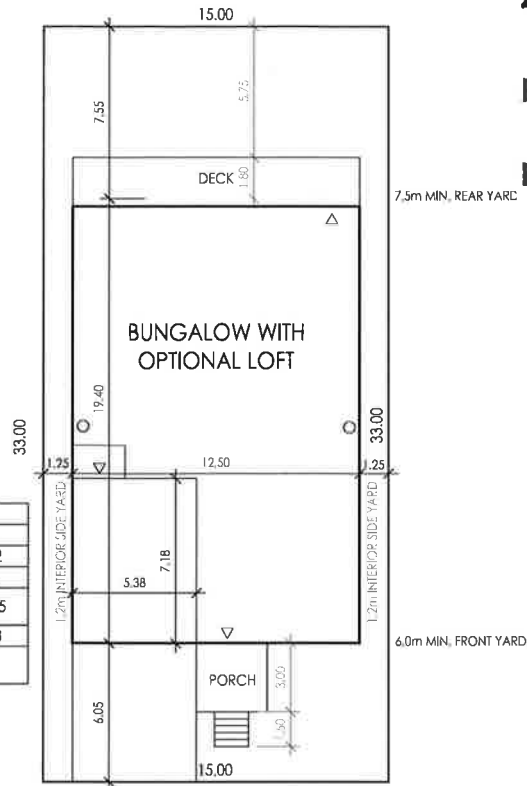


APPENDIX C
to
REPORT PLAN2022-056
FILE NO. DOB-2022-022

GFA MAX		
	m ²	SF
1ST	199.5	2147.1
2ND	238.1	2563.2
3RD		
TOTAL	437.6	4710.2

COVERAGE CALCULATIONS		
	m ²	SF
BUILDING AREA	238.1	2563.2
PORCH AREA	9.3	100.1
TOTAL COVERAGE (PORCH INCL'D)	247.4	2663.25
LOT AREA	495.0	538.03
TOTAL BUILDING COVERAGE(%)	50.0	



APEX DEVELOPMENT GROUP
project # 21029
Project Manager signature Date:
Designer/Assistant signature Date:
Siting & Grading Date:



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Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

ZONE: URBAN RESIDENTIAL TYPE ONE (R1) PARENT BY LAW : BY LAW 16-78 SITE SPECIFIC BY LAW : PROPOSED IN RED

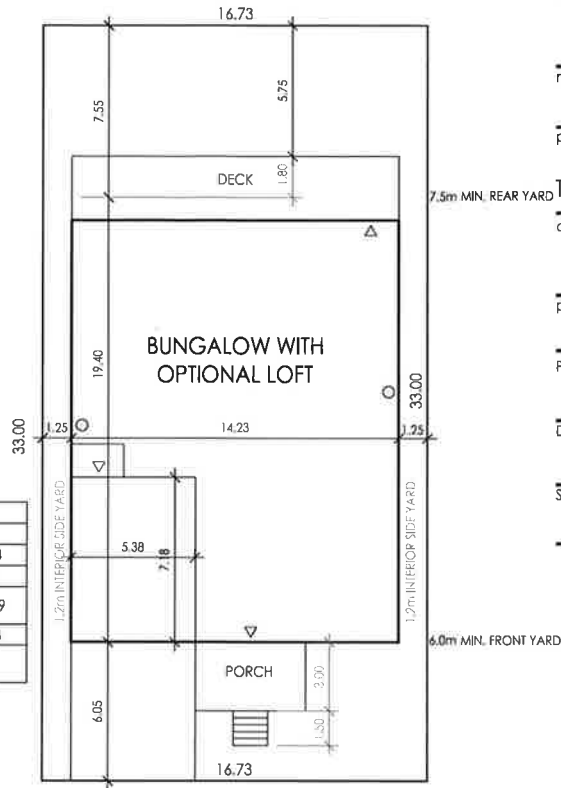
SETBACK REQUIREMENTS	SITE SPECIFIC	SECTION / SCHEDULE	COMMENTS/NOTES
MIN. FRONT YARD (HOUSE):	7.5m	5.2	PROPOSED 6.0m
MIN. FRONT YARD (GARAGE):			
MIN. REAR YARD:	7.5m	5.2	
MIN. INTERIOR SIDE YARD:	1.2m	5.2	PROPOSED = TO REMOVE REQUIREMENT OF 'PLUS ONE METER (3.3ft) FOR EACH ADDITIONAL OR PARTIAL STOREY ABOVE THE FIRST. '
MIN. EXTERIOR SIDE YARD:	4.5m	5.2	
SITE TRIANGLE:	SEE NOTE	2.126	SEE GENERAL COMMENTS #1.
MAX. BUILDING HEIGHT:	11.0m	5.2	BETWEEN MEAN & AVERAGE GRADE SURROUNDING STRUCTURE/BUILDING
MIN. FLOOR AREA PER DWELING:	74.0m ²	5.2	
MAX. COVERAGE:	30.0%	5.2	PROPOSED 50%
MIN. LOT AREA:	460.0m ²	5.2	
MIN. LOT DEPTH :			
MIN. LOT FRONTAGE:	15.0m	5.2	
MIN. CORNER LOT FRONTAGE:			
MIN. LANDSCAPED OPEN SPACE:			
MIN. DRIVEWAY SETBACK TO INT. LOT LINE:			
MIN. PARKING SPACES PER:	2	3.13	
MIN. PARKING SPACE SIZE (m):	2.5 x	2.92	MIN. 2.5m FOR WIDTH AND NOT LESS THAN 17m ² IN AREA (2.5m X 6.8m = 17m ²)
MIN. GARAGE SIZE (m):			
MAX. DRIVEWAY WIDTH:			
WATER SETBACK:	20.0m	5.2	

PERMITTED YARD ENCROACHMENTS:	ANY YARD	FRONT	INT.	REAR	EXT.	COMMENTS
PORCH:	NO YARD ENCROACHMENTS FOUND WITHIN VILLAGE OF BOBCAYGEON ZONING BY LAW 16-78 PROPOSED = Notwithstanding the front or exterior yard setback above, a porch may be permitted to encroach up to 3.0 metres into the front or exterior yard setback with the stairs being allowed to encroach a further 1.5 metres into the front or exterior yard setback beyond the front porch.					
STEPS & EAVES, GUTTERS:						
CHIMNEY, SILLS, CANOPIES						
BAY WINDOW OR SIMILAR PROJECTION:						
EXTERIOR STAIRWAYS (MAX 1 STOREY) :						
DECKS:	Notwithstanding Section 5.2.e., a deck and stairs may encroach a maximum of 1.8 metres into a required rear yard setback but shall not be included as part of lot coverage.					
BALCONIES:						
STEPS INTO REQUIRED GARAGE LENGTH:						

GENERAL COMMENTS:
1. WHERE A DAYLIGHT TRIANGLE IS PROVIDED FOR A CORNER LOT, MIN. YARD REQUIREMENT FROM THE HYPOTENUSE OF THE DAYLIGHTING TRIANGLE SHALL BE THE LESSER OF THE YARDS REQUIRED ALONG THE EXTERIOR LOT LINES.

GFA MAX		
	m ²	SF
1ST	223.2	2402.3
2ND	261.8	2818.3
3RD		
TOTAL	485.0	5220.6

COVERAGE CALCULATIONS		
	m ²	SF
BUILDING AREA	261.8	2818.3
PORCH AREA	14.5	156.0
TOTAL COVERAGE (PORCH INCL'D)	276.3	2974.29
LOT AREA	552.1	538.73
TOTAL BUILDING COVERAGE(%)	50.0	



zone
URBAN RESIDENTIAL
TYPE ONE (R1)

model
55'

project
RIVERSIDE HEIGHTS
TOWN OF BOBCAYGEON

client
APEX DEVELOPMENT
GROUP

project #
21029

Project Manager signature Date:

Designer/Assistant signature Date:

Siting & Grading Date:



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ZONE: URBAN RESIDENTIAL TYPE ONE (R1) PARENT BY LAW : BY LAW 16-78 SITE SPECIFIC BY LAW : PROPOSED IN RED

SETBACK REQUIREMENTS	SITE SPECIFIC	SECTION / SCHEDULE	COMMENTS/NOTES
MIN. FRONT YARD (HOUSE):	7.5m	5.2	PROPOSED 6.0m
MIN. FRONT YARD (GARAGE):			
MIN. REAR YARD:	7.5m	5.2	
MIN. INTERIOR SIDE YARD:	1.2m	5.2	PROPOSED = TO REMOVE REQUIREMENT OF "PLUS ONE METER (3.3ft) FOR EACH ADDITIONAL OR PARTIAL STOREY ABOVE THE FIRST. "
MIN. EXTERIOR SIDE YARD:	4.5m	5.2	
SITE TRIANGLE:	SEE NOTE	2.126	SEE GENERAL COMMENTS #1.
MAX. BUILDING HEIGHT:	11.0m	5.2	BETWEEN MEAN & AVERAGE GRADE SURROUNDING STRUCTURE/BUILDING
MIN. FLOOR AREA PER DWELING:	74.0m ²	5.2	
MAX. COVERAGE:	30.0%	5.2	PROPOSED 50%
MIN. LOT AREA:	460.0m ²	5.2	
MIN. LOT DEPTH:			
MIN. LOT FRONTAGE:	15.0m	5.2	
MIN. CORNER LOT FRONTAGE:			
MIN. LANDSCAPED OPEN SPACE:			
MIN. DRIVEWAY SETBACK TO INT. LOT LINE:			
MIN. PARKING SPACES PER:	2	3.13	
MIN. PARKING SPACE SIZE (m):	2.5 x	2.92	MIN. 2.5m FOR WIDTH AND NOT LESS THAN 17m ² IN AREA (2.5m X 6.8m = 17m ²)
MIN. GARAGE SIZE (m):			
MAX. DRIVEWAY WIDTH:			
WATER SETBACK:	20.0m	5.2	

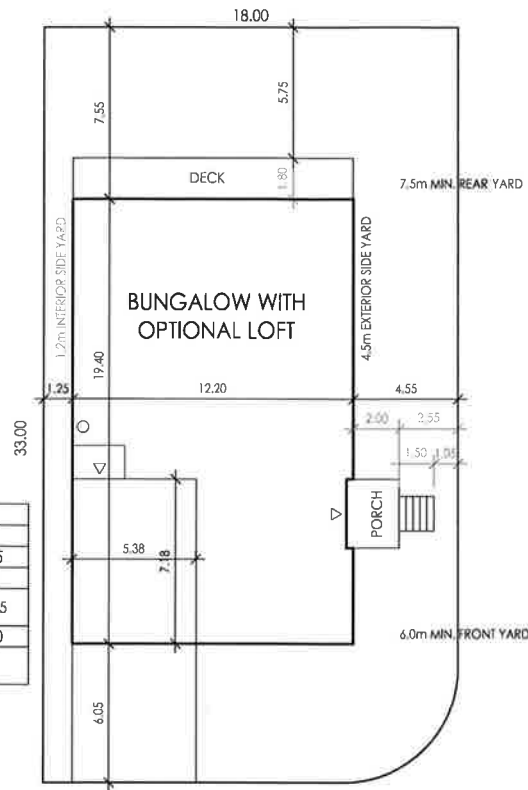
PERMITTED YARD ENCROACHMENTS:	ANY YARD	FRONT	INT.	REAR	EXT.	COMMENTS
PORCH:	NO YARD ENCROACHMENTS FOUND WITHIN VILLAGE OF BOBCAYGEON ZONING BY LAW 16-78 PROPOSED = Notwithstanding the front or exterior yard setback above, a porch may be permitted to encroach up to 3.0 metres into the front or exterior yard setback with the stairs being allowed to encroach a further 1.5 metres into the front or exterior yard setback beyond the front porch. Notwithstanding Section 5.2.e., a deck and stairs may encroach a maximum of 1.8 metres into a required rear yard setback but shall not be included as part of lot coverage."					
STEPS & EAVES, GUTTERS:						
CHIMNEY, SILLS, CANOPIES						
BAY WINDOW OR SIMILAR PROJECTION:						
EXTERIOR STAIRWAYS (MAX 1 STOREY):						
DECKS:	Notwithstanding Section 5.2.e., a deck and stairs may encroach a maximum of 1.8 metres into a required rear yard setback but shall not be included as part of lot coverage."					
BALCONIES:						
STEPS INTO REQUIRED GARAGE LENGTH:						

GENERAL COMMENTS:

1. WHERE A DAYLIGHT TRIANGLE IS PROVIDED FOR A CORNER LOT, MIN. YARD REQUIREMENT FROM THE HYPOTENUSE OF THE DAYLIGHTING TRIANGLE SHALL BE THE LESSER OF THE YARDS REQUIRED ALONG THE EXTERIOR LOT LINES.

GFA MAX		
	m ²	SF
1ST	197.1	2121.4
2ND	261.8	2818.3
3RD		
TOTAL	458.9	4939.8

COVERAGE CALCULATIONS		
	m ²	SF
BUILDING AREA	235.7	2537.5
PORCH AREA	6.0	64.6
TOTAL COVERAGE (PORCH INCL'D)	242.6	2611.75
LOT AREA	588.5	443.80
TOTAL BUILDINGS COVERAGE(%)	41.2	



zone
URBAN RESIDENTIAL
TYPE ONE (R1)

model
55' CORNER

project
RIVERSIDE HEIGHTS
TOWN OF BOBCAYGEON

client
APEX DEVELOPMENT
GROUP

project #
21029

Project Manager signature Date:

Designer/Assistant signature Date:

Siting & Grading Date:



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ZONE: URBAN RESIDENTIAL TYPE ONE (R1) PARENT BY LAW : BY LAW 16-78 SITE SPECIFIC BY LAW : PROPOSED IN RED

SETBACK REQUIREMENTS	SITE SPECIFIC	SECTION / SCHEDULE	COMMENTS/NOTES
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MIN. EXTERIOR SIDE YARD:	4.5m	5.2	
SITE TRIANGLE:	SEE NOTE	2.126	SEE GENERAL COMMENTS #1.
MAX. BUILDING HEIGHT:	11.0m	5.2	BETWEEN MEAN & AVERAGE GRADE SURROUNDING STRUCTURE/BUILDING
MIN. FLOOR AREA PER DWELING:	74.0m ²	5.2	
MAX. COVERAGE:	30.0%	5.2	PROPOSED 50%
MIN. LOT AREA:	460.0m ²	5.2	
MIN. LOT DEPTH :			
MIN. LOT FRONTAGE:	15.0m	5.2	
MIN. CORNER LOT FRONTAGE:			
MIN. LANDSCAPED OPEN SPACE:			
MIN. DRIVEWAY SETBACK TO INT. LOT LINE:			
MIN. PARKING SPACES PER:	2	3.13	
MIN. PARKING SPACE SIZE (m):	2.5 x	2.92	MIN. 2.5m FOR WIDTH AND NOT LESS THAN 17m ² IN AREA (2.5m X 6.8m = 17m ²)
MIN. GARAGE SIZE (m):			
MAX. DRIVEWAY WIDTH:			
WATER SETBACK:	20.0m	5.2	

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