

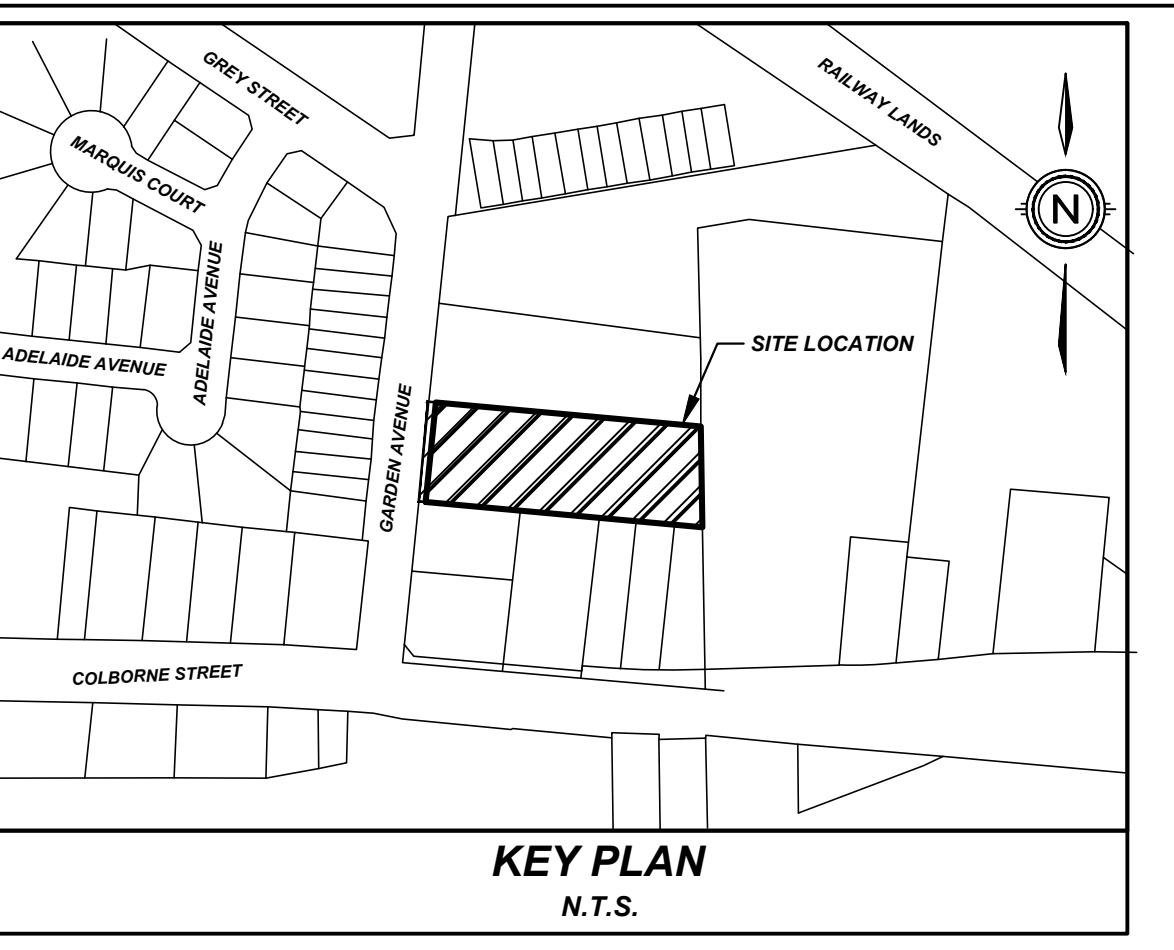
LAND USE SCHEDULE		
TOWNHOUSE LANDS	ha	%
BUILDING	0.139	26.68
ROADWAY/DRIVEWAY	0.172	33.01
2nd FLOOR BALCONIES	0.026	5.00
LANDSCAPED OPEN SPACE (EXCLUDES 2nd FLOOR BALCONIES)	0.184	35.31
DEVELOPABLE AREA TOTAL EXCLUDING ROAD WIDENING	0.521	100.0

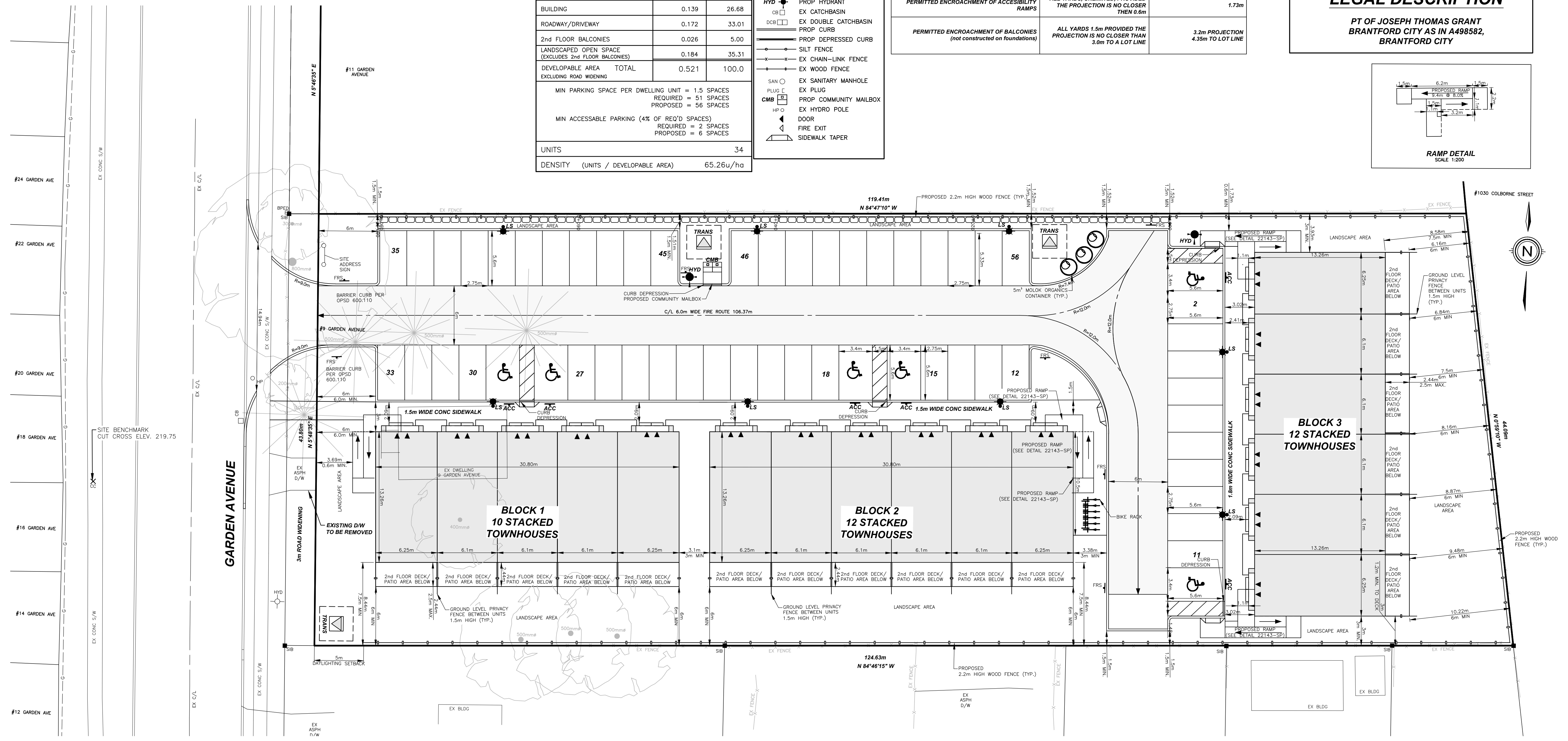
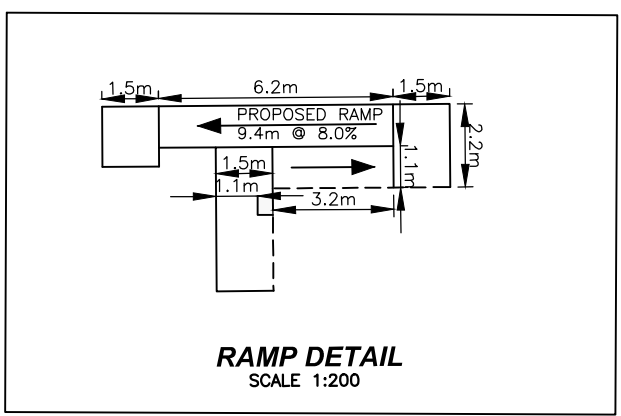
MIN PARKING SPACE PER DWELLING UNIT = 1.5 SPACES REQUIRED = 51 SPACES PROPOSED = 56 SPACES	
MIN ACCESSIBLE PARKING (4% OF REQ'D SPACES) REQUIRED = 2 SPACES PROPOSED = 6 SPACES	
UNITS	34
DENSITY (UNITS / DEVELOPABLE AREA)	65.26u/ha

LEGEND	
HYD	EX HYDRANT
HYD	PROP HYDRANT
CB	EX CATCHBASIN
DCB	EX DOUBLE CATCHBASIN
—	PROP DEPRESSED CURB
—	PROP CURB
—	SILT FENCE
—	EX CHAIN-LINK FENCE
—	EX WOOD FENCE
SAN	EX SANITARY MANHOLE
PLUG	EX PLUG
CMB	PROP COMMUNITY MAILBOX
HP	EX HYDRO POLE
—	DOOR
—	FIRE EXIT
—	SIDEWALK TAPER

ZONING MATRIX		
APPLICABLE PROVISION	ZONING (R4A-79)	PROVIDED
<b>BLOCK TOWNHOUSES</b>		
LOT AREA PER DWELLING UNIT	162.5m²	(153.23m²)
MIN. LOT WIDTH	30m	43.80m
MAX BUILDING HEIGHT	3 STOREYS	3 STOREYS
MAX LOT COVERAGE	40%	26.67%
MIN. FRONT YARD	6m	6.0m
MIN REAR YARD	7.5m	8.44m
SIDE YARD	3.0m	3.0m
MIN GROSS FLOOR AREA	70.0m² PER UNIT	80.89m² PER UNIT
MIN LANDSCAPED OPEN SPACE	36%	38.31%
MIN AMENITY SPACE FOR BLOCK TOWNHOUSE DWELLING	5.5m² PER UNIT	11.82m² PER UNIT
MIN PLANTING STRIP	1.5m ALONG NORTH/SOUTHEAST LOT LINE	1.5m
PERMITTED ENCROACHMENT OF ACCESSIBILITY RAMPS	ALL YARDS, UNLIMITED, PROVIDED THE PROJECTION IS NO CLOSER THAN THEN 0.6m	1.73m
PERMITTED ENCROACHMENT OF BALCONIES (not constructed on foundations)	ALL YARDS 1.5m PROVIDED THE PROJECTION IS NO CLOSER THAN 3.0m TO LOT LINE	3.2m PROJECTION 4.35m TO LOT LINE



**LEGAL DESCRIPTION**  
PT OF JOSEPH THOMAS GRANT BRANTFORD CITY AS IN A49852, BRANTFORD CITY



#	REVISION	DATE	INIT
2	REVISED ACCESSIBILITY RAMPS	2023-08-29	ZC
1	REVISED PARKING LAYOUT	2023-06-27	ZC
0	ISSUED FOR REVIEW	2023-05-04	ZC

**NOTES:**  
1. THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.  
2. PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.  
3. ALL CONSTRUCTION MUST COMPLY WITH THE CITY OF BRANTFORD STANDARD CONTRACT DOCUMENT.

DRAFTING ZC  
DESIGN AK  
CHECKED BY MH  
APPROVED BY AK

**SITE BENCHMARK**  
CUT CROSS LOCATED ON SIDEWALK WEST SIDE OF GARDEN AVENUE FRONTING 16/18 GARDEN AVENUE  
ELEVATION: 291.75

NOT FOR CONSTRUCTION ISSUED FOR SITE PLAN APPROVAL ONLY

**9 GARDEN AVENUE  
CITY OF BRANTFORD  
SITE PLAN**

CONSULTANT FILE No. 22143  
DATE 2023-11-06  
PRINTED 2023-11-06  
SCALE 1:200 m  
REF No.  
DWG No. 22143-SP  
REV 2