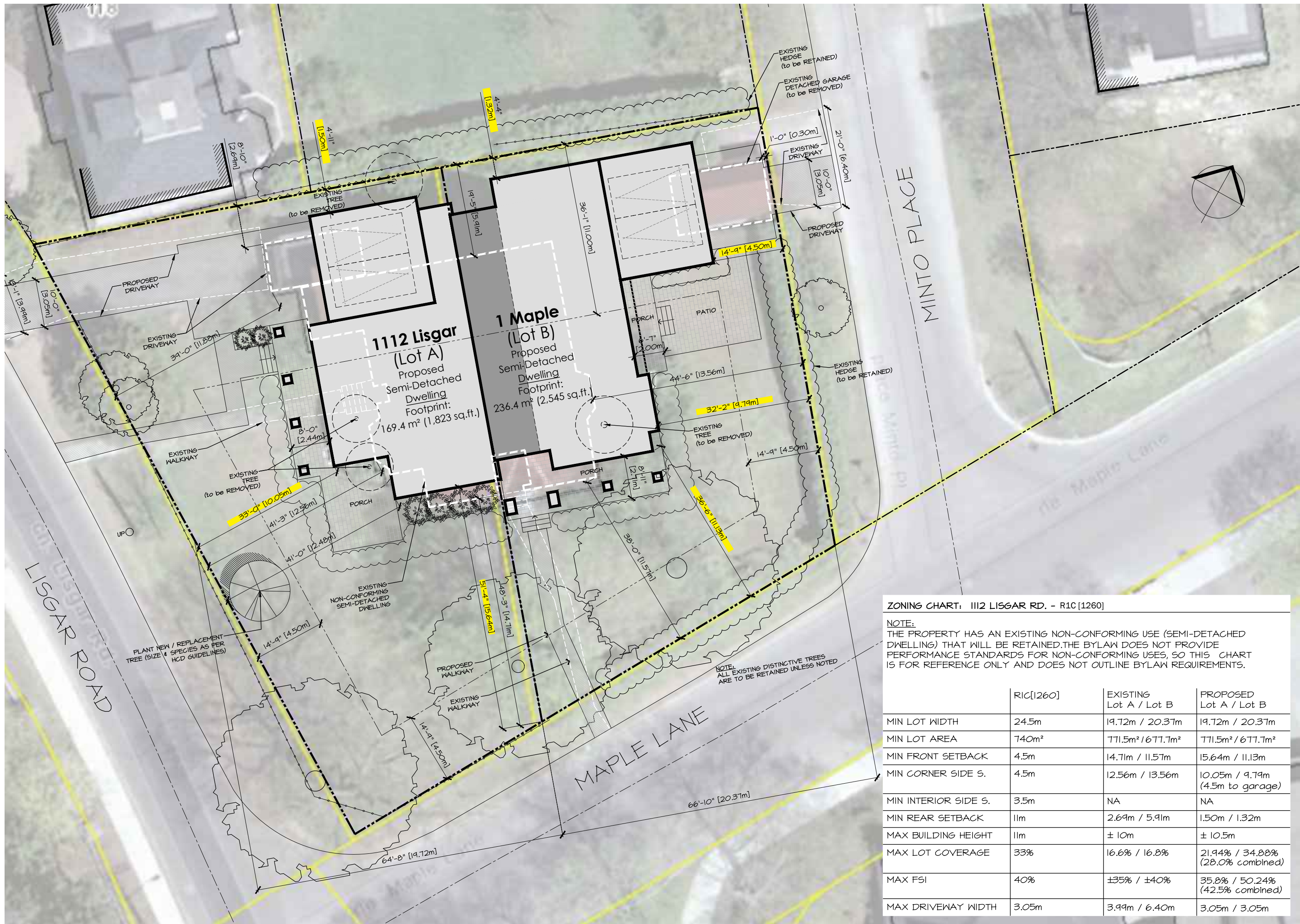


1112 LISGAR & 1 MAPLE

site & landscape plan



ZONING CHART: 1112 LISGAR RD. - R1C [1260]

NOTE:
 THE PROPERTY HAS AN EXISTING NON-CONFORMING USE (SEMI-DETACHED DWELLING) THAT WILL BE RETAINED. THE BYLAW DOES NOT PROVIDE PERFORMANCE STANDARDS FOR NON-CONFORMING USES, SO THIS CHART IS FOR REFERENCE ONLY AND DOES NOT OUTLINE BYLAW REQUIREMENTS.

	R1C[1260]	EXISTING Lot A / Lot B	PROPOSED Lot A / Lot B
MIN LOT WIDTH	24.5m	19.72m / 20.37m	19.72m / 20.37m
MIN LOT AREA	740m ²	771.5m ² / 677.7m ²	771.5m ² / 677.7m ²
MIN FRONT SETBACK	4.5m	14.71m / 11.57m	15.64m / 11.13m
MIN CORNER SIDE S.	4.5m	12.56m / 13.56m	10.05m / 9.79m (4.5m to garage)
MIN INTERIOR SIDE S.	3.5m	NA	NA
MIN REAR SETBACK	11m	2.69m / 5.91m	1.50m / 1.32m
MAX BUILDING HEIGHT	11m	± 10m	± 10.5m
MAX LOT COVERAGE	33%	16.6% / 16.8%	21.94% / 34.88% (28.0% combined)
MAX FSI	40%	±35% / ±40%	35.8% / 50.24% (42.5% combined)
MAX DRIVEWAY WIDTH	3.05m	3.99m / 6.40m	3.05m / 3.05m

AUGUST, 2023
 scale: 1:200

