

COMPREHENSIVE ZONING BY-LAW REVIEW - RESIDENTIAL DETACHED "RD4.45" ZONE									
	LOT 1			LOT 2			LOT 3		
ZONING PROVISION	REQUIRED/PERMITTED	EXISTING/PROVIDED	MODIFICATION	REQUIRED/PERMITTED	EXISTING/PROVIDED	MODIFICATION	REQUIRED/PERMITTED	EXISTING/PROVIDED	MODIFICATION
MIN. LOT AREA	400m <sup>2</sup>	±466.6m <sup>2</sup>	NO	400m <sup>2</sup>	±416.5m <sup>2</sup>	NO	400m <sup>2</sup>	±529.9m <sup>2</sup>	NO
MAX. LOT COVERAGE	40.4%	±188.2m <sup>2</sup>	YES	43.4%	±180.6m <sup>2</sup>	YES	42.2%	±223.6m <sup>2</sup>	YES
MIN. LOT FRONTAGE	12m	18.43m	NO	12m	14.52m	NO	12m	18.09m	NO
MIN. FRONT YARD	MIN. YARD OF 7 PARK; ±7.5m MAX. YARD OF 26.4 MAIN E.: ±8.8m	MIN. 6.0m	YES	MIN. YARD OF 7 PARK; ±7.5m MAX. YARD OF 26.4 MAIN E.: ±8.8m	MIN. 6.0m	YES	MIN. YARD OF 7 PARK; ±7.5m MAX. YARD OF 26.4 MAIN E.: ±8.8m	MIN. 6.0m	YES
MIN. INTERIOR SIDE YARD	1.2m	1.2m	NO	1.2m	1.2m	NO	1.2m	1.2m	NO
MIN. EXTERIOR SIDE YARD	6.0m	N/A	NO	6.0m	N/A	NO	6.0m	N/A	NO
MIN. REAR YARD	MIN. 7.5m; OR 25% OF THE DEPTH OF LOT: 6.70m	7.5m	NO	MIN. 7.5m; OR 25% OF THE DEPTH OF LOT: 7.50m	7.5m	NO	MIN. 7.5m; OR 25% OF THE DEPTH OF LOT: 8.25m	7.5m	YES
LOT DEPTH	N/A	26.82m	NO	N/A	29.98m	NO	N/A	32.99m	NO
MAX. BUILDING DEPTH	20m	±12.8m	NO	20m	±15.5m	NO	20m	±18.6m	NO
MAX. HEIGHT	9m	9m	NO	9m	9m	NO	9m	9m	NO

CLIENT  
**LARRY THORNLEY  
ENTERPRISES LIMITED**

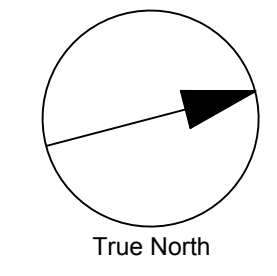
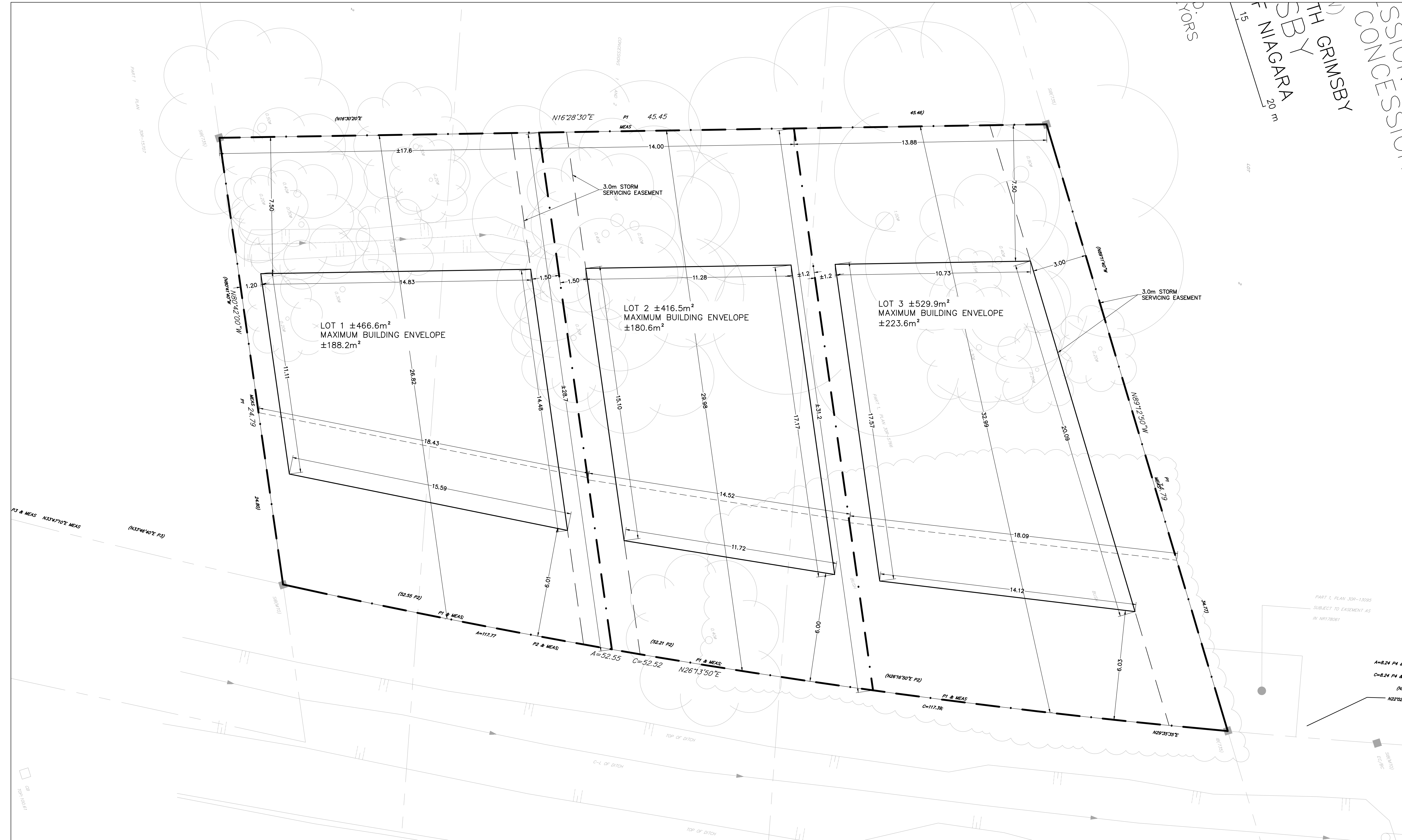
3 WINDWARD DRIVE  
GRIMSBY, ON L3M 4E8

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ISSUES	No.	DESCRIPTION	DATE
	1	PRE-CONSULTATION SUBMISSION	2022-02-20
	2	FIRST ZBA SUBMISSION	2022-11-19

NOT FOR CONSTRUCTION



SOURCE:  
PARCEL MAP INFORMATION OBTAINED FROM NIAGARA REGION NAVIGATOR ONLINE MAPPING.

PROPERTY INFORMATION IS APPROXIMATE ONLY AND SHOULD BE VERIFIED BY AN OLS SURVEYOR PRIOR TO FORMAL PLANNING APPLICATIONS.

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PROJECT  
**BARTLETT AVENUE**  
PART LOT 2, CONCESSION 1,  
NORTH GRIMSBY

PROJECT NO: 137785	SCALE: 1:150
DRAWN BY: J.MARCUS	CHECKED BY: T.TUCKER
PROJECT MGR: J.MARCUS	APPROVED BY: J.MARCUS

SHEET TITLE  
**PRELIMINARY SITE PLAN FOR  
ZONING BY-LAW AMENDMENT**

SHEET NUMBER <b>SP1.0</b>	ISSUE <b>1</b>
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