

# APPENDIX " B "

to  
REPORT PLAN2022-048  
FILE NO: D04-17-001



## SITE ANALYSIS - URBAN RESIDENTIAL TYPE FOUR - EXCEPTION ELEVEN (R4-S11)

TOTAL LOT AREA	16,515.4m <sup>2</sup>	(4.17 acres)
BUILDING AREA (GROUND FL.)	7882.58m <sup>2</sup>	(84,847.17 SF)
BUILDING AREA (GROUND FL.) WITHOUT REAR DECKS	6705.92m <sup>2</sup>	(72,181.92 SF)
WATER METER ROOM	22.3m <sup>2</sup>	(240.03 SF)
COVERAGE (GROUND FL./ TOTAL LOT AREA)	46.6%	Site Plan Approval granted under Section 41 of the Planning Act
COVERAGE (GROUND FL./ TOTAL LOT AREA) WITHOUT REAR DECKS	39.6%	
TOTAL UNITS	48	
ACCESSORY STRUCTURE (WATER METER ROOM)	1	

*Richard Joff*  
Director of Development Services  
Dated June 8, 2022

SITE STATISTICS	PERMITTED	PROPOSED
DENSITY	48 units	48 units
MINIMUM LOT FRONTAGE	21m	126.48m
MINIMUM FRONT YARD	6.0m	8.0m
MINIMUM INTERIOR SIDE YARD	2.6m	2.7m
MINIMUM EXTERIOR SIDE YARD (SIDE FACING UNITS)	3.0m	3.0m
MINIMUM EXTERIOR SIDE YARD (REAR FACING UNITS)	6.0m	6.0m
MINIMUM REAR YARD	5m	5.0m
MAXIMUM BUILDING HEIGHT	11m	8.0m
MINIMUM FLOOR AREA / du	55m <sup>2</sup>	TYPE A: 134.95m <sup>2</sup> TYPE B: 135.08m <sup>2</sup> TYPE C: 138.38m <sup>2</sup>
MAXIMUM LOT COVERAGE FOR ALL BUILDINGS	47%	47%
PARKING REQUIRED (RESIDENTIAL - 2 SPACES PER DWELLING UNIT)		96
VISITOR PARKING		10
ACCESSIBLE PARKING		2
PARKING PROVIDED		108

DATE	DESCRIPTION	BY
6. JUNE 8/21	UPDATED SITE STATISTICS CHART	TD
5. MAR 4/21	MAILBOX LOCATION, PARKING	TD
4. FEB 2/21	ADD REAR DECKS	TD
3. NOV 11	RE-ISSUED FOR REZONING	TD
2. MAY 13	RE-ISSUED FOR REZONING	TD
1. MAR 17	ISSUED FOR REZONING	TD

NO.	DATE	DESCRIPTION	BY
1		REVISIONS	

PROJECT TITLE: PART OF LOT 45 REGISTRARS COMPILED PLAN #564 AND PART OF LOT 12 CONCESSION 19 CITY OF KAWARTHA LAKES

DRAWING TITLE: **MARSHALL HOMES**

**SITE PLAN**

DEC - 1 2021

TD Consulting INC.

100 St. Clair Street, Suite 100, Kitchener, ON N2G 1G5 Phone: (647) 535-1941 Email: info@tdconsulting.ca

DRAWN BY: VA PROJECT NO: 019-212

DESIGNED BY: TD DRAWING NO: SP-1

DATE: MAR 2020 SCALE: 1:300

ACCESSIBLE SIGNAGE DESIGNED IN ACCORDANCE WITH THE SPG SECTION 3.1.3 OFF STREET VEHICULAR LOADING AND PARKING FACILITIES 3.1.3 (8x). THE PARKING CONTROL SIGN SHALL BE LOCATED 1.5m ABOVE GROUND AND SIZED IN ACCORDANCE WITH THE DETAILS IN APPENDIX "O" OF THE SPG.

