



**SITE PLAN**  
1:50

PROJECT INFORMATION				
CODE REFERENCE	RCOC 2007			
DESIGN CONSULTANTS	PRECISION - CIVIL/MUNICIPAL ENGINEERS			
FLOOD CONSTRUCTION DESIGN	AS PER ZONING BYLAW			
FIRE SUPPRESSION DESIGN	PER CODE TO PERMITS FIRE RESPONSE TIME NO SPRINKLERS			
ENERGY DESIGN	RCOC 2007			
OTHER DESIGN INFORMATION	N/A			

ZONING ANALYSIS (RS1)																				
EXISTING ZONE	RS1																			
PROPOSED ZONE	RS1																			
DESCRIPTION	LOW DENSITY RESIDENTIAL																			
PERMITTED USES	SINGLE DETACHED DWELLING / ACCESSORY DWELLING / SECONDARY SUITE																			
LOT AREA (SQ)	PROP. 2807	MIN. 300																		
LOT DIMENSIONS	PROP. 30.0M	MIN. 18																		
LOT WIDTH (M)	PROP. 30	MIN. 18																		
LOT DEPTH (M)	PROP. 30	MIN. 18																		
DENSITY	PROP. 1 BPO	MAX. 1 BPO + 1 SUITE																		
LOT COVERAGE	PROP. 30.0%	MAX. 30.0%																		
FLOOR AREA RATIO	PROP. N/A	MAX. N/A																		
SETBACKS	<table border="1"> <tr><td>FRONT SETBACK (M)</td><td>PROP. 4.5</td><td>MIN. 4.5</td></tr> <tr><td>REAR SETBACK (M)</td><td>PROP. 4.5</td><td>MIN. 4.5</td></tr> <tr><td>SIDE SETBACK (M)</td><td>PROP. 4.5</td><td>MIN. 4.5</td></tr> <tr><td>ALLEY SETBACK (M)</td><td>PROP. 4.5</td><td>MIN. 4.5</td></tr> <tr><td>TRANSITION SETBACK (M)</td><td>PROP. 4.5</td><td>MIN. 4.5</td></tr> <tr><td>WATERCOURSE SETBACK (M)</td><td>PROP. 1.5</td><td>MIN. 1.5</td></tr> </table>		FRONT SETBACK (M)	PROP. 4.5	MIN. 4.5	REAR SETBACK (M)	PROP. 4.5	MIN. 4.5	SIDE SETBACK (M)	PROP. 4.5	MIN. 4.5	ALLEY SETBACK (M)	PROP. 4.5	MIN. 4.5	TRANSITION SETBACK (M)	PROP. 4.5	MIN. 4.5	WATERCOURSE SETBACK (M)	PROP. 1.5	MIN. 1.5
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WATERCOURSE SETBACK (M)	PROP. 1.5	MIN. 1.5																		
SETBACK	PROP. N/A	MIN. N/A																		
BUILDING HEIGHT (M)	PROP. 7.6	MIN. 10																		
PARKING	PROP. N/A	MIN. N/A																		
OFF STREET PARKING	PROP. N/A	MIN. N/A																		
OFF STREET LOADING	PROP. N/A	MIN. N/A																		
ADJACENT AREA	PROP. N/A	MIN. N/A																		
PERFORMANCE/ENVIROMENTAL/SCAPING	PER SECTION 7.8/7.9	PER SECTION 7.8/7.9																		
ENVIRONMENTAL	PROP. N/A	MIN. N/A																		
SPECIAL REGULATIONS	N/A																			
MISC. NOTES	N/A																			
VARIANCE REQUESTS																				
N/A																				

