

FRONTAGE AND LOT AREA CERTIFICATE

EAST PIKE CREEK ROAD SUBDIVISION
PART OF LOT 1 - CONCESSION EAST OF PIKE CREEK
4-27326 PLAN FILE: C-3531'L' FIELD FILE: E-MAID-EPC-1
CAD FILE: X:/2019/4273/42732602H.dwg

FRONTAGE CALCULATIONS ARE BASED ON ZONING BY-LAW 2-2012-ADOPTED JANUARY 10, 2012.
ALL FRONTAGE CALCULATIONS AND AREAS ARE BASED ON A PLAN 12M-640 PREPARED BY
VERHAEGEN LAND SURVEYORS DATED JANUARY 19, 2018.

BLOCK 1					
PARCEL	AREA (m ²)	FRONTAGE (m)	BLDG AREA (m ²)	LOT COVERAGE %	MAX. LOT COVERAGE %
A	573.1	24.54	180.1	31.4 %	40 %
B	373.2	12.19	184.8	49.5 %	50 %
C	503.9	14.30	191.7	38.0 %	40 %
BLOCK 2					
PARCEL	AREA (m ²)	FRONTAGE (m)	BLDG AREA (m ²)	LOT COVERAGE %	MAX. LOT COVERAGE %
A	465.9	13.67	177.6	38.1 %	40 %
B	450.7	10.34	173.0	38.4 %	50 %
C	1051.5	15.61	324.0	30.8 %	40 %
BLOCK 3					
PARCEL	AREA (m ²)	FRONTAGE (m)	BLDG AREA (m ²)	LOT COVERAGE %	MAX. LOT COVERAGE %
A	488.0	15.35	178.0	36.5 %	40 %
B	325.3	9.14	142.2	43.7 %	50 %
C	424.5	12.49	160.7	37.9 %	40 %
BLOCK 4					
PARCEL	AREA (m ²)	FRONTAGE (m)	BLDG AREA (m ²)	LOT COVERAGE %	MAX. LOT COVERAGE %
A	398.8	11.73	182.5	45.8 %	48 %
B	272.0	8.00	143.1	52.6 %	57 %
C	590.6	16.86	177.7	30.0 %	40 %

NOTE:

BLOCK 4 IS CURRENTLY THE SUBJECT OF A MINOR-VARIANCE APPLICATION.

DATE FEBRUARY 28 2019



ANDREW S. MANTHA
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.

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