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SURVEY BY

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I CERTIFY THAT:

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2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF FEBRUARY 20

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DESIGNED BY

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BY THE ENGINEER.

**DESIGNED FOR:**

**C/O TERRY DACOSTA**

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FOR CONSIDERATION OF THE AMENDMENT



TABLE 1. PROPOSED C-4-52 ZONE PROVISION, BASED ON TABLE 14.2.2 OF THE ZBU.				
REG. TEXT - PROPOSED SPECIAL PROVISION				
ZONE REGULATION	REQUIRED	PROPOSED (WESTERN PARCEL)	PROPOSED (EASTERN PARCEL)	
LOT AREA - MINIMUM	450 <sup>sq</sup>	3,557.50 <sup>sq</sup>	3,557.50 <sup>sq</sup>	
LOT COVERAGE - MAXIMUM	40%	20.47%	19.26%	
LOT FRONT SETBACK - MINIMUM	10'	50'	50'	
LOT SIDE SETBACK - MINIMUM	5'	10'	10'	
FRONT YARD SETBACK - MINIMUM	7.50'	12' (MIN.)	17.50'	
EXTENDING SIDE YARD - MINIMUM	7.50'	11.44' (MIN.)	22.40'	
REAR YARD SETBACK - MINIMUM	7.50'	41.16'	20.40'	
INTERIOR SIDE YARD - MINIMUM	3M	24.5M (EXTENDING)	4.00M / 12.75M	
MINIMUM DRIVEWAY FRONT OF LOT, OF ARTERIAL ROAD	20M	25M	28.4M	
LANDSCAPED OPEN SPACE - MINIMUM	10%	10.66% (EXTENDING)	11.51%	
HEIGHT OF BUILDING - MINIMUM	< 11M	< 11M	23M	

TABLE 2 - REGULATIONS FOR ACCESSORY BUILDINGS, USES, AND STRUCTURES BASED ON TABLE 1 OF THE ZBU (RED TEXT = PROPOSED SPECIAL PROVISION)		
PROVISION	REGULATION	PROPOSED DEVELOPMENT
PERMITTED LOCATION	ANY LOT FRONT YARD FROM MAIN LOT	SIDE YARD OR REAR YARD ACCESSORY STRUCTURE MAY BE PERMITTED ON A LOT ADJACENT TO THE MAIN PERMITTED USE
HEIGHT OF BUILDING - MAXIMUM	4m	<= 10m
REAR YARD - MINIMUM	1.2m	1.2m (MINIMUM)
REAR YARD DEPTH - MINIMUM	1.2m	2.65m
PERMITTED SIZE - MAXIMUM	10% OF LOT AREA	15% <sup>2</sup>
MINIMUM DISTANCE FROM STREET LINE	75cm	75cm
	10m	35.4m

[illegible]

TABLE 4 - ETBAC REQUIREMENTS FOR PLANNING AREAS (RED TEXT = PROPOSED SPECIAL PROVISION)		PROPOSED DEVELOPMENT
PROVISION	ETBAC'S FOR PLANNING AREAS IN EX. C-4-5 ZONE	
INTERIOR LOT LINE	NIL	INTERIOR LOT LINE OF ANOTHER PROPERTY ZONED C-4-2: NIL.
STREET LINE		MINIMUM ETBAC FROM ALL OTHER INTERIOR LOT LINES: 1.75M
REAR LOT LINE	1.5M	1.5M
MAIN BUILDING	1.5M	1.5M

SCALE:	1:300
DATE:	FEBRUARY 2021
DRAWING BY:	D. MALCHIRELLO
DESIGNED BY:	C. MANTERLALL
CHECKED BY:	C. MANTERLALL
PROJECT NO.:	21-345

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