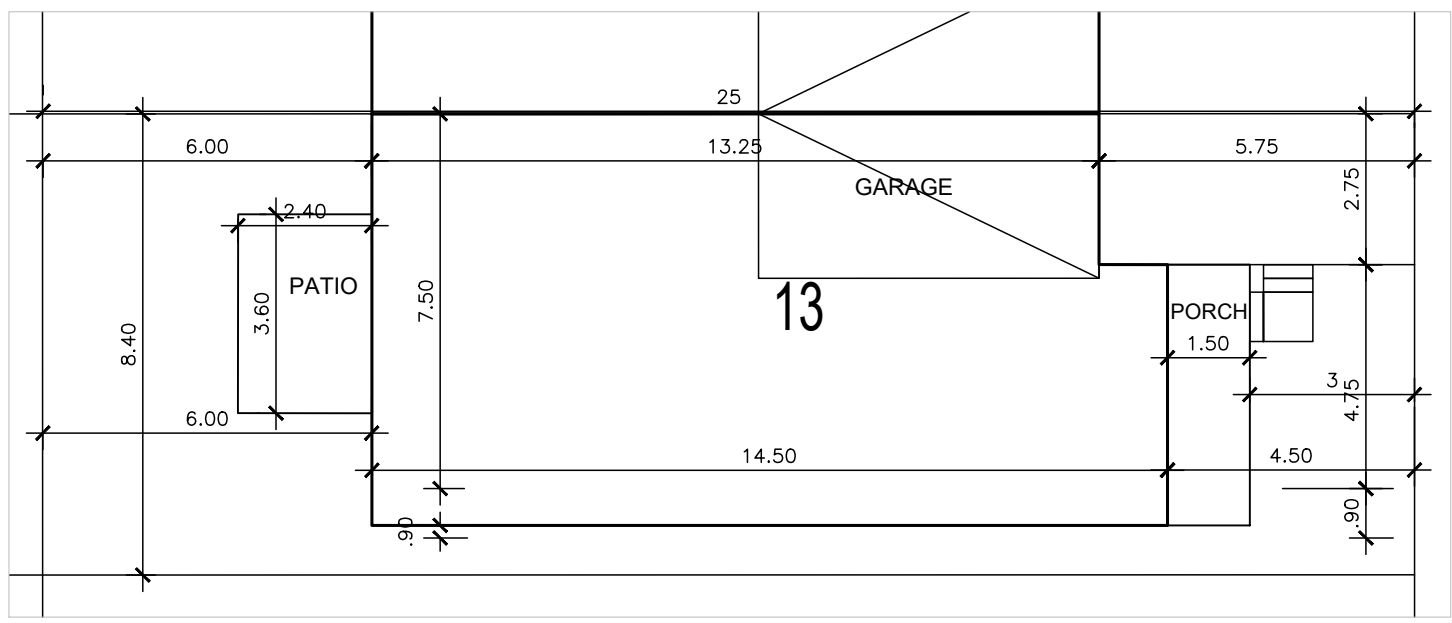
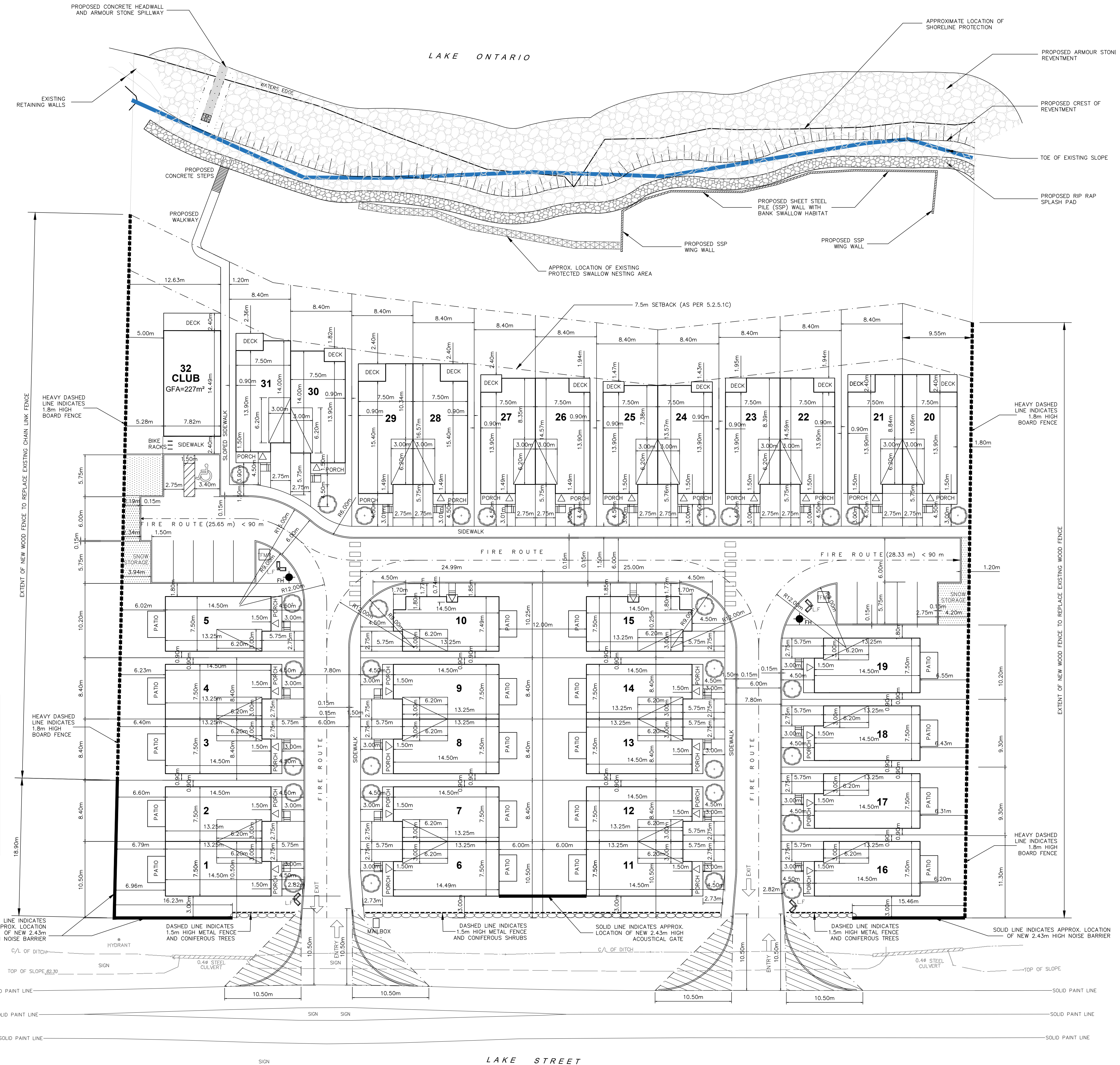


Zone Matrix 165 Lake Street / Sophies Landing Grimsby		
	Zone Provisions	Proposed
Permitted Uses	Single Detached Dwelling Semi-Detached Dwelling 1 Accessory Amenity Building	
Min. Lot Area	300 m ² per POTL	Min Lot Size 210 m ² Total Lot Area = 7,865.96 m ²
Min. Lot Frontage	9.0 meters	8.4 meters for interior units 10.25 meters for ext. units
Max. Lot Coverage (includes porches and waterfront decks)	40%	30% (3,741.47 m ²) Site Area (12,631.44 m ²)
Asphalt Area		Asphalt = 1514.64 m ²
Setback from Hazard Zone Overlay	Min. 7.5 meters	7.5 meters
Front Yards	Min. 4.5 meters	2.72 meters (to porch) 4.5 meters (to bldg)
Min. Interior Yards	Min. 1.2 and .6 meters	.9 meters / 1.8 meters from adjacent bldgs
Min. Exterior Yards	Min. 2.6 meters	1.8 meters
Min. Rear Yards	Min. 7.5 meters	6.0 meters
Building Height	Max. 9.0 meters	10 meters
Min. Landscaped Open Space per POTL	N/A	35% per POTL (Based on Lot 13)
Max. Fence Height	N/A	1.8 meters
Min. Parking Spaces	62 spaces (2 per Residential Unit)	62 spaces + 12 visitor spaces (1 barrier free)
Min. Parking Space dimensions	2.75m x 5.75m	2.75m x 5.75m Garages 2.90m x 6.00m
Min. Visitor Parking Spaces	16 spaces (5 per Residential Unit)	12 spaces (4 per Residential Unit) Inclusive of Barrier Free
Min. Barrier Free Parking Spaces	1 space (1 per 20 visitor spaces)	1 space (1 per 20 visitor spaces) 1 Type A space 3.4m x 5.75m plus 1.5m aisle
Min. Aisle Width	6 meters	6 meters
Min. Bicycle Parking Spaces	N/A	3 spaces
Deck Setback in rear yard (waterfront lots)	7.5 meters	7.5 meters Decks may encroach into the required rear yard by 2.5 meters
Sight Triangles	10.5 meters x 10.5 meters	10.5 meters x 10.5 meters



TYPICAL SITE PLAN (SMALLEST LOT)



This drawing, as an instrument of service, is provided by and is the property of STUDIO C2. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the company of any variations from the supplied information. The company is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawing. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from this work.

REV.	DESCRIPTION	DATE
3	Zoning By-Law Amendment & Draft Plan of Subdivision	11/09/23
2	Site Plan Design	22/03/23
1	Site Plan Design	11/02/23

GENERAL NOTES

NORTH

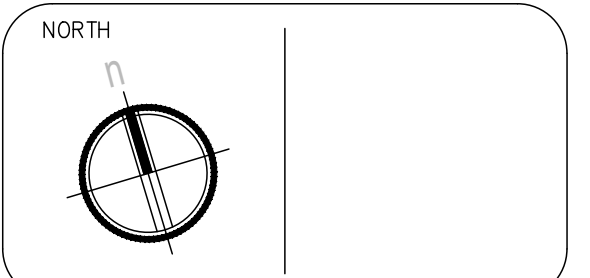
HEAVY DASHED LINE INDICATES APPROX. LOCATION OF NEW 2.43m HIGH NOISE BARRIER

DASHED LINE INDICATES APPROX. LOCATION OF NEW 2.43m HIGH ACoustICAL GATE

SOLID LINE INDICATES APPROX. LOCATION OF NEW 2.43m HIGH NOISE BARRIER

DASHED LINE INDICATES APPROX. LOCATION OF NEW 2.43m HIGH NOISE BARRIER

SOLID LINE INDICATES APPROX. LOCATION OF NEW 2.43m HIGH NOISE BARRIER



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PROJECT
Sophies Landing Grimsby
165 Lake St.
Grimsby, ON

TITLE
Site Plan

CHECKED BY	ARC	DATE	22/08/2020
DRAWN BY	ACAD	SCALE	1:200
PROJECT No.	2211	PAGE No.	SP1

