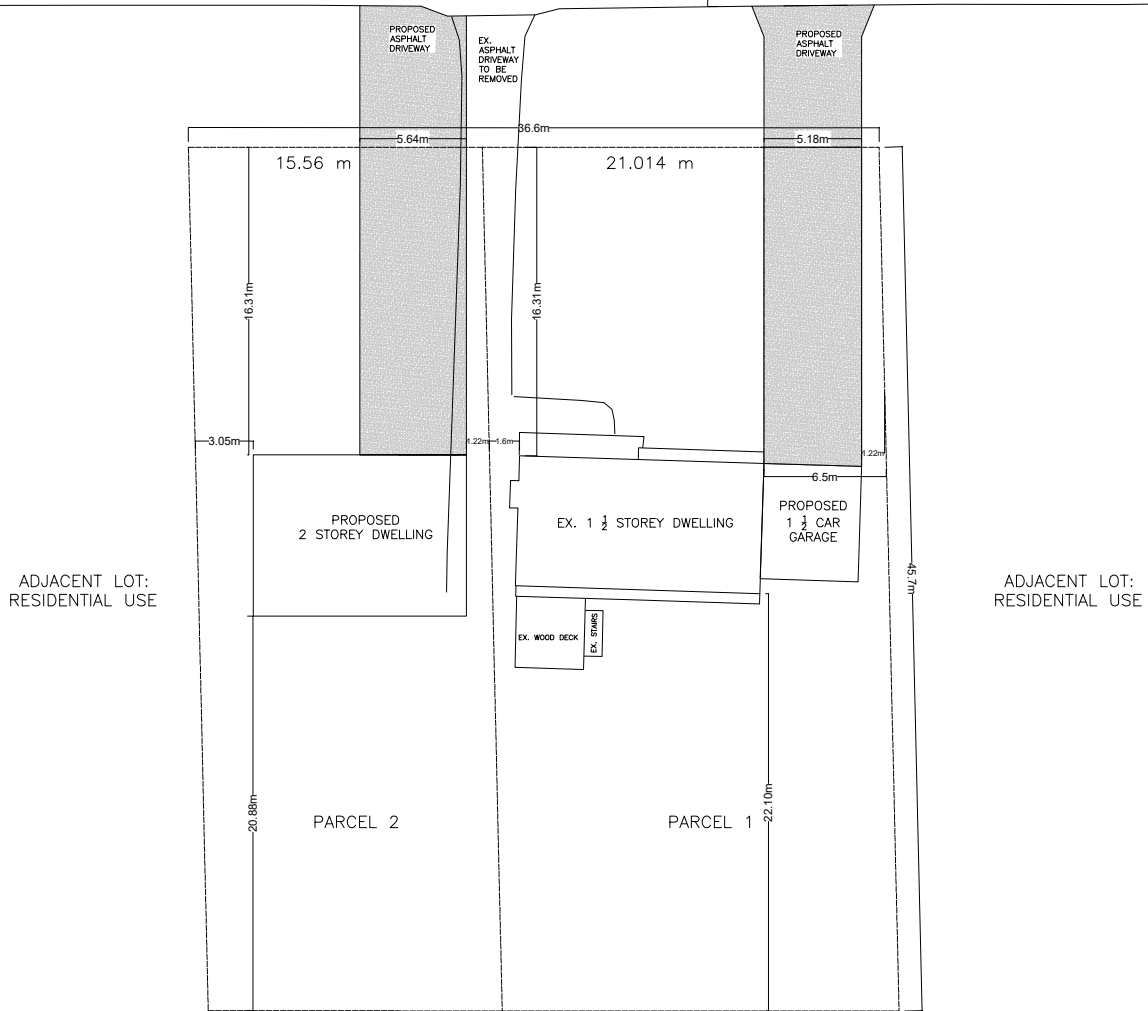


SIMCOE AVENUE  
(PUBLIC ROAD)



ZONING MATRIX

PROPOSED ZONE: UR1-3			
PROPOSED CONSTRUCTION: SEVERANCE + SINGLE FAMILY DWELLING + GARAGE			
PROVISIONS	REQUIRED	PROVIDED (PARCEL 1)	PROVIDED (PARCEL 2)
LOT AREA (MIN.)	930m <sup>2</sup>	±960m <sup>2</sup>	±711m <sup>2</sup> *
FRONTAGE (MIN.)	24 m	21.014 m*	15.562 m*
LOT COVERAGE (MAX.)	35% = 336 m <sup>2</sup>	12.5% = 120 m <sup>2</sup>	11.7% = 83.2 m <sup>2</sup>
BUILDING HEIGHT (MAX.)	12 m	~5 m	~6 m
SET BACKS			
FRONT YARD	8 m	12 m	16 m
INTERIOR YARD	3 m	3.1 m / 1.6 m*	4.6 m / 1.2* m
REAR YARD	8 m	22 m	21 m

\* Denotes change or minor variance required.