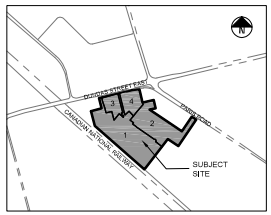

KEY MAP
1:10,000

SITE STATISTICS

LOT AREA	**74,244.22m²**
CONDOMINIUM 1 - BLOCK 1	34,777.49m²
CONDOMINIUM 2 - BLOCK 2	23,409.57m²
CONDOMINIUM 3 - BLOCK 3	5,992.24m²
CONDOMINIUM 3 - BLOCK 4	9,065.02m²
UNIT COUNT BY BUILT FORM	
2-STOREY 3BR TOWNHOMES	105 (33.0%)
3-STOREY 1BR TOWNHOMES	117 (36.8%)
3.5-STOREY STACKED TOWNHOMES	96 (30.2%)
TOTAL UNIT COUNT	**318 (100%)**
DENSITY	43.0 UPH
UNIT COUNT BY STAGE	
STAGE 1 - CONDOMINIUM 1	127 (39.9%)
STAGE 2 - CONDOMINIUM 2	95 (29.9%)
STAGE 3 - CONDOMINIUM 3	96 (30.2%)
TOTAL UNIT COUNT	**318 (100%)**
PARKING SPACES	770
RESIDENTIAL SPACES (2 SPACES PER UNIT)	444
STACKED TOWNHOMES (1 PER1 BR UNIT & 2 PER 2 BR UNIT) (1 BR = 32 UNITS, 2 BR = 64 UNITS)	160
VISITOR SPACES (0.45 PER UNIT)	144
ACCESSIBLE PARKING SPACES (MINIMUM 2%+2 OR REG.)	22

ZONING CHART

COUNTY OF BRANT COMPREHENSIVE ZONING BYLAW - RESIDENTIAL MULTIPLE MEDIUM DENSITY - ROWHOUSE (RM2) ZONE

DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
MIN LOT AREA (FOR THE PURPOSES OF THIS BY-LAW, THE PARCELS / UNITS IN THE PLAN OF CONDOMINIUM MAY BE DEEMED AS LOTS)	185m² PER UNIT	118m² PER UNIT	YES (WITH ZBA)
MIN LOT FRONTAGE (20m EXCEPT 9.0m FOR ROWHOUSE DWELLINGS)	20.0m / 9.0m	4.88m FOR ROWHOUSE DWELLINGS	YES (WITH ZBA)
MIN STREET SETBACK TO ATTACHED GARAGE	6.0m	6.00m	YES
MIN STREET SETBACK TO HABITABLE PORTION OF THE DWELLING (PROVIDED THE MINIMUM WIDTH OF THE DRIVEWAY SHALL BE 5.6m)	4.0m	MIN. 3.0m FOR A CORNER UNIT	YES (WITH ZBA)
MIN INTERIOR SIDE YARD SETBACK	3.0m	1.5m	YES (WITH ZBA)
MIN REAR YARD SETBACK	6.0m	MIN. 6.0m	YES
MAX LOT COVERAGE	40%	MAX. 65%	YES (WITH ZBA)
MIN LANDSCAPED OPEN SPACE	30%	25%	YES (WITH ZBA)
MAX BUILDING HEIGHT	12.0m	14.5m	YES (WITH ZBA)
MIN SEPARATION DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	3.0m	3.1m	YES
PARKING			
MIN PARKING SPACE SIZE	2.6m x 5.5m	2.6m x 5.5m	YES
MIN PARALLEL PARKING SPACE SIZE	2.5m x 6.7m	2.5m x 6.7m	YES
MIN ACCESSIBLE SPACE SIZE			
TYPE A	3.4m x 5.5m	3.4m x 5.5m	YES
TYPE B	2.6m x 5.5m	2.6m x 5.5m	YES
MIN ACCESS AISLE SIZE (SINGLE)	1.5m x 5.5m	1.5m x 5.5m	YES
MIN ACCESS AISLE SIZE (DOUBLE)	1.6m x 5.5m	1.6m x 5.5m	YES
MIN PARKING SPACES	533	570	
TOWNHOUSE RESIDENTIAL (2 SPACES PER UNIT)	444	444	YES
VISITOR (0.35 SPACES PER UNIT)	77	110	YES
MIN ACCESSIBLE SPACES (2%+2)	12	16	YES
MIN PARKING SPACE SETBACK FROM A STREET LINE	3m	MIN. 3m	YES

*** MAXIMUM LOT COVERAGE OF 40% SHALL APPLY TO DWELLING UNITS, MAXIMUM OVERALL LOT COVERAGE OF 45% SHALL BE PERMITTED. THE ADDITIONAL 5% SHALL ONLY BE USED FOR ACCESSORY BUILDINGS OR STRUCTURES.

ZONING CHART

COUNTY OF BRANT COMPREHENSIVE ZONING BYLAW - RESIDENTIAL MULTIPLE HIGH DENSITY - STACKED (RM3) ZONE

DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
MIN LOT AREA	185m² PER UNIT	180m² PER UNIT	YES (WITH ZBA)
MIN LOT FRONTAGE (20m EXCEPT 9.0m STREET FRONTING ROWHOUSE)	20.0m / 9.0m	72.73m	YES
MIN STREET SETBACK TO ATTACHED GARAGE	6.0m	N/A	YES
MIN STREET SETBACK TO HABITABLE PORTION OF THE DWELLING (PROVIDED THE MINIMUM WIDTH OF THE DRIVEWAY SHALL BE 5.6m)	4.0m	3.3m	YES (WITH ZBA)
MIN INTERIOR SIDE YARD SETBACK	3.0m	4.5m	YES
MIN REAR YARD SETBACK	6.0m	28.12m	YES
MAX LOT COVERAGE	40%	MAX. 45%	YES
MIN LANDSCAPED OPEN SPACE	30%	25%	YES (WITH ZBA)
MAX BUILDING HEIGHT	12.0m	14.5m	YES (WITH ZBA)
MIN SEPARATION DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	3.0m	15.0m	YES
PARKING			
MIN PARKING SPACE SIZE	2.6m x 5.5m	2.6m x 5.5m	YES
MIN PARALLEL PARKING SPACE SIZE	2.5m x 6.7m	2.5m x 6.7m	YES
MIN ACCESSIBLE SPACE SIZE			
TYPE A	3.4m x 5.5m	3.4m x 5.5m	YES
TYPE B	2.6m x 5.5m	2.6m x 5.5m	YES
MIN ACCESS AISLE SIZE (SINGLE)	1.5m x 5.5m	1.5m x 5.5m	YES
MIN ACCESS AISLE SIZE (DOUBLE)	1.6m x 5.5m	1.6m x 5.5m	YES
MIN PARKING SPACES	151	200	
STACKED TOWNHOMES (1 PER UNIT, PLUS 0.25 ADDITIONAL PER BED.)	112	160	YES
VISITOR (0.25 SPACES PER UNIT)	34	34 (0.35 PER UNIT)	YES
MIN ACCESSIBLE SPACES (3%+1)	5	6	YES
MIN PARKING SPACE SETBACK FROM A STREET LINE	3m	MIN. 33m	YES

DESIGN NOTES:
1. PLEASE NOTE THAT THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. ALL BUILDING DESIGNS TO BE VERIFIED BY A QUALIFIED PROFESSIONAL.
3. DESIGN SUBJECT TO CHANGE THROUGH PLANNING APPROVAL PROCESS.
4. ALL CONDOMINIUM BLOCKS WILL HAVE RECIPROCAL EASEMENTS OVER EACH OTHER TO ALLOW ACCESS, SERVICING AND MAINTENANCE.

LEGAL DESCRIPTION

PART OF WILLIAM CURTIS GRANT AND PART OF CURTIS GRANT AUGUSTUS JONES TRACT
GEOGRAPHIC TOWNSHIP OF BRANTFORD
NOW IN THE
TOWN OF PARIS
COUNTY OF BRANT

LEGEND

- OVERALL DEVELOPMENT PROPERTY LINE
- CONDOMINIUM LIMIT
- FR FIRE ROUTE SIGN
- FH FIRE HYDRANT

REVISIONS			
A	SUBMISSION	22-DEC-2025	LR
REV.	DESCRIPTION	DATE	INIT.

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DRAWING TITLE
OVERALL SITE PLAN

PRINT DATE	DRAWN BY
22-DEC-2025	LR
REVISION	DESIGNED BY
A	LW
SCALE	DRAWING NUMBER
1:750	SPO-1

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