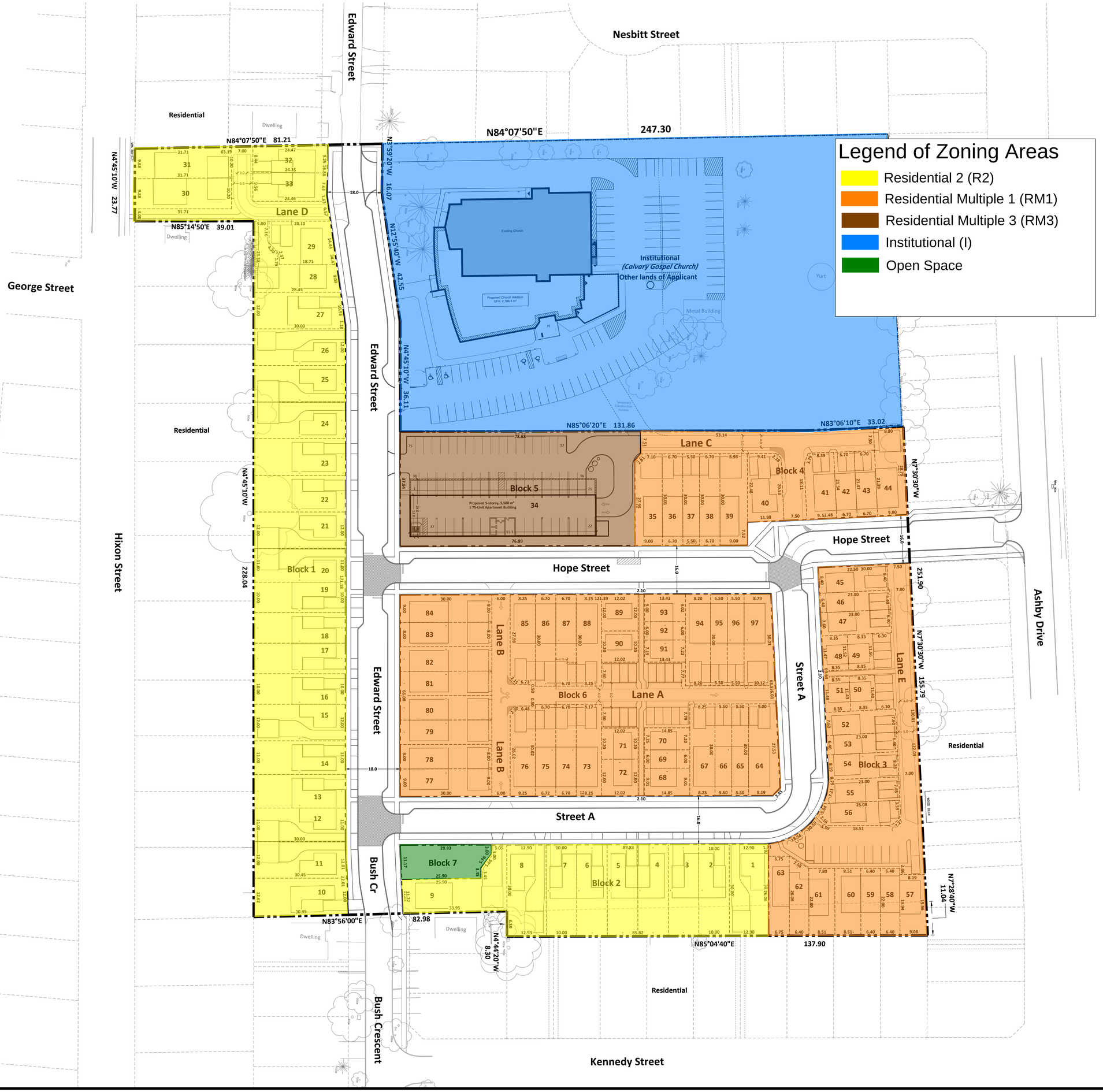
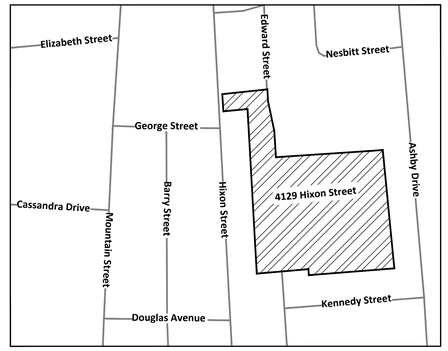


Legend of Zoning Areas

- Residential 2 (R2)
- Residential Multiple 1 (RM1)
- Residential Multiple 3 (RM3)
- Institutional (I)
- Open Space



Key Map Not To Scale

Preliminary

0 5 10 15 20 30 40 50 60

SCALE = 1:400

Legal Description

Part of Lot 16, Concession 4, and Block 67 on Plan 30M-323, Geographic Township of Clinton, now Town of Lincoln.

Land Use Schedule

Land Use	Unit	# Units	% of Units
Single Detached Residential	1, 8-11, 14, 21-27, 40, & 89-90	16	9 %
Semi-Detached Residential	2-7, 12-13, 15-20, 28-33, 48-51, 55-56, 71-72, & 77-84	36	21 %
Townhouse Residential	35-39, 41-47, 52-54 57-70, 73-76, 85-88, 91-97	44	26 %
Multi-unit Residential	34	75	44 %
Total	97	171	100%

Land Use	Notes	Area (ha)	Area (%)
Common Elements	Includes Lanes A - E	0.41	10.1 %
Public Roads	N/A to *Condo Plan*	1.06	26.2 %
Parkland	N/A to *Condo Plan*	0.03	0.8 %
Private / Residential		2.55	62.9 %
Total		**4.05**	**100 %**

#	Date	Revisions	Initial

better neighbourhoods
DEVELOPMENT CONSULTANTS
190A Ontario Street, St Catharines, Ontario L2R 5K9 Studio: 905.684.8585 Betterneighbourhoods.ca

PROJECT TITLE:
4129 Hixon Street
Lincoln, Ontario

DRAWING TITLE:
Master Concept Plan

DATE OF ISSUE:
2023-10-11

DRAWING No: 0292-MCP-1

REV. NO. 0