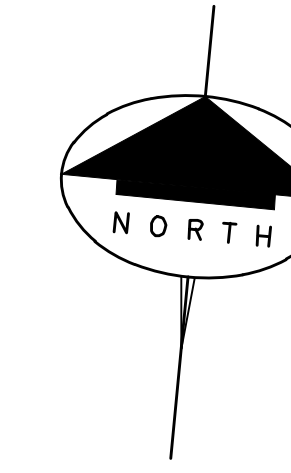


LEGEND:
 EXISTING ELEVATIONS



SITE STATISTICS - RETAINED PARCEL

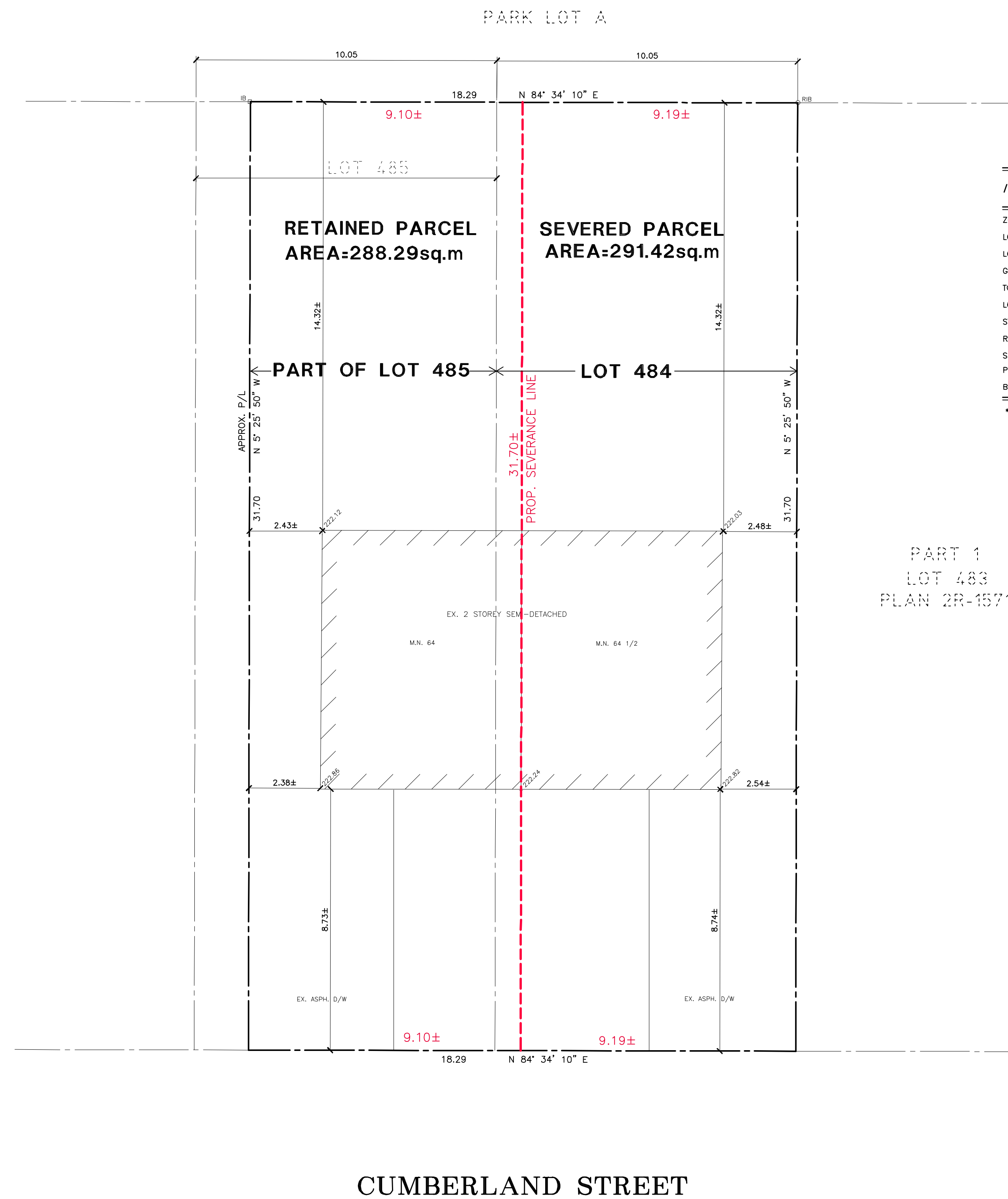
ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE ✓ MEETS REQUIREMENTS X VARIANCE REQUIRED
ZONING CATEGORY	R2	R2	✓
LOT AREA (sq. m.)	288.29	275/UNIT MIN.	✓
LOT FRONTAGE (m)	9.10	9.0/UNIT MIN.	✓
GROUND FLOOR AREA (sq. m.)	57.85	N/A	✓
TOTAL GROSS FLOOR AREA (sq. m.)	115.7	55.0/UNIT	✓
LOT COVERAGE	20.0%	40% MAX.	✓
STREET SETBACK (m)	8.73	LESSER OF 6.0/ESTBL.	✓
REAR YARD (m)	14.32	7.50 MIN.	✓
SIDE YARD (m)	2.38	3.00 MIN.	*
PERCENTAGE OF FRONT YARD LANDSCAPED	46.8%	50% MIN.	*
BUILDING HEIGHT (m)	7.6±	10.00 MAX.	✓

* LEGAL NON-CONFORMING

SITE STATISTICS - SEVERED PARCEL

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE ✓ MEETS REQUIREMENTS X VARIANCE REQUIRED
ZONING CATEGORY	R2	R2	✓
LOT AREA (sq. m.)	291.42	275/UNIT MIN.	✓
LOT FRONTAGE (m)	9.19	9.0/UNIT MIN.	✓
GROUND FLOOR AREA (sq. m.)	57.85	N/A	✓
TOTAL GROSS FLOOR AREA (sq. m.)	115.7	55.0/UNIT MIN.	✓
LOT COVERAGE	19.9%	40% MAX.	✓
STREET SETBACK (m)	8.74	LESSER OF 6.0/ESTBL.	✓
REAR YARD (m)	14.32	7.50 MIN.	✓
SIDE YARD (m)	2.54	3.00 MIN.	*
PERCENTAGE OF FRONT YARD LANDSCAPED	42.8%	50% MIN.	*
BUILDING HEIGHT (m)	7.6±	10.00 MAX.	✓

* LEGAL NON-CONFORMING



NO.	REVISION	DATE (MM/DD/YY)	BY

**J.H. COHOON
ENGINEERING
LIMITED**
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneg.com

PROJECT:
**EXISTING
SEMI-DETACHED
RESIDENCE**
 LOT 484 & PART OF LOT 485 RP-368
 64 CUMBERLAND STREET
 CITY OF BRANTFORD

CLIENT:
RICK LAWRENCE

SEVERANCE PLAN

DESIGN:	R.W.P.	SCALE:	1:100
DRAWN:	S.L.M.	JOB No:	16795
CHECKED:	R.W.P.		
SHEETS:	1 of 1	DWG. No:	16795-1
DATE:	MAY 6, 2024		