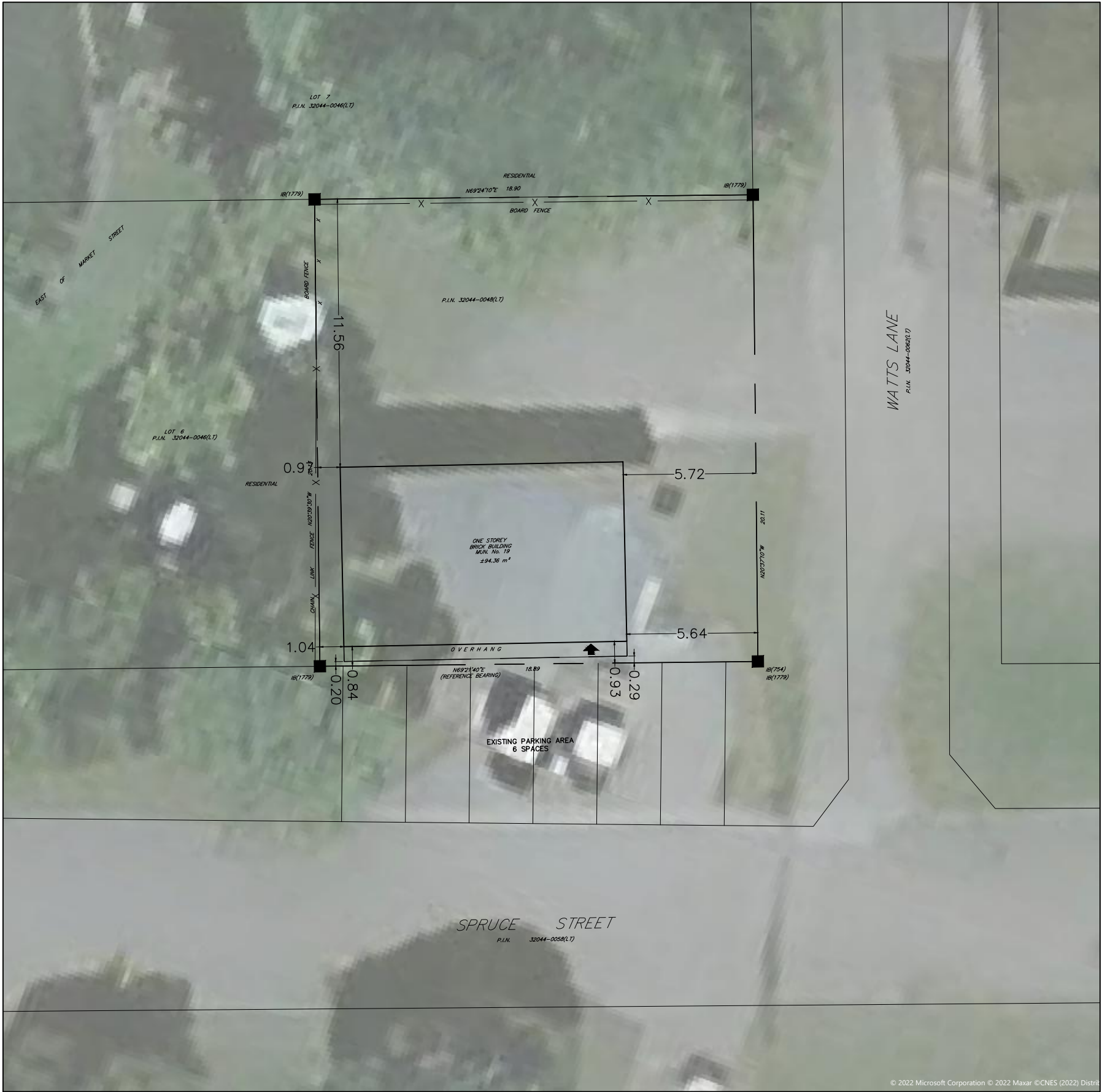


NOTE:
PROPERTY BOUNDARIES BASED ON GOOGLE AERIAL
IMAGE, A LEGAL BOUNDARY SURVEY AND R-PLAN WILL
BE REQUIRED PRIOR TO SUBMISSION OF PLANNING ACT
APPLICATIONS

COUNTY OF BRANT OFFICIAL PLAN 2012 DESIGNATION	URBAN RESIDENTIAL
DRAFT COUNTY OF BRANT OFFICIAL PLAN DESIGNATION	COMMUNITY NODE
COUNTY OF BRANT ZONING BY-LAW	C1-1 ZONE
ZONING PROPOSED	C2 GENERAL COMMERCIAL ZONE

COUNTY OF BRANT ZONING BY-LAW				
PROVISIONS	REQUIRED C1-1 ZONE	REQUIRED - GENERAL COMMERCIAL "C2" ZONE	EXISTING	MODIFICATION
PERMITTED USES	NOTWITHSTANDING ANY PROVISIONS OF THIS BY-LAW TO THE CONTRARY, WITHIN ANY AREA ZONED C1-1 ON SCHEDULE "A" HERETO, THE PERMITTED USES SHALL BE LIMITED TO A DENTAL OFFICE WITH A MINIMUM SIDE YARD OF 0.6 METRES. ALL OTHER REQUIREMENTS OF THE BY-LAW SHALL APPLY.	SEVERAL COMMERCIAL USES	DENTAL OFFICE WITH A MINIMUM SIDE YARD OF 0.6 M	
MINIMUM LOT AREA	1,000 M ²	1,000 M ²	±380.36 M ²	X
MINIMUM LOT FRONTAGE	15 M	15 M	±18.89 M	
MINIMUM STREET SETBACK	6.0 M	6.0 M	±0.84 M	X
MINIMUM INTERIOR SIDE YARD SETBACK	3.0 M [SEE SPECIAL PROVISION]	3.0 M	±0.97 M	X
MINIMUM INTERIOR SIDE YARD ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE	6.0 M [SEE SPECIAL PROVISION]	7.5 M		
MINIMUM REAR YARD SETBACK	3.0 M	3.0 M	±11.56 M	
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL OR INSTITUTIONAL ZONE	6.0 M	7.5 M		
MAXIMUM LOT COVERAGE	60%	60%	±24.80%	
MINIMUM LANDSCAPED OPEN SPACE	10%	10%	±75.20 %	
MAXIMUM BUILDING HEIGHT	10.0 M	12.0 M	1 STOREY	
MAXIMUM COMMERCIAL FLOOR AREA	500 M ²	N/A	±94.36 M ²	
PARKING REQUIREMENTS				
COUNSELING OFFICE	1 PARKING SPACES PER 15 M ² = 6 SPACES	1 PARKING SPACES PER 15 M ² = 6 SPACES	6 SPACES	
ACCESSIBLE PARKING	1 - 12 SPACES = 1 ACCESSIBLE PARKING	1 - 12 SPACES = 1 ACCESSIBLE PARKING	NONE	X

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	SCALE: 1:100	DATE: 2022-06-08		
	PROJECT MGR: O. GOMES	DRAWN BY: M. ROJAS	FIGURE NAME EXISTING CONDITIONS PLAN	
	CHECKED BY: O. GOMES	APPROVED BY: O. GOMES		
	PROJECT NO: 138241		FIGURE NO. C1	REVISION 0