

SITE PLAN

196 FORT STREET

DEVELOPMENT PROPOSAL

ZONING TABLE		
PROPOSED NEW LOTS NO. 1,2,3,4		
	REQUIRED	PROVIDED
ZONING DESIGNATION	R2 - ZBA	R2
MINIMUM LOT AREA	310 SQ. METERS	315 SQ. METERS
MINIMUM LOT FRONTAGE	9.5M	9.5M
MAXIMUM LOT COVERAGE	35%	35%
MINIMUM LANDSCAPED	30%	30% +
FRONT YARD SETBACK	6M	6M MIN.
REAR YARD SETBACK	7.5M	7.5M MIN.
INTERIOR SIDEYARD SETBACK	1.5M	1.5M MIN.
EXTERIOR SIDEYARD SETBACK	6M	N/A
MAXIMUM BUILDING HEIGHT	8.5M	8.5M MAX.

ZONING TABLE		
PROPOSED NEW LOT NO. 5		
	REQUIRED	PROVIDED
ZONING DESIGNATION	R2 - ZBA	R2
MINIMUM LOT AREA	460 SQ. METERS	467 SQ. METERS
MINIMUM LOT FRONTAGE	12M	16.5M
MAXIMUM LOT COVERAGE	35%	35%
MINIMUM LANDSCAPED	30%	30% +
FRONT YARD SETBACK	6M	6M MIN.
REAR YARD SETBACK	7.5M	7.5M MIN.
INTERIOR SIDEYARD SETBACK	1.5M	1.5M MIN.
EXTERIOR SIDEYARD SETBACK	6M	4M
MAXIMUM BUILDING HEIGHT	8.5M	8.5M MAX.

LEGEND	
<div></div>	PROPERTY OUTLINE *FOR REFERENCE ONLY
<div></div>	R2 ZONE COMPLIANT SETBACK OUTLINE
<div></div>	SETBACK OUTLINE WITH REQUESTED RELIEF (4M EXTERIOR SIDE YARD)

