

Good Afternoon,

Please see my below comments.

General Comments

- 1 parking space per dwelling unit is required.
 - Parking cannot be located within required yards as per subsection 5.3.3. of the zoning by-law.
- For Part 3 buildings, firefighting provisions as outlined in Subsection 3.2.5. of the Ontario Building Code must be adhered to. Details relating to driveway location, hydrants, fire access routes, and fire department connections must be indicated on plans.

Lots 1 to 74 – Single Detached & Semi’s

- All structures built upon these lots must adhere to the setbacks as set under section 9.7 – R3 low density residential zone, of zoning by-law 2005-150
 - Except as permitted within the special exception by-law to be completed with this application
 - For clarity my understanding is, the intention is that the “other interior side yard” requirements will not be applicable to these lots.
 - Any interior side yard shall meet the following requirements
 - 1.2m for 1 storey
 - 1.8m for 2 stories
 - 5 m for 3 stories

Block 78 - Condominium

- Property line classification has been depicted in the below graphic title Schedule “A” .
- All structures built upon these lots must adhere to the setbacks as set under section 9.7 –R3 low density residential zone, of zoning by-law 2005-150
 - Except as permitted within the special exception by-law to be completed with this application

Block 79 – Apartments

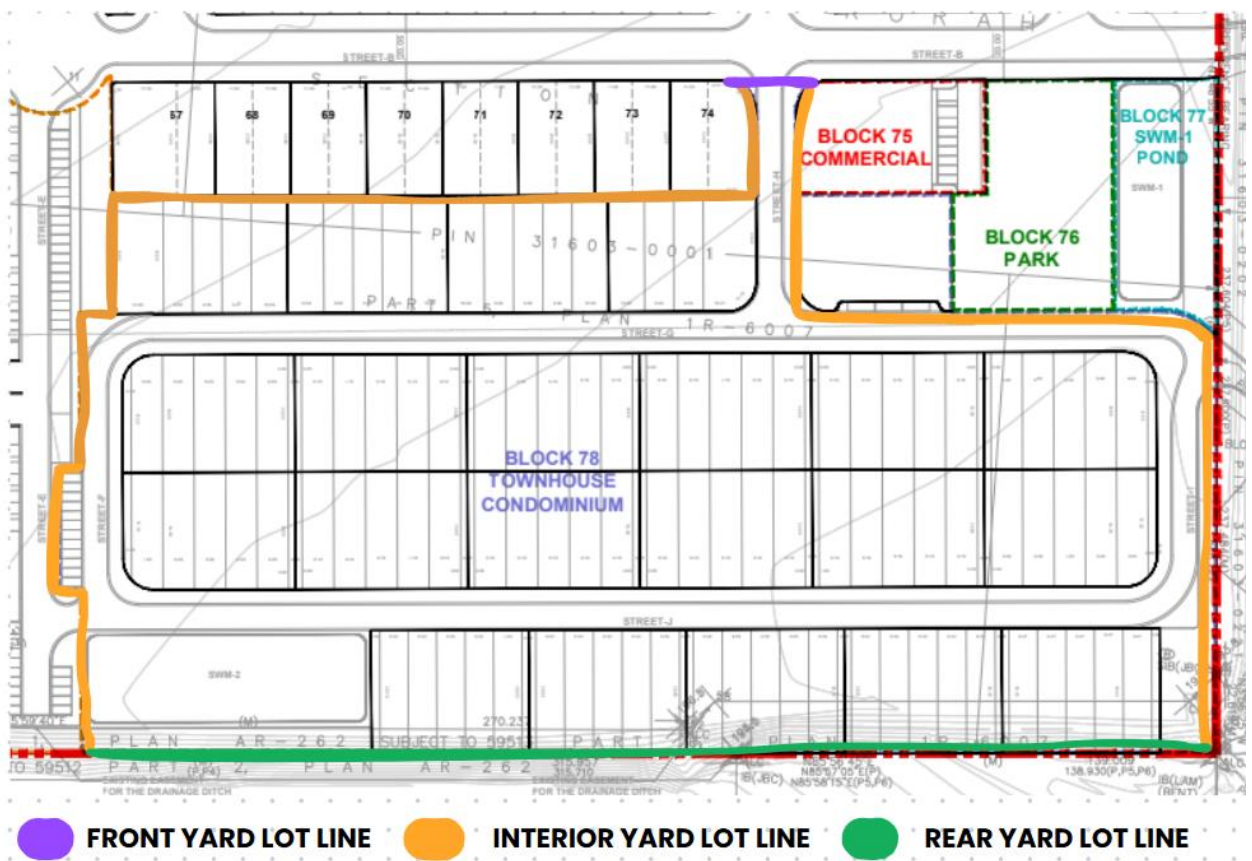
- Property line classification has been depicted in the below graphic title Schedule “B” .
- All structures built upon these lots must adhere to the setbacks as set under section 9.8 –R4 medium density residential zone, of zoning by-law 2005-150
 - Except as permitted within the special exception by-law to be completed with this application
- Parking for residential units is calculated at 1 space per unit
 - At 180 units, this block must accommodate 180 parking spaces, or seek zoning relief

Block 75 - Commercial Lot

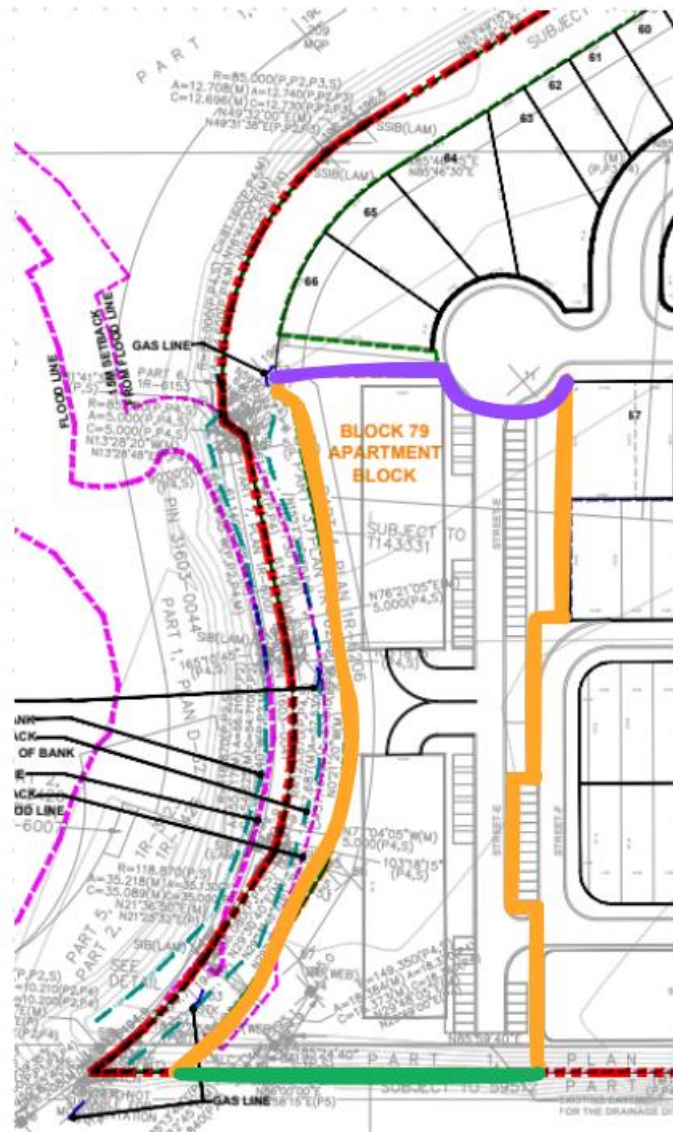
- Buffer is required, as per section 4.9 of zoning by-law 2005-150, in between commercial lot and residentially zoned lot.
- Required parking to be calculated as per 3.5 spaces per 100 m² if approved.
 - Proposed building is noted at 390 m² which would require 14 parking spaces




- Parking cannot be located within required yards as per subsection 5.3.3. of the zoning by-law.
- Structures built upon this lot must adhere to the setbacks as set under section 13.3.2 –CT2 commercial transitional zone, of zoning by-law 2005-150
 - Note: as the adjacent properties around the commercial space are zoned residential the following setbacks must be adhered to,
 - Front yard = 5m
 - Interior side yard abutting residential = 1.2m for 1 storey or 1.8m for 2 or more stories
 - Rear yard abutting residential = 10 m
 - Property line classification has been depicted in the below graphic title Schedule “C”

Schedule “A”

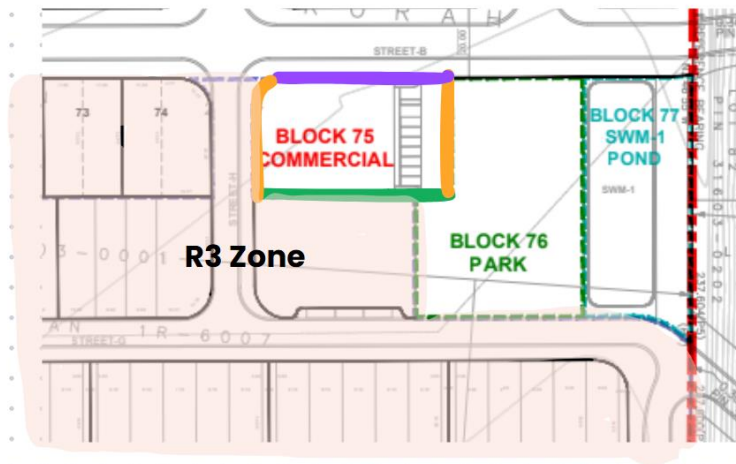


Schedule "B"



-  REAR YARD LOT LINE
-  FRONT YARD LOT LINE
-  INTERIOR YARD LOT LINE

Schedule "C"



- FRONT YARD LOT LINE
- INTERIOR YARD LOT LINE
- REAR YARD LOT LINE

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