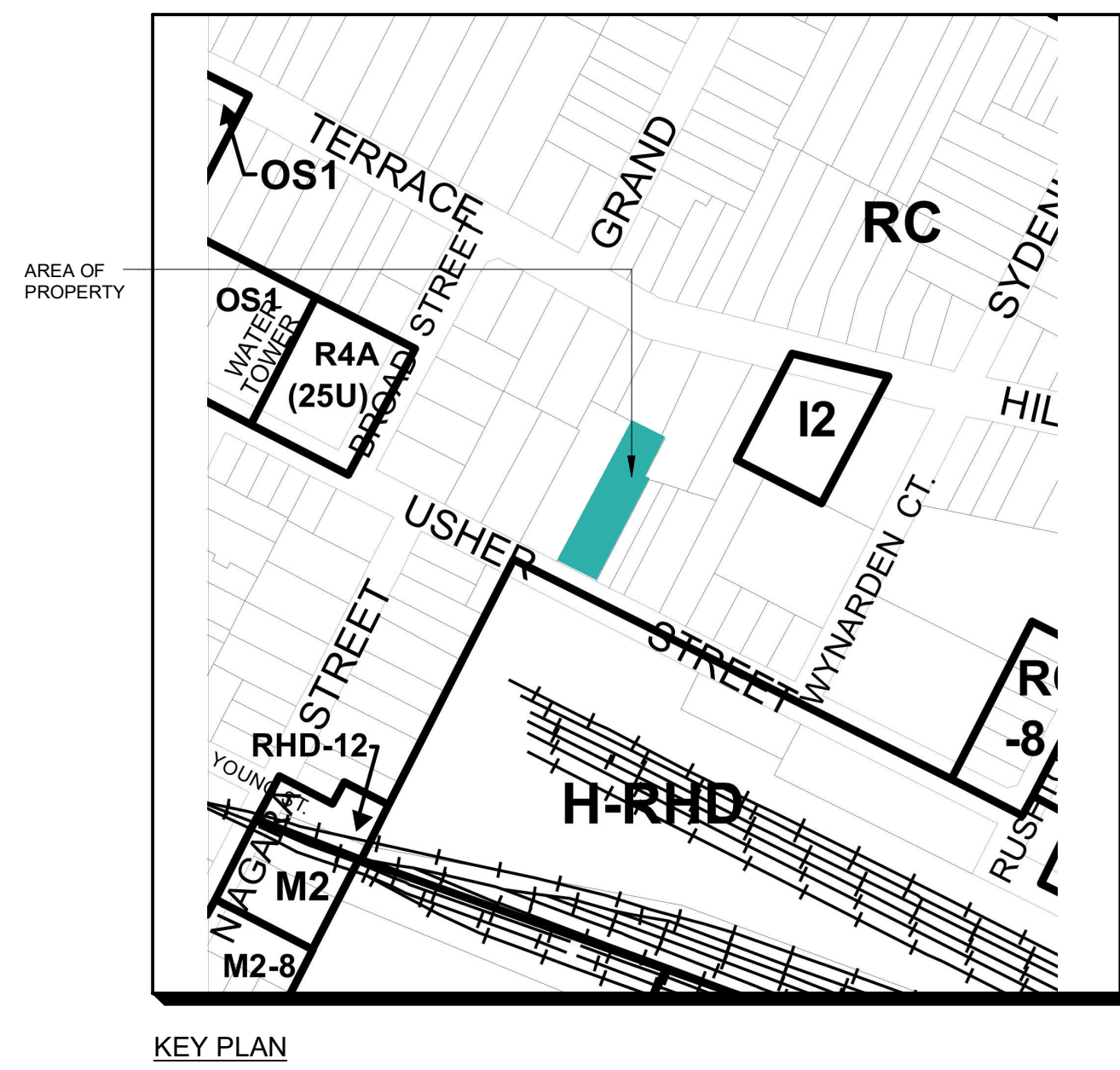


1 ARCHITECTURAL SITE PLAN
1:125

USHER STREET



KEY PLAN

SITE STATISTICS					
PROJECT NAME: PROPERTY SEVERANCE PROJECT ADDRESS: 101 USHER STREET, LOT A, B, & C, BRANTFORD ONTARIO MUNICIPALITY: BRANTFORD EXISTING ZONING CATEGORY: RC (RESIDENTIAL CONVERSION ZONE) REZONE/NEW ZONING CATEGORY: N/A					
ITEM	BY-LAW REQ.	PROVIDED (LOT A)	PROVIDED (LOT B)	PROVIDED (LOT C)	SOURCE
MIN. LOT AREA	185.0 m ² (MIN.)	386.631 m ² (0.096 ac)	353.971 m ² (0.087 ac)	408.53 m ² (0.101 ac)	SECTION 7.8
MAX. LOT COVERAGE	48% MAX.	12.97%	14.17%	12.40%	SECTION 7.8
MIN. LOT WIDTH	6.00m	6.486 m	5.479 m	6.324 m	SECTION 7.8
MIN. GROSS FLOOR AREA	55.0 m ² (MIN.)	150.495 m ²	150.48 m ²	151.923 m ²	SECTION 7.8
FRONT YARD	6.00m	9.418 m	9.418 m	9.418 m	SECTION 7.8
INT. SIDE YARD A	0.600 m	COMMON WALL	COMMON WALL	0.792 m	SECTION 7.8
INT. SIDE YARD B	0.600 m	1.006 m	COMMON WALL	COMMON WALL	SECTION 7.8
REAR YARD	7.50 m	27.479 m	46.032 m	46.032 m	SECTION 7.8
MAX. BUILDING HEIGHT	3 STOREYS	2 STOREYS	2 STOREYS	2 STOREYS	SECTION 7.8
LANDSCAPED FRONT YARD OPEN SPACE AREA (MIN.)	50%	33.47%	40.09%	41.25%	SECTION 7.8

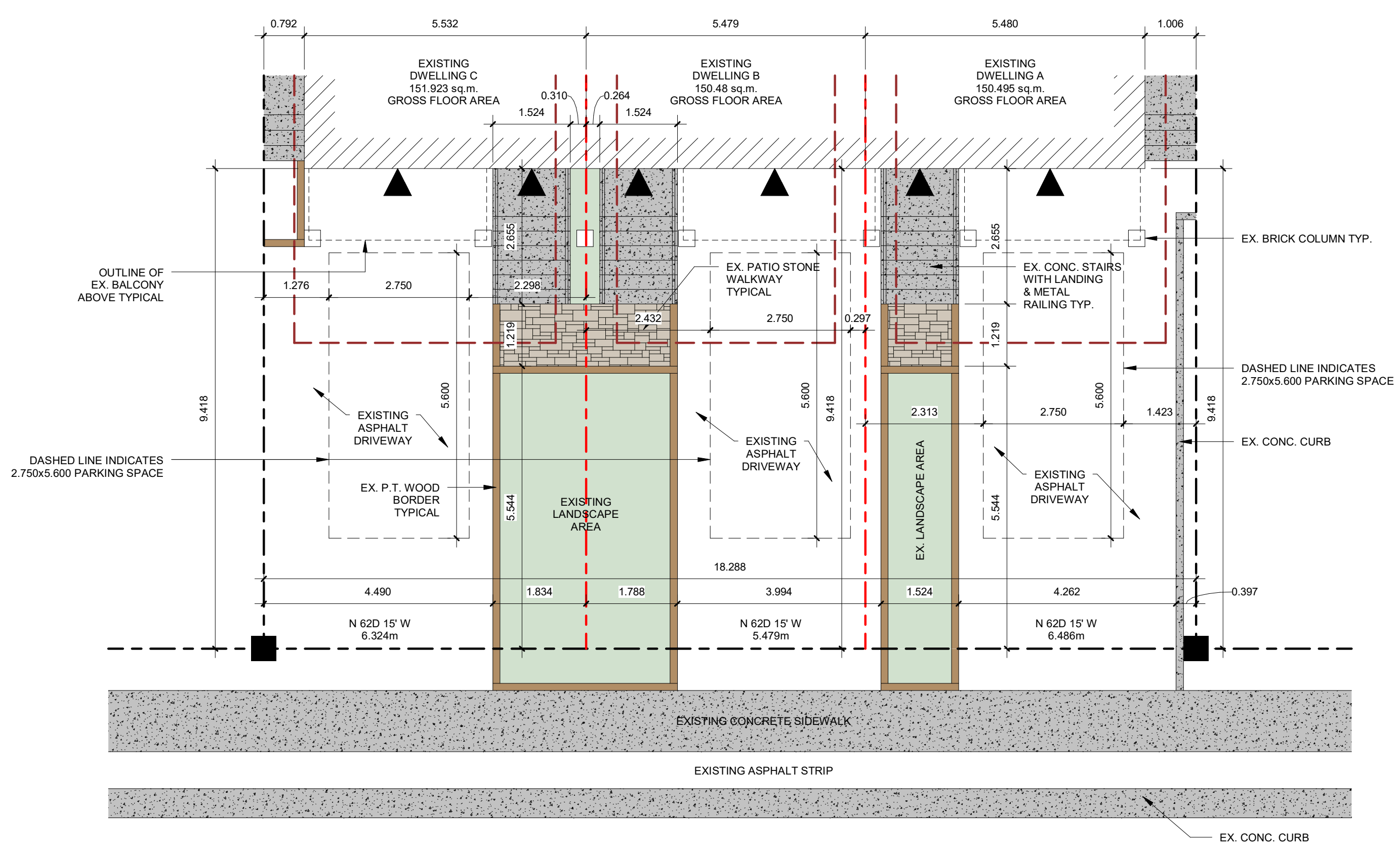
PARKING REGULATIONS					
ITEM	BY-LAW REQ.	PROVIDED (UNIT A)	PROVIDED (UNIT B)	PROVIDED (UNIT C)	SOURCE
REQUIRED PARKING SPACES	1	1	1	1	SECTION 6.18
PARKING SPACE DIMENSIONS (m)	2.75 x 5.60 (90 DEG)	2.75 x 5.60 (90 DEG)	2.75 x 5.60 (90 DEG)	2.75 x 5.60 (90 DEG)	SECTION 6.18

BUILDING STATISTICS	
FOR RESIDENTIAL BUILDINGS	
BUILDING	MAIN FLOOR AREA
LOT A	50.165 sq. m.
LOT B	50.16 sq. m.
LOT C	50.641 sq. m.
TOTAL AREA	150.966 sq. m.

- SITE NOTES**
- EXISTING CATEGORY FOR THE SITE IS RC - RESIDENTIAL CONVERSION ZONE.
 - IN ACCORDANCE WITH SECTION 6.20 THE MINIMUM INTERIOR SIDE YARD MAY BE 0.0m ALONG A COMMON WALL SEPARATING UNITS IN A SEMI-DETACHED, DOUBLE DUPLEX, FOURPLEX OR STREET TOWNHOUSE DWELLING.
 - DWELLING: STREET TOWNHOUSE USED FOR DETERMINING PARKING REQUIREMENTS (1.0 SPACE PER UNIT).

SITE PLAN LEGEND	
PRESSURE TREATED WOOD =	P.T.
EXISTING =	EX.
CONCRETE =	CONC.
EXISTING PROPERTY LINE =	---
PROPOSED PROPERTY LINE =	- - - -
PROPERTY LINE SETBACKS =	- - - -
EXISTING BUILDING AREA =	[Hatched Box]
LANDSCAPING AREA =	[Green Box]
SIDEWALK AREA/CONC. STAIRS =	[Patterned Box]
LANDSCAPING PATIO STONE =	[Patterned Box]
WOOD BORDER/RETAINING WALL =	[Patterned Box]
WOOD FENCE =	X X X
MAN / GARAGE DOORS =	▲

NOTE: ALL DIMENSIONS ARE IN METERS.



2 FRONT YARD BLOW-UP
1:75

USHER STREET

1	AR	PRELIMINARY CONCEPT	2024/09/12
REV. ISS.	BY	DESCRIPTION	Date
			YY-MM-DD
Revision / Issue Schedule			
PRELIMINARY			
PROJECT ORIENTATION: True North			
PROJECT: PROPOSED LOT SEVERANCE			
Project Address: 101 USHER STREET, BRANTFORD, ONT.			
BY	CHECK	ISSUED FOR	
AR		PRELIMINARY CONCEPT	
PROJECT NO.:	SHEET NO.:		
SCALE:	SP1		
SHEET No.:	1 OF 1		
ISSUE DATE:	SHEET REV/ISSUE		
2024/09/12		1	

ARCHITECTURAL SITE PLAN