

KEY PLAN




CONCEPT PLAN
OF
CON 1 FT GORE FRONTING LOT28 PLAN
492 PT BLK 13 RP 2R3051 PART 1
PARIS, ONTARIO
COUNTY OF BRANT


SITE STATISTICS
EXISTING ZONE: M3
PROPOSED ZONE: M3/M4

	REQUIRED	PROPOSED
LOT AREA (MIN)	1,100.0 m ²	6,075 m ²
LOT FRONTAGE (MIN)	30.0 m	46.0 m
STREET SETBACK (MIN)	30.0 m	*15.4 m
INT. SIDE YARD (NW) (MIN)	30.0 m	4.2 m
INT. SIDE YARD (SE) (MIN)	30.0 m	7.0 m
REAR YARD SETBACK (MIN)	30.0 m	18.4 m
ANY YARD ABUTTING RESIDENTIAL OR INSTITUTIONAL ZONE (m)	30.0 m	N/A
ANY YARD ABUTTING RAILWAY RIGHT-OF-WAY (m)	10.0 m	30.5 m
COVERAGE (MAX)	60%	4.2%
LANDSCAPED AREA (MIN)	30%	24.8%
HEIGHT (MAX)	12.0 m	<12.0 m
PARKING (MIN)**/****	8 spaces	9+2 BF

*Existing condition.
**Parking req's taken for, office - business or professional minimum required off street parking regulations (per gross floor area) which is 1 parking per 30 sqm.
****Parking req's taken for, recycling facility minimum required off street parking regulations (per gross floor area) which is 1 parking per 100 sqm. (Total Planting area + C-can = 53.4 sqm.)

NO.	REVISION	DATE	INITIAL


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