



S I T E D A T A

REGULATION	REQUIRED	PROVIDED
ZONING	UR1	UR1
PERMITTED USES	SINGLE DETACHED DWELLING	SINGLE DETACHED DWELLING
LOT AREA M2 (MIN.)	450.00	609.41
LOT FRONTAGE (MIN.)	15.00m	15.00m
FRONT YARD SETBACK (MIN.)	6.0m	6.09m
REAR YARD SETBACK (MIN.)	8.0m	20.51m
INTERIOR SIDE YARD (MIN.)	1.5m/2.5m	1.4m
HEIGHT	12.0m	9.73m
BUILDING AREA M2 (35% MAX)	213.29	190.16
LOT AREA COVERAGE (MAX.)	35%	31.20%

\*

\* DENOTES MINOR VARIANCE REQUIRED

REVISIONS

01/18/21	ISSUED FOR VARIANCE	D.B.	

Name: LOT 1 (246) UNION AVENUE

Drawn: D.B.	Designed Lot/Location: D.B.	Scale: 3/32" = 1'-0"	Date: 01/18/21
Total Sq. Ft. 20.262		Drawing: SITE PLAN	

ENG

PLUS

Engineers  
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and Building Designers  
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FILE NUMBER

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