

SITE STATISTICS - RETAINED LOT

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE ✓ MEETS REQUIREMENTS X VARIANCE REQUIRED
ZONING CATEGORY	R1B	R1B	✓
LOT AREA (sq. m.)	640.0	450.0 MIN.	✓
LOT WIDTH (m)	17.31	15.00 MIN.	✓
GROUND FLOOR AREA (sq. m.)	253.70	N/A	✓
GROSS FLOOR AREA (sq. m.)	253.70	85.0 MIN.	✓
LOT COVERAGE	39.6%	35.0% MAX.	✓
FRONT YARD (m)	5.41	6.00 OR ESTBL.	✓
REAR YARD (m)	2.00	7.50 MIN.	X
INTERIOR SIDE YARD (m)	1.00 & 1.50	3.00 & 1.00 MIN.	✓
NUMBER OF PARKING SPACES	1	1 *	✓
PERCENTAGE OF FRONT YARD LANDSCAPED	70%	50% MIN.	✓

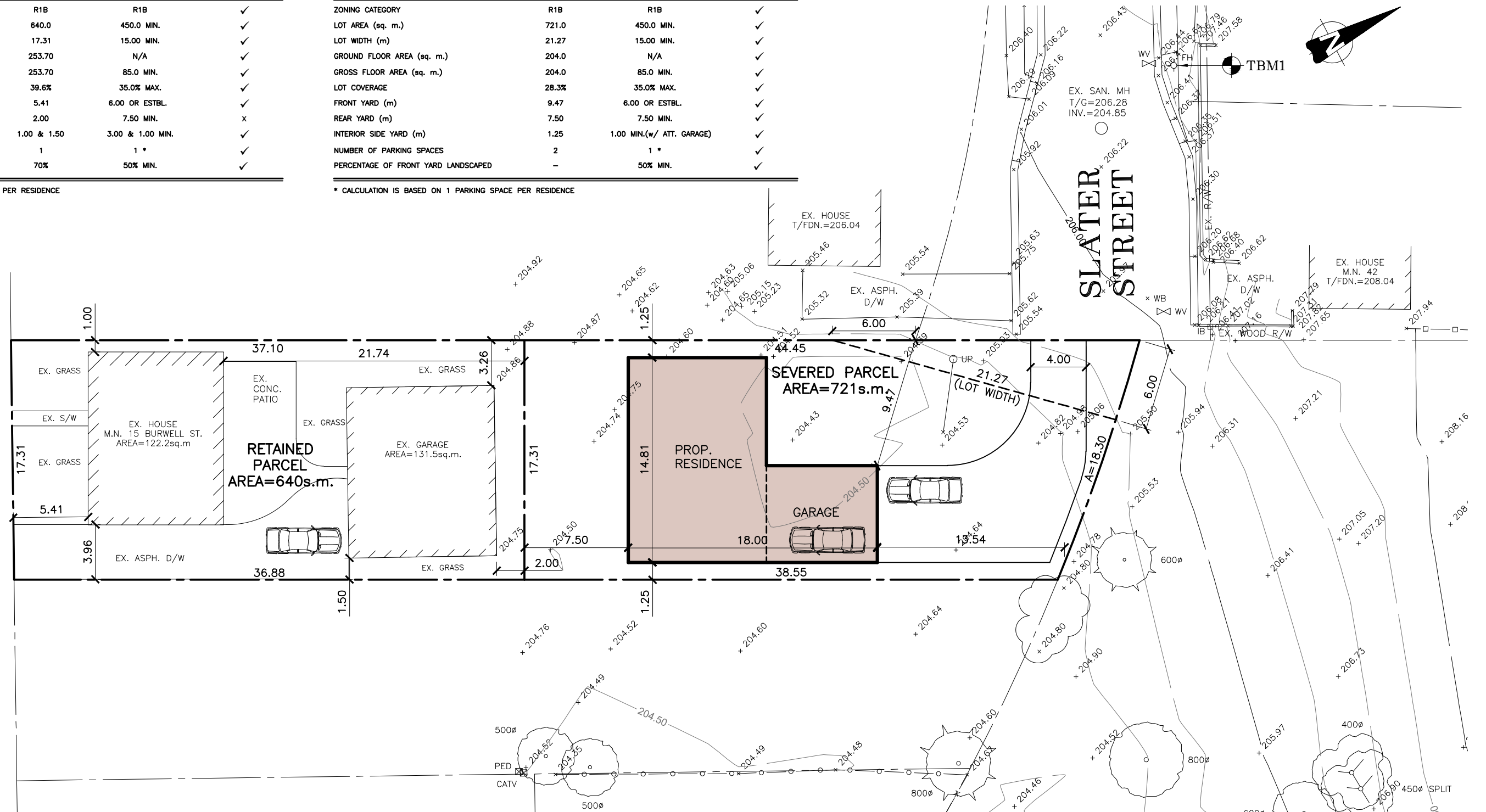
* CALCULATION IS BASED ON 1 PARKING SPACE PER RESIDENCE

SITE STATISTICS - SEVERED LOT

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE ✓ MEETS REQUIREMENTS X VARIANCE REQUIRED
ZONING CATEGORY	R1B	R1B	✓
LOT AREA (sq. m.)	721.0	450.0 MIN.	✓
LOT WIDTH (m)	21.27	15.00 MIN.	✓
GROUND FLOOR AREA (sq. m.)	204.0	N/A	✓
GROSS FLOOR AREA (sq. m.)	204.0	85.0 MIN.	✓
LOT COVERAGE	28.3%	35.0% MAX.	✓
FRONT YARD (m)	9.47	6.00 OR ESTBL.	✓
REAR YARD (m)	7.50	7.50 MIN.	✓
INTERIOR SIDE YARD (m)	1.25	1.00 MIN.(w/ ATT. GARAGE)	✓
NUMBER OF PARKING SPACES	2	1 *	✓
PERCENTAGE OF FRONT YARD LANDSCAPED	-	50% MIN.	✓

* CALCULATION IS BASED ON 1 PARKING SPACE PER RESIDENCE

BURWELL STREET



PROPOSED SEVERANCE

15 BURWELL STREET - BRANTFORD

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
BRANTFORD

SCALE: 1:300

JOB: 12806