

CLIENT
2004604 ONTARIO INC.

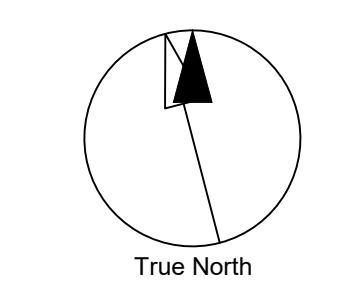
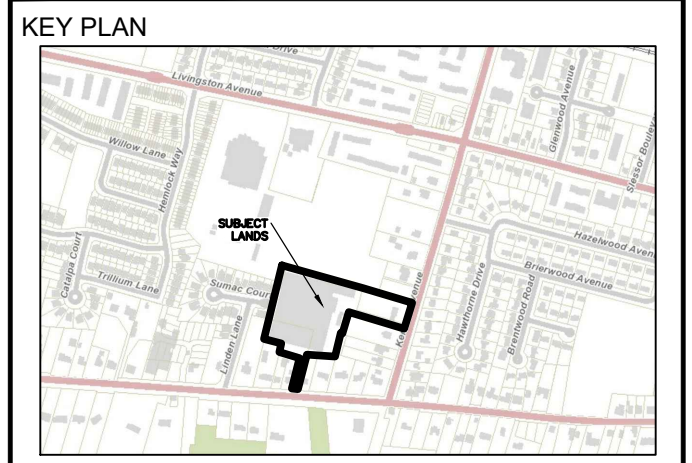
189 SOUTH SERVICE ROAD
 GRIMSBY, ON L3M 4H6

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IBI Group Professional Services (Canada) Inc.
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ISSUES	No.	DESCRIPTION	DATE
	1	FIRST ZONING SUBMISSION	2021-08-09
	2	SECOND ZONING SUBMISSION	2022-08-16

NOT FOR CONSTRUCTION



SOURCE:
 TOPOGRAPHIC SURVEY INFORMATION OBTAINED J.D. BARNES LIMITED, DWG NO. 19-16-414-00, DATED DECEMBER 24, 2019.



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PROJECT
EVERGREEN ESTATES

9 & 11 KERMAN AVENUE, GRIMSBY

PROJECT NO:
 123578

SCALE:
 1:400

DRAWN BY:
 J.MARCUS

CHECKED BY:
 T.TUCKER

PROJECT MGR:
 J.MARCUS

APPROVED BY:
 J.ARIENS

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NUMBER
SP1.0

ISSUE
2

ZONING BY-LAW 14-45 COMPREHENSIVE ZONING BY-LAW REVIEW PROPOSED RESIDENTIAL MULTIPLE 1 "RM1" ZONE - LOTS 2-15, 17-44			
ZONING PROVISION	REQUIRED/PERMITTED	PROPOSED	VARIANCE
MIN. LOT AREA	225m ²	270m ²	
MAX. LOT COVERAGE	40%	51%	X
MIN. LOT FRONTAGE	7.5m	9.94m	
MIN. FRONT YARD	4.5m	2.6m	X
MIN. EXTERIOR SIDE YARD	4.5m	1.04m	X
MIN. INTERIOR SIDE YARD	0.9m	0.93m	
MIN. REAR YARD	7.5m	6.11m	X
MAX. BUILDING DEPTH	20m	15.34m	
MAX. HEIGHT	9m	9m	

ZONING BY-LAW 14-45 COMPREHENSIVE ZONING BY-LAW REVIEW PROPOSED RESIDENTIAL MULTIPLE "RM1" ZONE - LOT 16			
ZONING PROVISION	REQUIRED/PERMITTED	PROPOSED	VARIANCE
PROPOSED USE	SEMI-DETACHED, TOWNHOUSE	SINGLE DETACHED	X
MIN. LOT AREA	225m ²	338m ²	
MAX. LOT COVERAGE	40%	42%	X
MIN. LOT FRONTAGE	7.5m	12.41m	
MIN. FRONT YARD	4.5m	6.05m	
MIN. EXTERIOR SIDE YARD	4.5m	2.04m	X
MIN. INTERIOR SIDE YARD	0.9m	0.98m	
MIN. REAR YARD	7.5m	6.02m	X
MAX. BUILDING DEPTH	20m	15.93m	
MAX. HEIGHT	9m	9m	

ZONING BY-LAW 14-45 COMPREHENSIVE ZONING BY-LAW REVIEW PROPOSED RESIDENTIAL DETACHED DWELLING "RD1" ZONE - LOT 1			
ZONING PROVISION	REQUIRED/PERMITTED	PROPOSED	VARIANCE
MIN. LOT AREA	550m ²	2,172.51m ²	
MAX. LOT COVERAGE	20%	21%	X
MIN. LOT FRONTAGE	30m	35.52m	
MIN. FRONT YARD	±18.1m	14.98m	X
MIN. EXTERIOR SIDE YARD	6m	4.5m	X
MIN. INTERIOR SIDE YARD	3m	2.61m	X
MIN. REAR YARD	25% OF THE DEPTH OF LOT = 15.50m	22.56m	
MAX. BUILDING DEPTH	20m	15.25m	
MAX. HEIGHT	9m	9m	

File Location: \\1123578_9_Kerman_Ave\7_0_Production\03_Design\17_Planning\Sheets\123578SP-2022-07-26.dwg
 Last Saved: August 17, 2022, by Jared Marcus
 Plotted: Thursday, August 18, 2022 10:41:11 AM by Jared Marcus
 Scale: 1:400
 Date: 2022-08-18