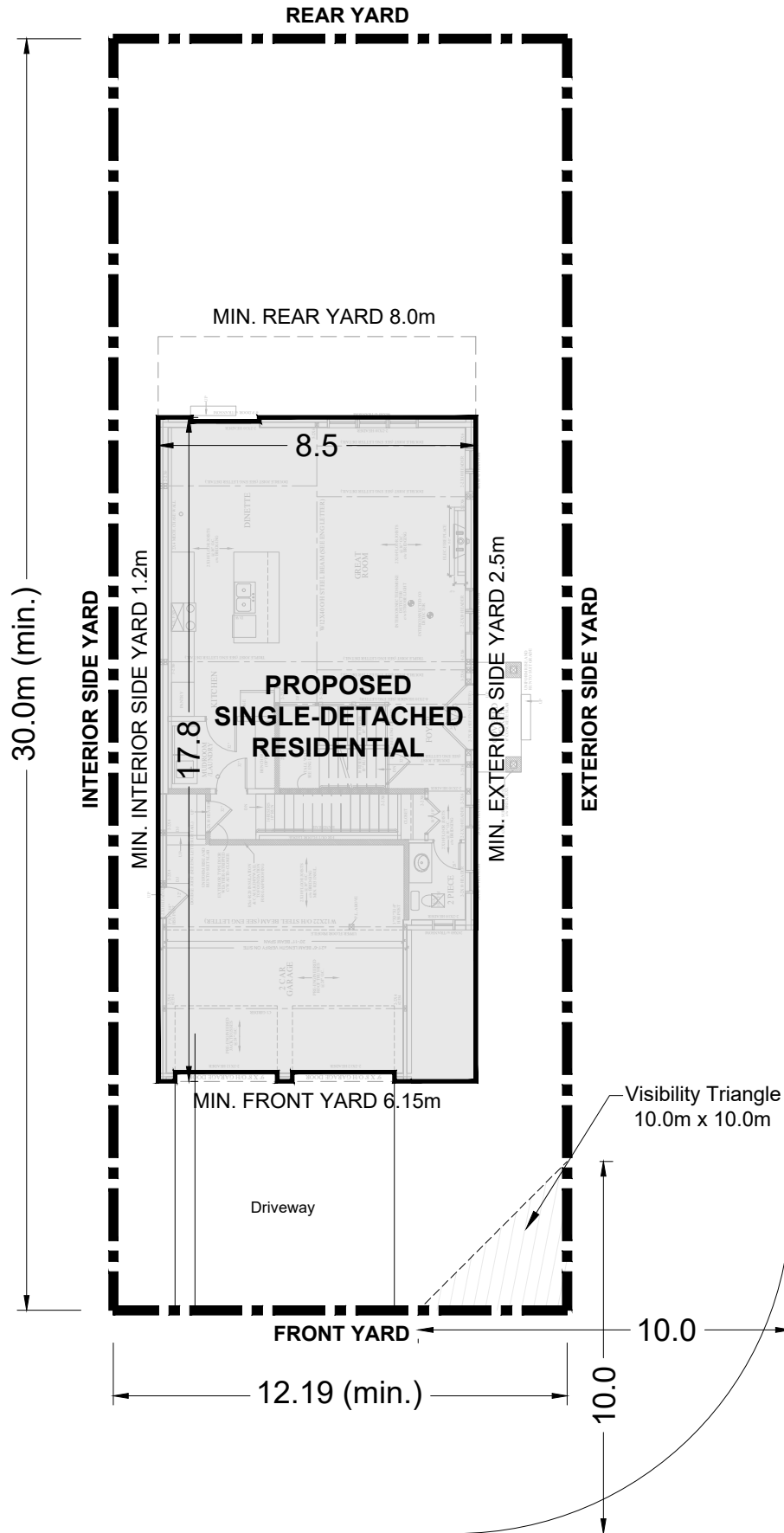


# CORNER LOT



Provision	UR1-36	UR1-37	UR1-38	Proposed	Compliance
Minimum Lot Area	450 sq.m.	450 sq.m.	300 sq.m.	683 sq.m.	Yes
Minimum Lot Frontage	15m	13m	12m	20.0m	Yes
Minimum Front Yard	4.5m (6m for garage)	4.5m (6m for garage)	4.5m (6m for garage)	6.15m	Yes
Minimum Rear Yard	8m	8m	8m	Min. 8m	Yes
Minimum Side Yard	1.2m	1.2m	1.2m	Min. 1.2m	Yes
Minimum Exterior Side Yard Setback	2.5m (6m for garage)	2.5m (6m for garage)	2.5m (6m for garage)	Min. 2.5m (2.5m for garage)	No
Maximum Lot Coverage	40%	40%	40%	Max. 40%	Yes
Maximum Lot Coverage (with accessory buildings and structures)	45%	45%	45%	Max. 40%	Yes
Maximum Height	12m	12m	13m	To comply	Yes
Minimum Off-Street Parking	2 spaces	2 spaces	2 spaces	Min. 2 spaces	Yes

North:

# BAKER

## Planning Group

Sheet Title:  
**MINOR VARIANCE SKETCH**

**DISCLAIMER**  
Site boundary and dimensions are approximate and subject to change based on a formal land survey. The design is conceptual and subject to engineering and municipality confirmation and input.

Version No: <b>1</b>	Sheet No: <b>MV-1</b>
Scale: N.T.S.	Date: 04/09/2024
File Location: cp2412_rev6.dwg	Drawn By: J.THIBERT