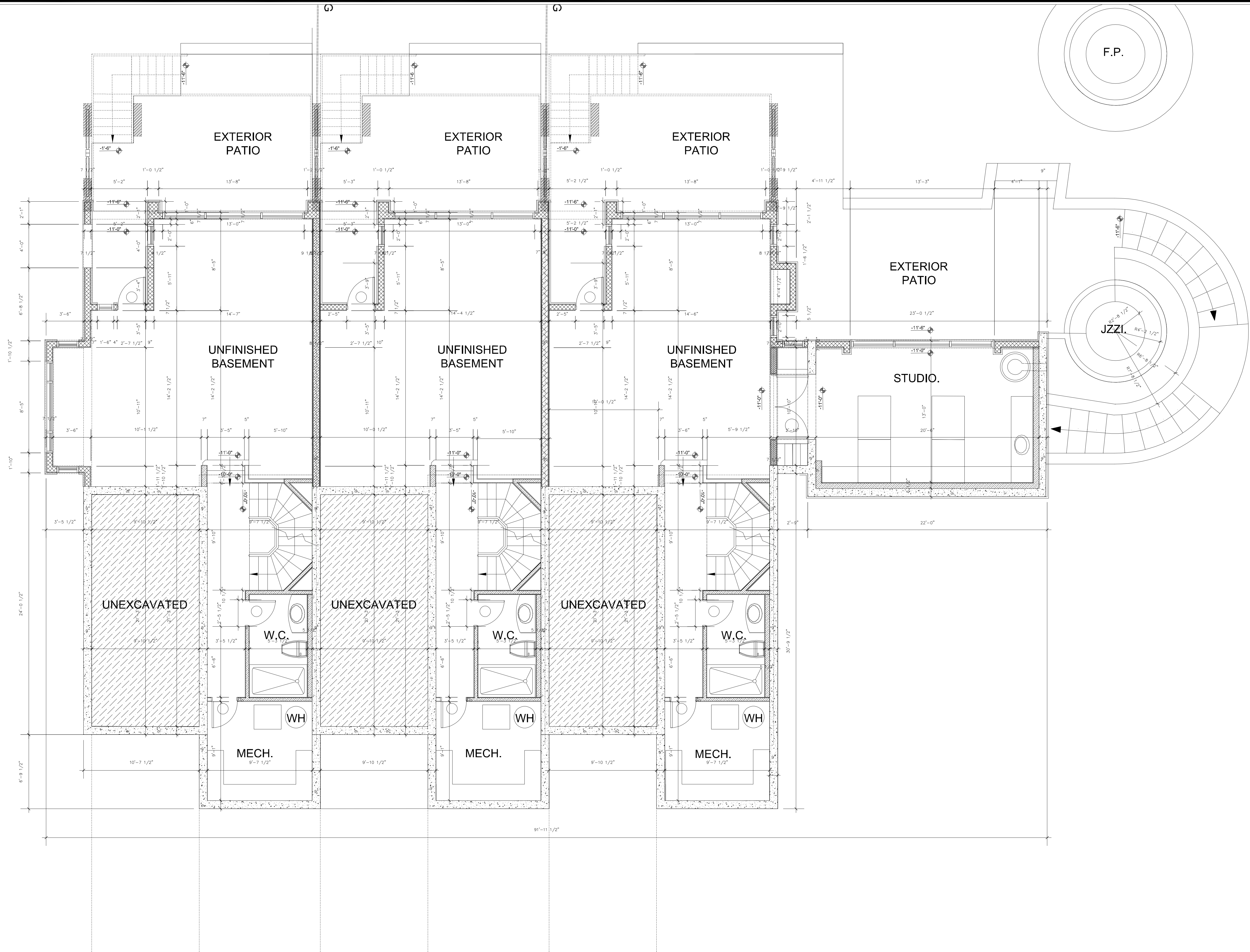
FILE NAME:

ISSUED:
NOVEMBER 2021

DRAWING NO.:
SP 1.3

DRAWN BY:
MGG

CHECKED BY:
JPG



ISSUES:		
NO.	DATE	DESCRIPTION
1	NOV 1, 2021	SITE PLAN APPLICATION

CONEX CANADA INC.

WWW.CONEXTEAM.COM
MARIO@CONEXTEAM.COM

PH: (226) 235-3030

A	A. Detail Number
B	B. Drawing Number - Where Detail Found

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". ANY UNAUTHORIZED USE IS PROHIBITED. AREA CALCULATIONS ARE APPROXIMATE.

PROJECT NAME:

**RIVER BREEZE
AT
WALKERTON**

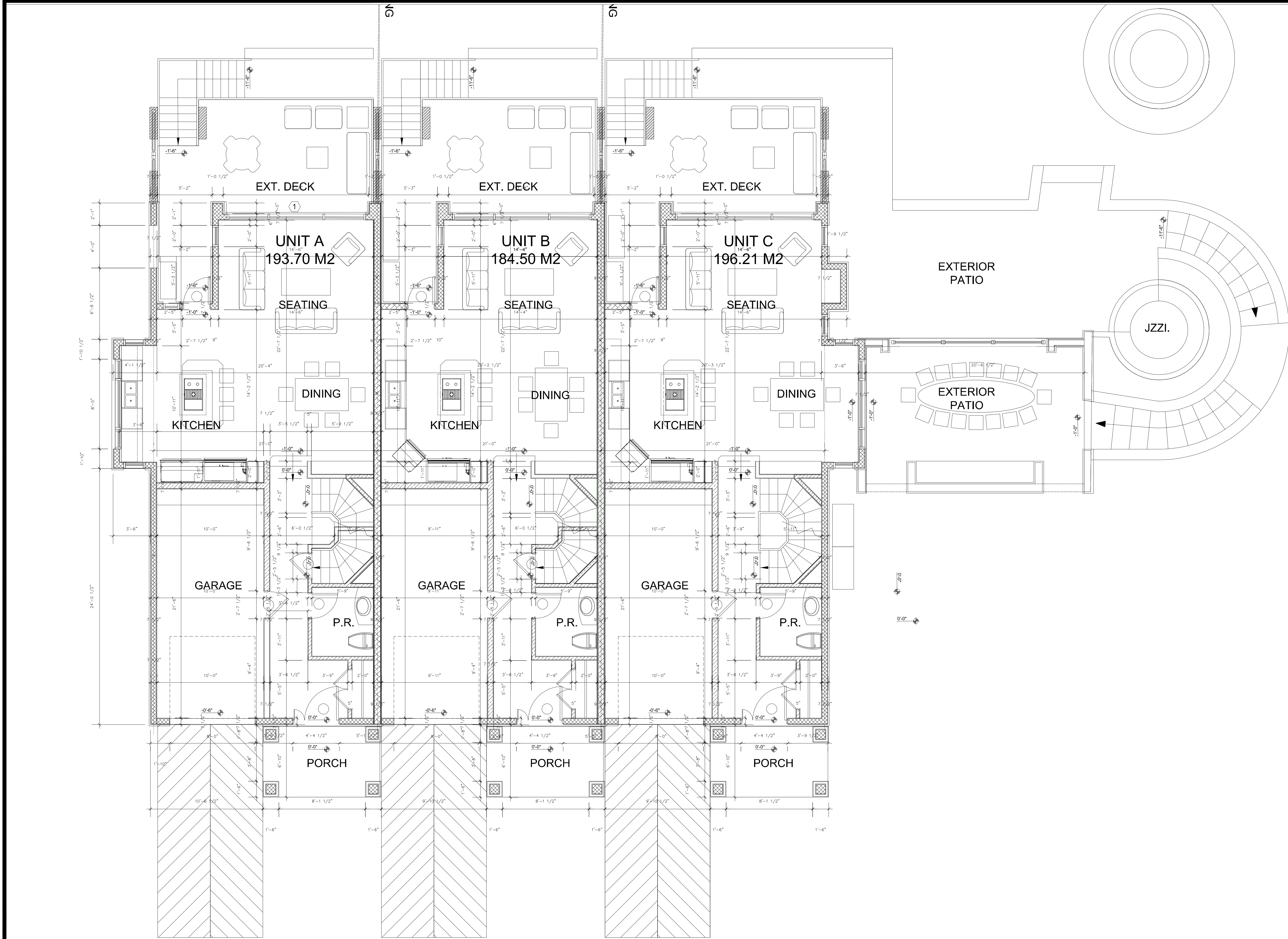
PROPOSED SITE PLAN

37 YONGUE ST, WALKERTON, ONTARIO
N0G 2V0

DRAWING TITLE: **BLOCK 1
PROPOSED
BASEMENT
PLAN**

PROJECT NORTH:	STAMP:

SCALE:	PROJECT NO.:
1/4" = 1'-00"	4800
DATE:	FILE NAME:
ISSUED:	DRAWING NO.:
NOVEMBER 2021	A 1.1.0
DRAWN BY:	
MGG	
CHECKED BY:	
JPG	



ISSUES:	
NO.	DESCRIPTION
1	NOV 1, 2021 SITE PLAN APPLICATION

CONEX CANADA INC.

WWW.CONEXTTEAM.COM
MARIO@CONEXTTEAM.COM

PH: (226) 235-3030

A

A. Detail Number

B

B. Drawing Number - Where Detail Found

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE COPIED, REPRODUCED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED USE IS PROHIBITED. AREA CALCULATIONS ARE APPROXIMATE.

PROJECT NAME:

**RIVER BREEZE
AT
WALKERTON**

PROPOSED SITE PLAN

37 YONGUE ST. WALKERTON, ONTARIO
N0G 2V0

DRAWING TITLE:

**BLOCK 1
FIRST FLOOR PLAN**

PROJECT NORTH:

STAMP:

SCALE:

1/4" = 1'-00"

DATE:

ISSUED:

NOVEMBER 2021

DRAWN BY:

MGG

CHECKED BY:

JPG

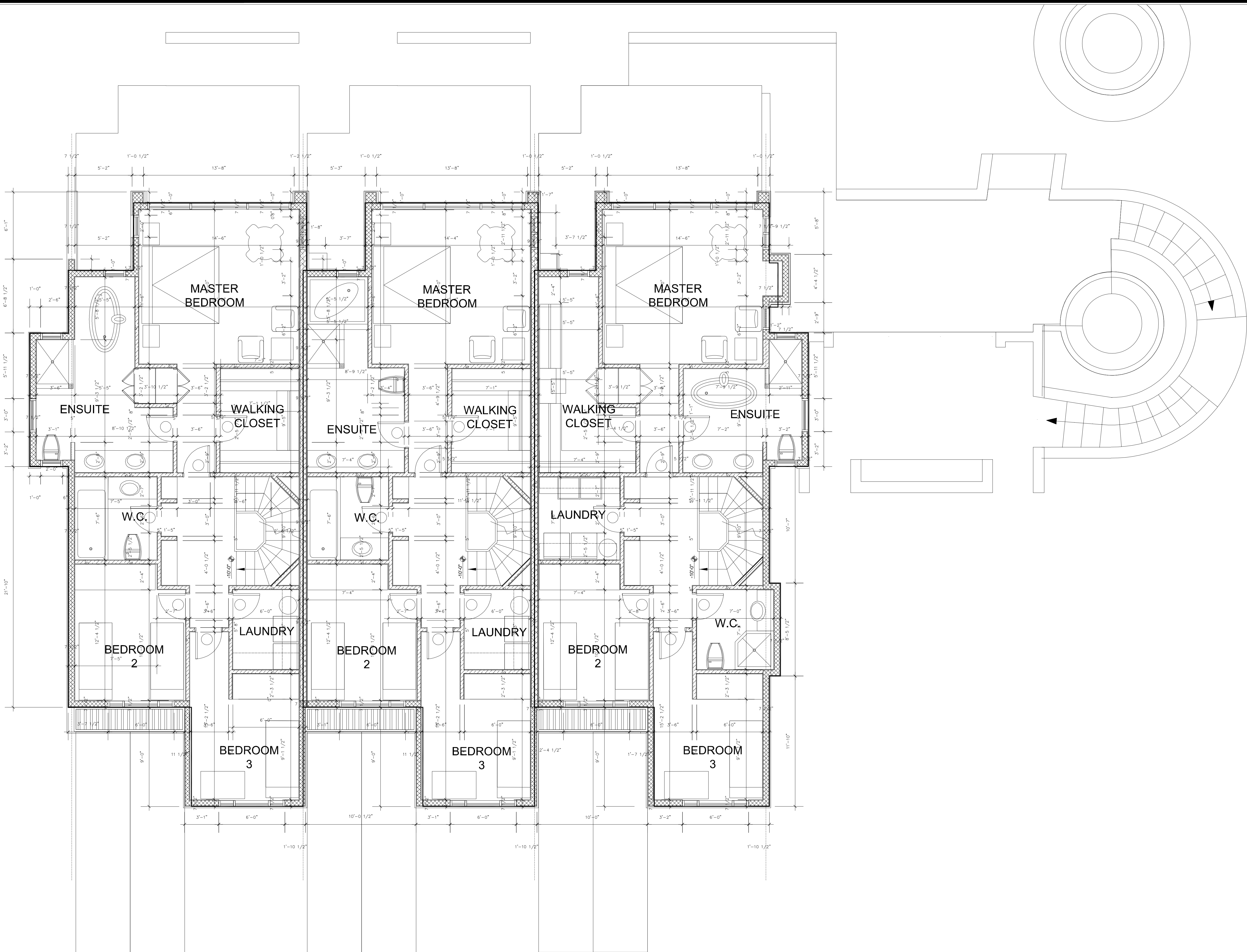
PROJECT NO.:

4800

FILE NAME:

DRAWING NO.:

A 1.1.1



ISSUES:		
NO.	DATE	DESCRIPTION
1	NOV 1, 2021	SITE PLAN APPLICATION

CONEX CANADA INC.

WWW.CONEXTEAM.COM
MARIO@CONEXTEAM.COM

PH: (226) 235-3030

A

A. Detail Number

B

B. Drawing Number - Where Detail Found

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". ANY UNAUTHORIZED USE IS PROHIBITED. AREA CALCULATIONS ARE APPROXIMATE.

PROJECT NAME:
**RIVER BREEZE
AT
WALKERTON**

PROPOSED SITE PLAN

37 YONGUE ST. WALKERTON, ONTARIO
N0G 2V0

DRAWING TITLE:
**BLOCK 1
SECOND FLOOR
PLAN**

PROJECT NORTH:

STAMP:

SCALE:
1/4" = 1'-00"

DATE:

ISSUED:
NOVEMBER 2021

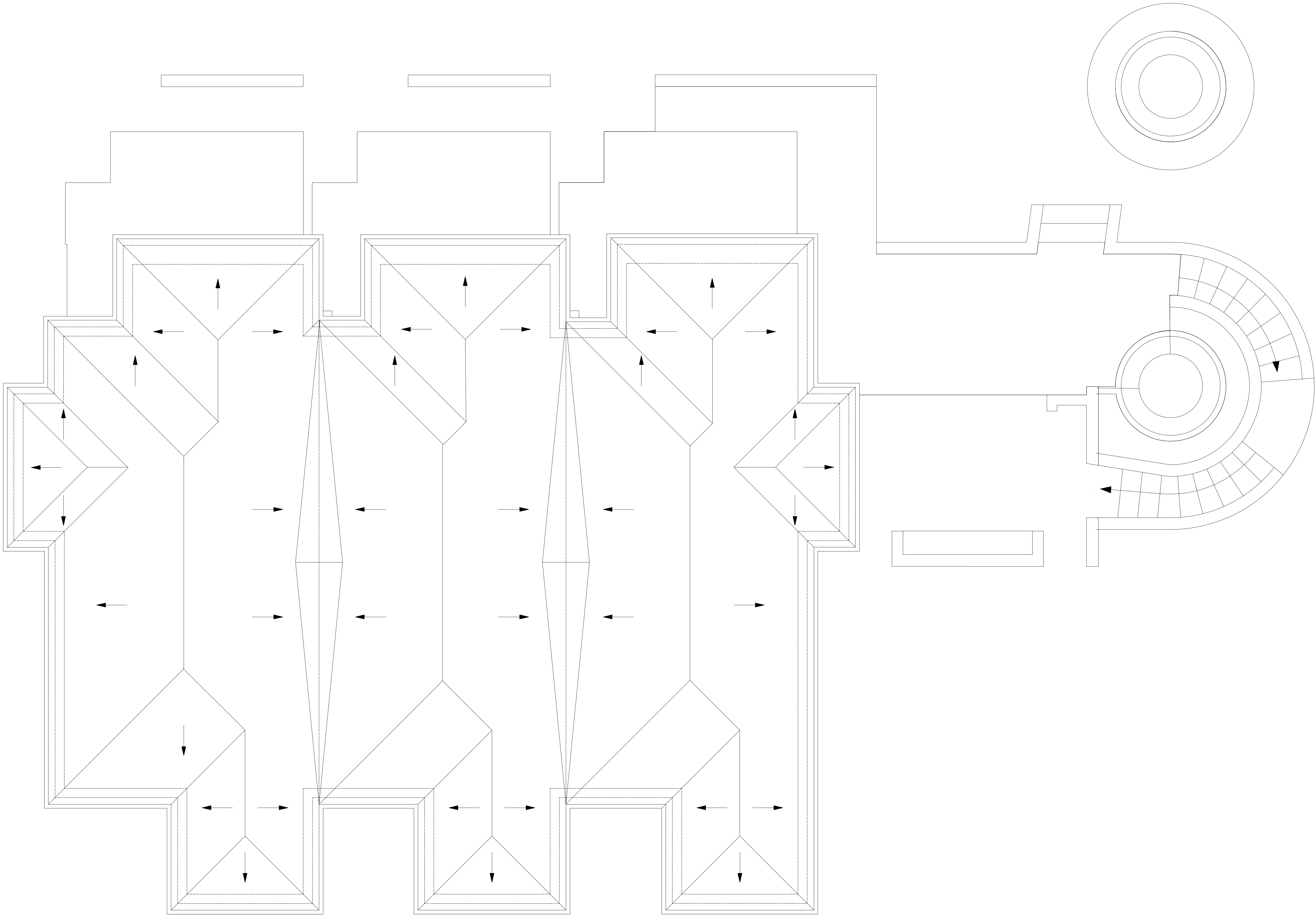
DRAWN BY:
MGG

CHECKED BY:
JPG

PROJECT NO.:
4800

FILE NAME:

DRAWING NO.:
A 1.1.2



ISSUES:		
NO.	DATE	DESCRIPTION
1	NOV 1, 2021	SITE PLAN APPLICATION

CONEX CANADA INC.

WWW.CONEXTEAM.COM
MARIOG@CONEXTEAM.COM
PH: (226) 235-3030

A

A. Detail Number

B

B. Drawing Number - Where Detail Found

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". ANY UNAUTHORIZED USE IS PROHIBITED. AREA CALCULATIONS ARE APPROXIMATE.

PROJECT NAME:

**RIVER BREEZE
AT
WALKERTON**

PROPOSED SITE PLAN

37 YONGUE ST. WALKERTON, ONTARIO
N0G 2V0

DRAWING TITLE:

**BLOCK 1
ROOF PLAN**

PROJECT NORTH:

STAMP:

SCALE:

3/16" = 1'-00"

DATE:

ISSUED:

NOVEMBER 2021

DRAWN BY:

MGG

CHECKED BY:

JPG

PROJECT NO.:

4800

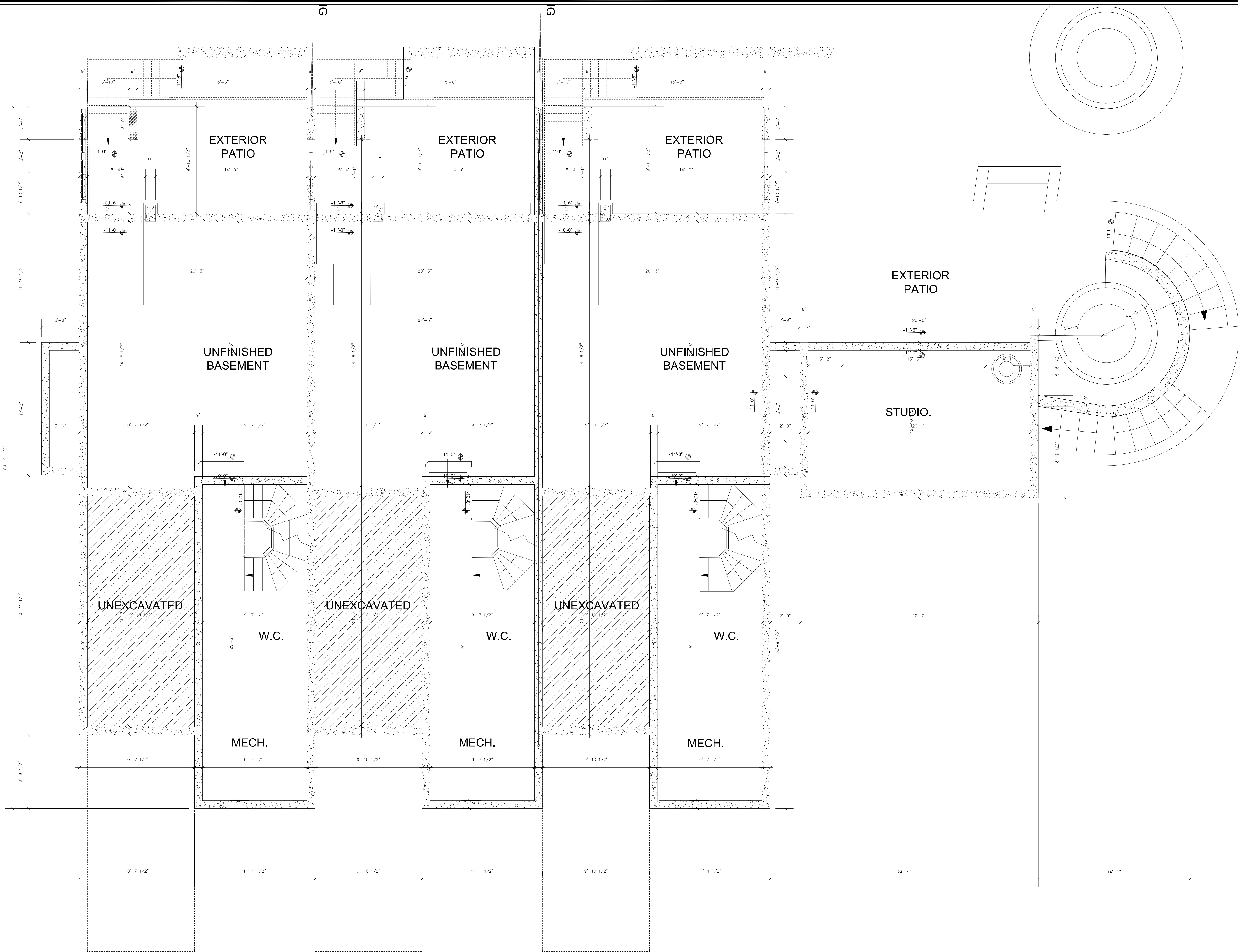
FILE NAME:

DRAWING NO.:

A 1.1.3

1

BLOCK 1 - PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-00"



ISSUES:		
NO.	DATE	DESCRIPTION
1	NOV 1, 2021	SITE PLAN APPLICATION

CONEX CANADA INC.

WWW.CONEXTEAM.COM
MARIO@CONEXTEAM.COM

PH: (226) 235-3030

A	A. Detail Number
B	B. Drawing Number - Where Detail Found

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". ANY UNAUTHORIZED USE IS PROHIBITED. AREA CALCULATIONS ARE APPROXIMATE.

PROJECT NAME:

**RIVER BREEZE
AT
WALKERTON**

PROPOSED SITE PLAN

37 YONGUE ST. WALKERTON, ONTARIO
NDG 2V0

DRAWING TITLE:

**BLOCK 1
PROPOSED
FOUNDATION
PLAN**

PROJECT NORTH:	STAMP:

SCALE:	PROJECT NO.:
1/4" = 1'-00"	4800
DATE:	FILE NAME:
ISSUED:	DRAWING NO.:
NOVEMBER 2021	A 1.1
DRAWN BY:	
MGG	
CHECKED BY:	
JPG	

ISSUES:		
NO.	DATE	DESCRIPTION
1	NOV 1, 2021	SITE PLAN APPLICATION



1 WEST ELEVATION

SCALE: 1/8" = 1'-00"



2 EAST ELEVATION

SCALE: 1/8" = 1'-00"



3 SOUTH ELEVATION

SCALE: 1/8" = 1'-00"



4 BLOCK 1 - SOUTH ELEVATION

SCALE: 1/8" = 1'-00"



CONEX CANADA INC.

WWW.CONEXTEAM.COM
MARIO@CONEXTEAM.COM

PH: (226) 235-3030

A	A. Detail Number
B	B. Drawing Number - Where Detail Found

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". ANY UNAUTHORIZED USE IS PROHIBITED. AREA CALCULATIONS ARE APPROXIMATE.

PROJECT NAME:

**RIVER BREEZE
AT
WALKERTON**

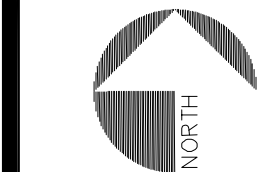
PROPOSED SITE PLAN

37 YONGUE ST, WALKERTON, ONTARIO
NOG 2VO

DRAWING TITLE:

**BLOCK 1
EXTERIOR
ELEVATIONS**

PROJECT NORTH:



3/32" = 1'-00"

STAMP:

SCALE:

PROJECT NO.:

4800

DATE:

FILE NAME:

ISSUED:

NOVEMBER 2021

DRAWING NO.:

DRAWN BY:

MGG

A 2.1.0

CHECKED BY:

JPG



ISSUES:		
NO.	DATE	DESCRIPTION
1	NOV 1, 2021	SITE PLAN APPLICATION



CONEX CANADA INC.

WWW.CONEXTEAM.COM
MARIO@CONEXTEAM.COM

PH: (226) 235-3030

A	A. Detail Number
B	B. Drawing Number - Where Detail Found

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE COPIED, REPRODUCED, REUSED, REVISED, OR OTHERWISE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED USE IS PROHIBITED. AREA CALCULATIONS ARE APPROXIMATE.

PROJECT NAME:

**RIVER BREEZE
AT
WALKERTON**

PROPOSED SITE PLAN

37 YONGUE ST, WALKERTON, ONTARIO
NDG 2VO

DRAWING TITLE:

RENDERS

PROJECT NORTH:	STAMP:
SCALE: 1/16" = 1'-00"	PROJECT NO.: 4800
DATE:	FILE NAME:
ISSUED: NOVEMBER 2021	DRAWING NO.: A 5.1.0
DRAWN BY: MCG	
CHECKED BY: JPG	