

SITE DATA	ENTIRE SITE		SINGLE DETACHED DWELLING LOTS 1 - 15		TOWNHOUSES DWELLING LOTS 16 - 45	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
PROPOSED USE:	UR1		UR1		UR3	
ZONE:	UR1		UR1		UR3	
REGULATION	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
MINIMUM LOT AREA:	450.0 sq.m.	20351.9 sq.m.	450.0 sq.m.	483.00 sq.m. (UNIT 11)	250.0 sq.m.	173.21 sq.m. *
MINIMUM LOT FRONTAGE:	15.0 m	109.45 m	15.0 m	14.00 m *	6.0 m	6.73 m
MINIMUM FRONT YARD SETBACK:	6.0 m	4.5 m *	6.0 m	6.0 m	6.0 m	6.8 m
MINIMUM SIDE YARD SETBACK - INTERIOR LOT:	1.5 m	1.2 m *	1.5 m	1.2 m *	3.0 m	3.0 m
- EXTERIOR LOT:	4.5 m	4.5 m	4.5 m	6.0 m (UNIT 10) 4.5 m	6.0 m	6.0 m
MINIMUM REAR YARD SETBACK:	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	6.0 m *
MAXIMUM LOT COVERAGE:	35 %	27.8%	35 %	31.3% (AVG. UNITS 1-15)	35 %	49.7 % *
MINIMUM GROSS FLOOR AREA:	90.0 sq.m.	86.05 sq.m. * (TOWNHOUSE)	90.0 sq.m.	237.80 sq.m. (UNIT 11)	65.0 sq.m.	86.05 sq.m.
MINIMUM OUTDOOR AMENITY AREA:	N/A	N/A	N/A	N/A	45.0 sq.m.	41.4 sq.m.
MINIMUM LOT DEPTH:	N/A	N/A	N/A	N/A	35.0 m	25.75 m *
MAXIMUM BUILDING HEIGHT:	12.0 m	2 STOREY 9.0 m	12.0 m	1 STOREY (4.5 m)	20.0 m	2 STOREY (9.0 m)
DWELLINGS PER LOT:	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT
PARKING SPACES:	2 per unit	2 (driveway and garage)	2 per unit	4 (2 driveway and 2 garage)	2 per unit	2 (driveway and garage)
MAXIMUM DENSITY ENTIRE SITE:	27.0 u.p.h	22.1 u.p.h			30.0 u.p.h	28.5 u.p.h
VISITOR PARKING SPACES:	12	18				