



SUBJECT PROPERTY

CAPP

INST

355

152

PATON ST

R1

154

4

6

8

151

39

10

HATCHER ST

UNIVERSITY AVE

R1

153

3

156

155

Available Building Envelope - 88m2
Front/ Rear Setback - 6m
Note: additional will not be this exact shape, and only serves as what is available to be built with all easements / setbacks considered.

Square Footage of front yard - 221 m2
Square Footage of front yard landscaping 174m2 or 79%
Total Area Lot - 688.8m2
Total Area Lanscaped - 369m2 or 54%

Proposed Variance to decrease setback from 6m to 5.4 m from West boundary in Pink

Existing Dwelling 110m2

Driveway 3 x 6 m - 18.5m2

Driveway 3 x 7 m - 21m2

16m driveway sight line University/Hatcher

14m driveway - Sight line University/Hatcher

Driveway for 2 Units: 6m x 6m - 36m2

CURVE	DELTA	ARC	RADIUS	BEARING	DISTANCE
C2	20°59'11"	21.977m	60.000m	S10°46'30"W	21.854m
C3	91°59'53"	12.043m	7.500m	S47°44'54"W	10.790m

All Power line easements shown are more particularly described in Registration No.707304 in the Provincial Registry of Deeds.

<div>Grass</div> <div>Concrete / Pavement</div>		<u>MONUMENTS USED: (NAD83)</u>	
		N/A	
<u>LEGEND:</u> A. = anchor o.h.w. = overhead wire ● = pole □ = found iron pin ○ = placed iron pin			
Property: 154 University Avenue			

RESIDENTIAL 1 (R1) ZONE

R1

(1) PERMITTED USES

Accessory Building	Park
Community Garden	Single Detached Dwelling
Home Office	Subsidiary Dwelling Unit

(2) DISCRETIONARY USES

Adult Day Centre	Home Occupation
Bed and Breakfast	Parking Lot
Daycare Centre	Public Utility
Heritage Use	

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLINGS

(a)	Lot Area (minimum)	450 metres square
(b)	Lot Frontage (minimum)	15 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(4) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

RESIDENTIAL 2 (R2) ZONE

R2

- (1)

PERMITTED USES, except Shea Heights (Planning Area 14) and 591-609 Southside Road (PID #s 44135, 47622, 44136, 15246)

Accessory Building	Park
Bed and Breakfast	Semi-Detached Dwelling
Community Garden	Single Detached Dwelling
Duplex Dwelling	Subsidiary Dwelling Unit
Home Office	Townhouse
Lodging House	
- (2)

DISCRETIONARY USES, except Shea Heights (Planning Area 14) and 591-609 Southside Road (PID #s 44135, 47622, 44136, 15246)

Adult Day Centre	Heritage Use
Apartment Building, maximum of 6 dwelling units	Home Occupation
Bed and Breakfast	Parking Lot
Daycare Centre	Personal Care Home
Four-plex	Public Utility
- (3)

PERMITTED USES SHEA HEIGHTS (PLANNING AREA 14)

Townhouse is not permitted
- (4)

PERMITTED USES 591-609 SOUTHSIDE ROAD (PID #S 44135, 47622, 44136, 15246)

Accessory Building	Single Detached Dwelling
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- (5)

ZONE STANDARDS FOR SINGLE DETACHED DWELLINGS

(a)	Lot Area (minimum)	350 metres square
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(6) ZONE STANDARDS FOR SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	270 metres square
(b)	Lot Frontage (minimum)	9 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(7) ZONE STANDARDS FOR DUPLEX DWELLING

(a)	Lot Area (minimum)	510 metres square
(b)	Lot Frontage (minimum)	17 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(8) ZONE STANDARDS FOR TOWNHOUSE

(a)	Lot Area (minimum)	180 metres square
(b)	Lot Frontage (minimum)	6 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres

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| (e) | Side Yards (minimum) | 0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres |
| (f) | Rear Yard (minimum) | 6 metres |

(9) ZONE STANDARDS FOR APARTMENT BUILDING

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|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 90 metres square Lot Area per Dwelling Unit |
| (b) | Lot Frontage (minimum) | 18 metres |
| (c) | Building Line (minimum) | 6 metres |
| (d) | Building Height (maximum) | 10 metres |
| (e) | Side Yards (minimum) | Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres |
| (f) | Rear Yard (minimum) | 6 metres |
| (g) | Landscaping (minimum) | 40% |

(10) ZONE STANDARDS FOR FOUR-PLEX

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|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 360 metres square |
| (b) | Lot Frontage (minimum) | 20 metres |
| (c) | Building Line (minimum) | 6 metres |
| (d) | Building Height (maximum) | 8 metres |
| (e) | Side Yards (minimum) | Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres |
| (f) | Rear Yard (minimum) | 6 metres |
| (g) | Landscaping (minimum) | 40% of Lot, 30% of Front Yard |

(11) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	18 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Landscaping (minimum)	30%

(12) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.