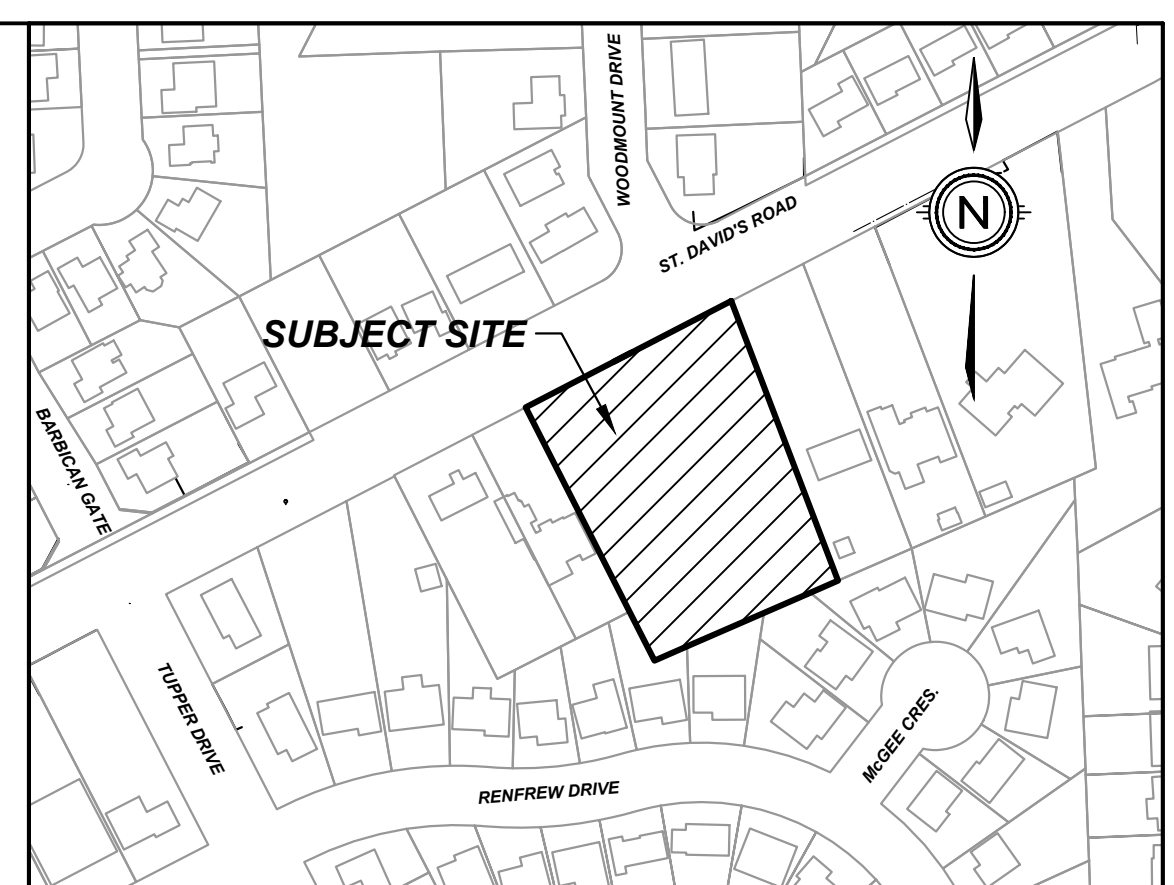
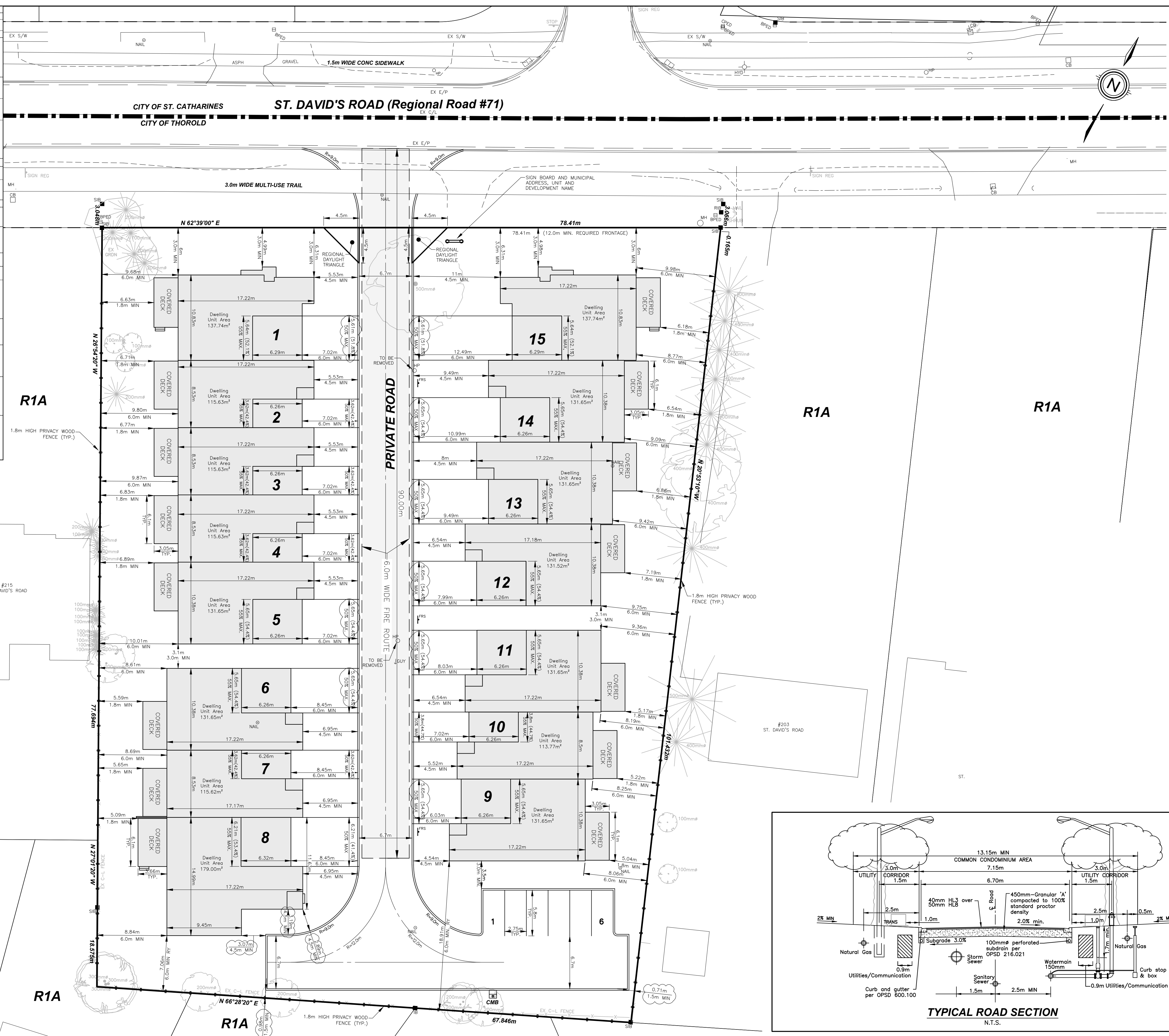


PROVISIONS	REQUIRED	PROPOSED
Mn. Lot Frontage	12m for lot	78.41m
Mn. Front Yard	3.0m to dwelling front wall or side wall	6m
Mn. Rear Yard	6.0m to attached private garage or to rear wall of dwelling	NA
Mn. Interior Side Yard	3.0m to dwelling side wall	NA
Mn. Exterior Side Yard	3.0m to dwelling front wall or exterior side wall	NA
Max. Lot Coverage	45%	38.27%
Mn. Landscaped Open Space	35%	37.91%
Mn. Planning/Buffer Strip	1.5m where abutting R1A, R1B, R1C, R1D, R2A and R2B zones	0.71m
Max. Height	11m	5.1m
Max. Number of Attached Dwelling Units	6	5
Maximum Width of Private Garage Attached to the Main Building	55% of the main building front wall length	54.40%
Mn. Condominium Unit Frontage	6.0m per interior unit and 7.5m per end unit	8.5m
Mn. Dwelling Unit Area	160m ² per interior unit and 200m ² per end unit	113.77m ²
Mn. Yard Requirements Between Buildings	3m between side walls	3.1m
	12m between rear walls	NA
	9m between side wall and rear wall	NA
Mn. Distance from Private Street or Condominium Roadway	4.5m to dwelling	2.89m
	6m to attached private garage or rear wall	
Max. Driveway Width	7.0m or 50% of the frontage or the exterior side lot line distance, whichever is less, for entire length of driveway	64.40%
Platform Structure Permitted Encroachments/Projections (e.g. Deck, Porch)	For 0.6m to less than 1.2m height above established grade - minimum 3m from front lot line	4.98m
	For 0.6m to less than 1.2m height above established grade - minimum 3m from rear lot line	5.04m



KEY PLAN
N.T.S.

LEGAL DESCRIPTION

PART TOWNSHIP LOT 21
THOROLD, PART 1, PLAN 59R16747;
CITY OF THOROLD
REGIONAL MUNICIPALITY OF NIAGARA

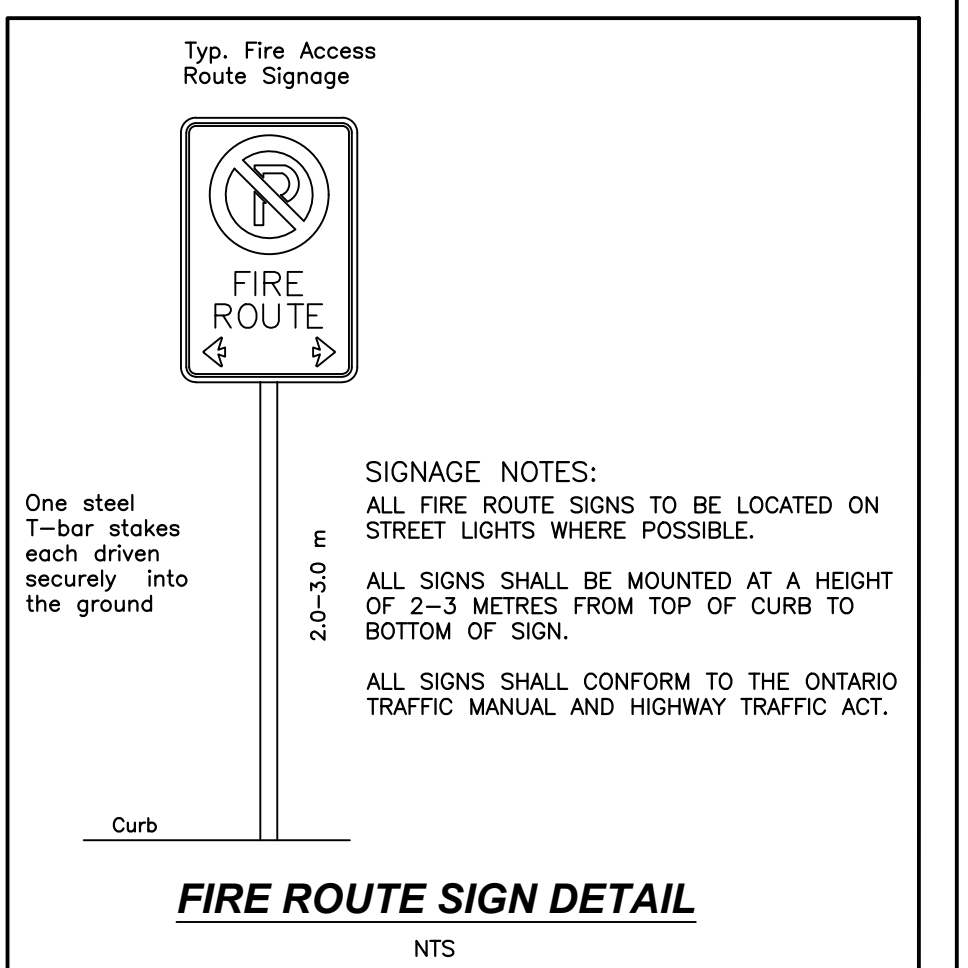
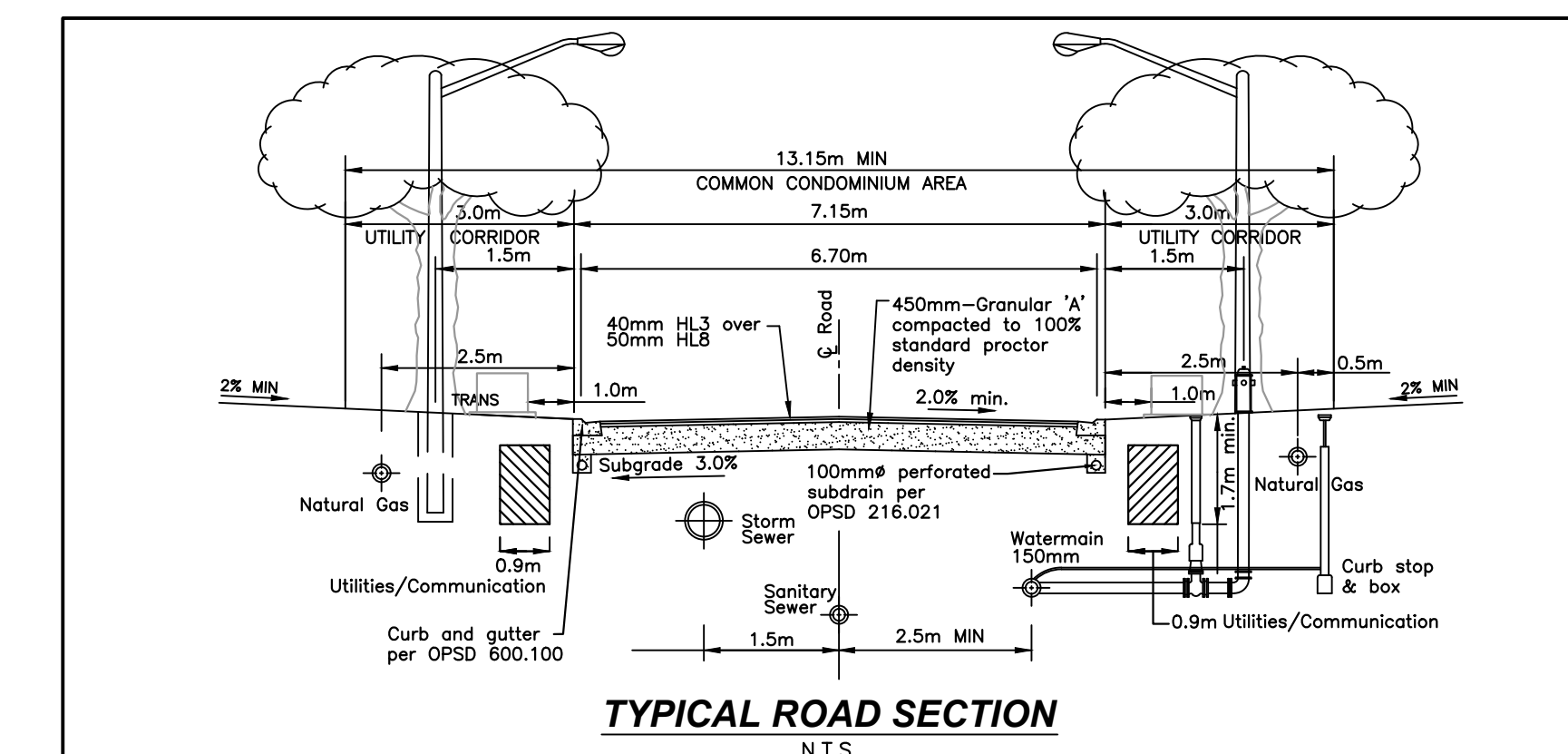
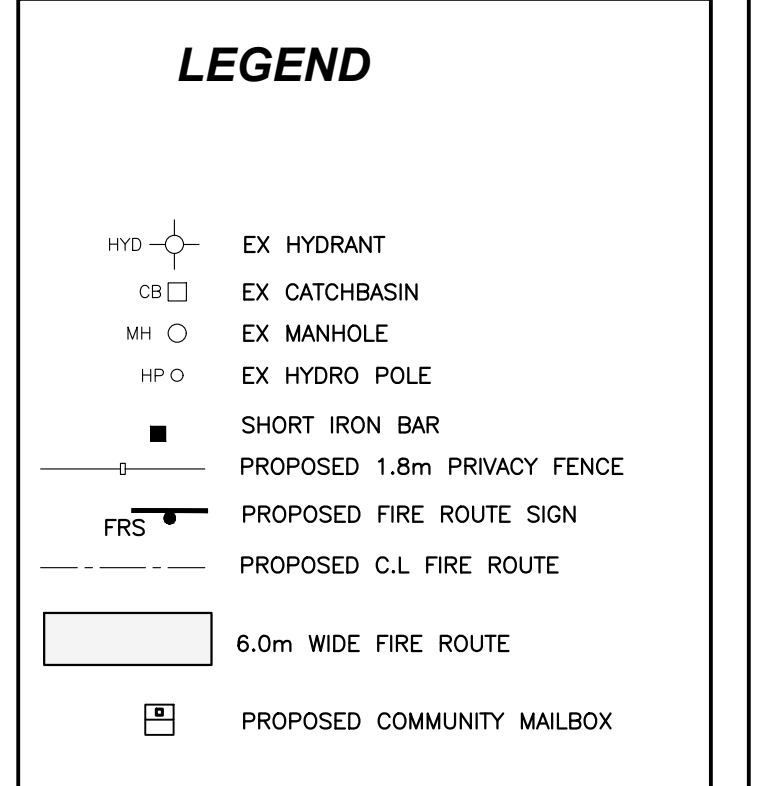
LAND USE SCHEDULE - ZBL (60)2019			
	m ² (ha.)	% PROV.	% REQ.
BUILDING	2,761.27 (0.28)	38.27	45% MAX.
DRIVEWAY/PARKING	1,718.18 (0.17)	23.82	-
LANDSCAPING/OPEN SPACE	2,735.09 (0.27)	37.91	35% MIN.
TOTAL	7,214.54 (0.72)	100.0	

UNITS 15

DEVELOPABLE AREA = 0.72 ha.

DEVELOPABLE DENSITY = 20.83u/Ha

MINIMUM PARKING SPACE PER DWELLING UNIT = 2 SPACES
REQUIRED = 30 SPACES
PROPOSED = 31 SPACES



NOTES:

- DWELLING UNIT AREA EXCLUDES GARAGES AND PORCHES

#	REVISION	DATE	INIT
1	REVISED PER CITY & PUBLIC COMMENT	2021-07-19	M.K.
0	ISSUED FOR APPROVAL	2021-05-13	M.K.

NO.	DESCRIPTION	DATE	INIT
1	REVISED PER CITY & PUBLIC COMMENT	2021-07-19	M.K.
0	ISSUED FOR APPROVAL	2021-05-13	M.K.

DRAFTING	M.K.
DESIGN	M.H.
CHECKED BY	C.R.
APPROVED BY	M.H.

OWNER	ANTHONY DIFRUSCIA
	215 ST. DAVID'S ROAD THOROLD, ON L2V 2M2

CONSULTANT FILE No.	1973
DATE	2021-05-12
PRINTED	2021-07-19
SCALE	1:250 m
REF No.	
DWG No.	1973-SP
REV	1

205 ST. DAVID'S ROAD
CITY OF THOROLD

SITE PLAN - ZBL (60)2019