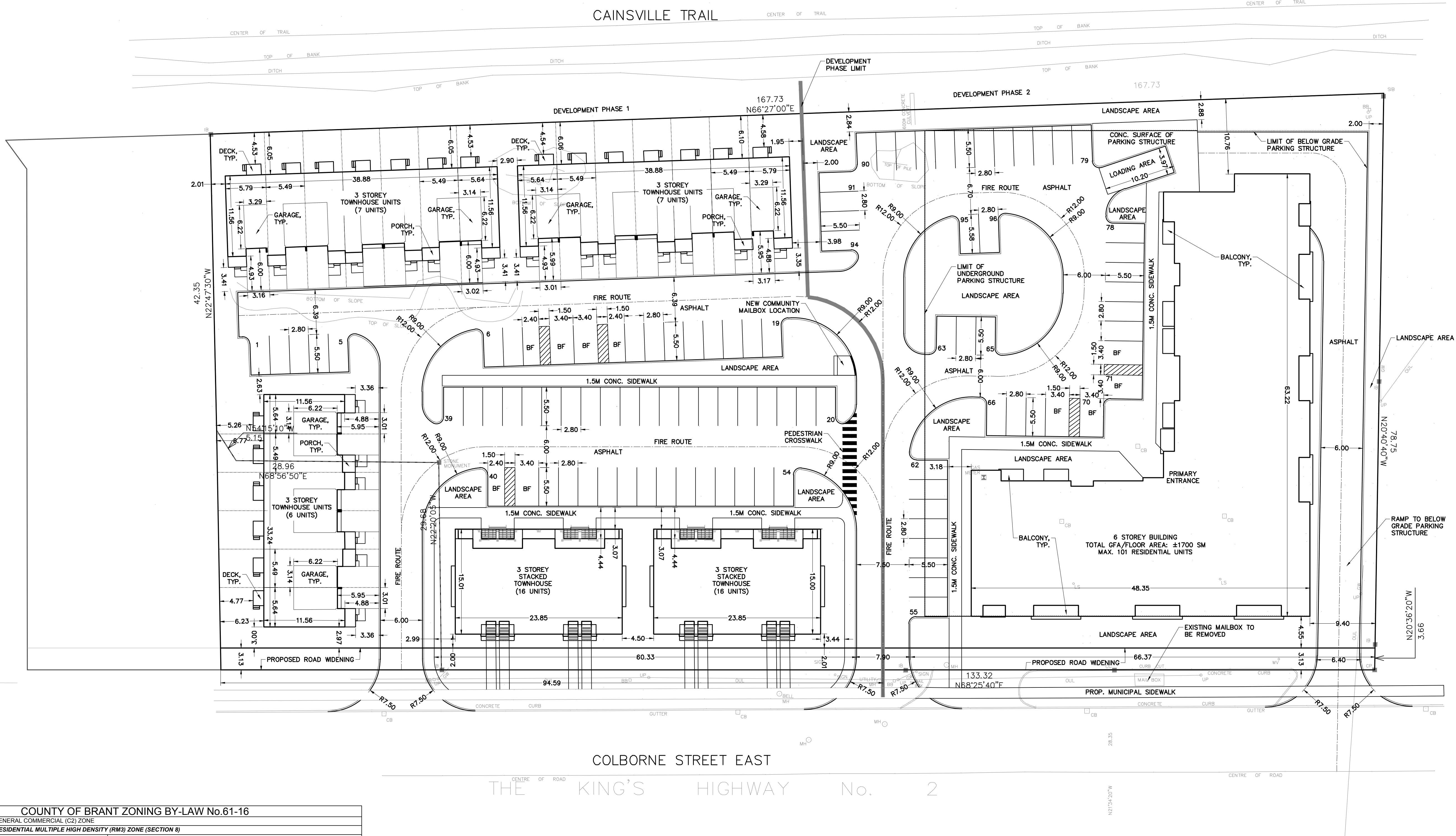
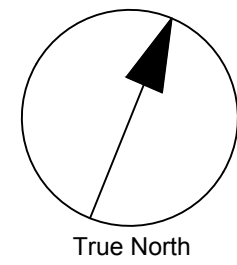


COUNTY OF BRANT ZONING BY-LAW No.61-16				
CURRENT ZONE	GENERAL COMMERCIAL (C2) ZONE			
PROPOSED ZONE	RESIDENTIAL MULTIPLE HIGH DENSITY (RM3) ZONE (SECTION 8)			
8.1 PERMITTED USES	PROVISIONS	REQUIRED	PROPOSED	MODIFICATION
MIN. LOT AREA	ROWHOUSE	185 SM PER UNIT	132.03 SM PER UNIT	X
	STACKED TOWNHOUSE			
MIN. LOT FRONTAGE	ROWHOUSE	1800 SM	5,628.90 SM	
	STACKED TOWNHOUSE	9.0 M	94.59 M	X
MIN. STREET SETBACK TO ATTACHED GARAGE	ROWHOUSE	20.0 M	30.0 M	
	STACKED TOWNHOUSE	6.0 M	5.95 M	X
MIN. STREET SETBACK TO HABITABLE PORTION OF BUILDING	ROWHOUSE	7.5 M	N/A	
	STACKED TOWNHOUSE	4.5 M, WHERE MIN. WIDTH OF DRIVEWAY IS 5.6 M	4.88 M	X
MIN. EASTERLY INTERIOR SIDE YARD SETBACK	ROWHOUSE	7.5 M	4.55 M	X
	STACKED TOWNHOUSE	3.0 M	1.95 M	X
MIN. WESTERLY INTERIOR SIDE YARD SETBACK	ROWHOUSE	7.5 M	9.40 M	
	STACKED TOWNHOUSE	3.0 M	2.01 M	X
MIN. REAR YARD	ROWHOUSE	7.5 M	11.25 M	
	STACKED TOWNHOUSE	6.0 M	6.05 M	
MAX. LOT COVERAGE	ROWHOUSE	7.5 M	10.76 M	
	STACKED TOWNHOUSE	45%	28.19%	X
MIN. LANDSCAPE OPEN SPACE	ROWHOUSE	40%	29.22%	X
	STACKED TOWNHOUSE	30%	22.72%	X
MAX. BUILDING HEIGHT	ROWHOUSE		22.9%	X
	STACKED TOWNHOUSE; ROWHOUSE	12.0 M	3 STOREY	
MIN. BUILDING SEPARATION DISTANCE FOR STACKED TOWNHOUSE	APARTMENT	20.0 M	6 STOREY	
	TOWNHOUSE	3.0 M	4.5 M	

SECTION 5 - PARKING AND LOADING REQUIREMENTS				
PROVISIONS	REQUIRED	PROPOSED	MODIFICATION	
5.5 ENCLOSED PARKING AREA/PARKING STRUCTURE	b) UNDERGROUND PARKING SHALL BE LOCATED MIN. 3.0 M FROM A LOT LINE	3.0 M		
5.6 b) ACCESSIBLE PARKING STALL SIZE	(i) TYPE A - 3.4m X 5.5m (ii) TYPE B - 2.8m X 5.5m (iii) PLUS ACCESS ASIDE MIN. 1.5m WITH DEPRESSED CURB (ii) INCREASE TO 1.6m BETWEEN TWO ACCESSIBLE PARKING STALLS	i) TYPE A - 3.4m x 5.5m ii) TYPE B - 2.4m x 5.5m d) 1.5 m	X	X
TABLE 5.1 MIN. NUMBER OF ACCESSIBLE PARKING SPACES	3% + 1 (8 SPACES)	10 SPACES		
5.7. a) STANDARD PARKING STALL SIZE	2.8m X 5.5m	2.8m X 5.5m		
5.7 a) 2 ENCLOSED PARKING SPACE	WHERE A WALL, COLUMN OR OTHER OBSTRUCTION ABUTS ANY PARKING SPACE, THE MIN. WIDTH SHALL INCREASE BY 0.3m FOR EACH SIDE THAT IS OBSTRUCTED	PROVIDED		
5.7 b) LOADING SPACE SIZE	3.5m X 10m CLEARANCE OF 4.0m	3.9m X 10.0m		
5.7 g) DRIVEWAY WIDTH	STACKED TOWNHOUSE; ROWHOUSE	2.8 M	3.0 M	
5.10 MIN. NUMBER OF LOADING SPACES	APARTMENT	6.0 M	6.0 m	
5.11 MIN. NUMBER OF RESIDENTIAL PARKING SPACES	STACKED TOWNHOUSE; ROWHOUSE	2 SPACES	1 SPACE	X
			40 SPACES (ROWHOUSE)	
			32 SPACES (STACKED TOWNHOUSE)	
			121 SPACES	X
	APARTMENT	1 SPACE PER BACHELOR		
		1.25 SPACES PER ONE-BEDROOM (128 SPACES)		
		1.40 SPACES PER TWO-BEDROOM (139 SPACES)		
		1.75 SPACES PER THREE-BEDROOM		

5.11 b) VISITOR PARKING		0.35 SPACES OF TOTAL NUMBER OF UNITS FOR:		
		APARTMENT DWELLING (MAX. 35 SPACES)	42 SPACES	
		STACKED/ROWHOUSE DWELLINGS (18.2 SPACES)	22 SPACES	
SECTION 4 - GENERAL PROVISIONS				
PROVISIONS		REQUIRED	PROPOSED	MODIFICATION
4.18 LANDSCAPED OPEN SPACE		b) (ii) NOT LESS THAN 45% OF THE REQUIRED OR ESTABLISHED FRONT YARD, WHICHEVER IS LESS, IN ANY RESIDENTIAL ZONE SHALL BE MAINTAINED AS LANDSCAPE OPEN SPACE AND KEPT FREE OF ACCESSORY BUILDINGS AND PARKING LOTS	33%	X
4.44 YARD ENCROACHMENTS	ACCESSIBILITY RAMPS	PERMITTED IN ALL YARDS, NO SETBACK REQUIRED	TBD	
	ARCHITECTURAL ADORNMENTS INCLUDING, BUT NOT NECESSARILY RESTRICTED TO, SILLS, BELT COURSES, CHIMNEYS, BAY WINDOWS, CORNICES, COVES, EAVES, GUTTERS, AWNINGS, CANOPIES, CANTILEVERED WALL, PARAPETS AND PILASTERS	PERMITTED IN ALL YARDS, MAX. PROJECTION 0.5m. PROVIDED ANY ADORNMENT THAT IS LESSER THAN 2.0m ABOVE GRADE IS NO CLOSER THAN 0.6m TO ANY LOT LINE	TBD	
	HEAT PUMPS, AIR CONDITIONERS, AND/OR AIR EXCHANGERS	PERMITTED IN ALL YARDS, MAX. PROJECTION 1.5m. PROVIDED PROJECTION IS NO CLOSER THAN 0.6m TO ANY LOT LINE	TBD	



CLIENT

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CAINSVILLE, ON

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ISSUES

No.	DESCRIPTION	DATE
1	OPA/ ZBLA First Submission	2021-10-04

DRAFT

KEY PLAN

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PROJECT

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SHEET TITLE

SITE PLAN

SHEET NUMBER

1.0

ISSUE

1