



LEGAL DESCRIPTION
 LOTS 2 TO 6, BOTH INCLUSIVE
 REGISTERED PLAN 456
 IN THE
 TOWN OF GRIMSBY
 REGIONAL MUNICIPALITY OF
 NIAGARA

LEGEND

Zoning Chart For Singles

Existing Zoning: Residential Detached 3 "RD3" Zone			
	Required	Proposed	Compliance
Min. Lot Area	550m ²	405m ²	Does not comply
Max. Lot Coverage	15%	44%	Does not comply
Min. Lot Frontage	15.0m	15.0m	Complies
Min. Front Yard	11.665m	4.5m to dwelling, 6.0m to garage	Does not comply
Min. Exterior Side Yard	6.0m	N/A	-
Min. Interior Side Yard	1.8m	1.8m	Complies
Min. Rear Yard	7.5m	7.5m	Complies
Max. Building Depth	20m	15m	Complies
Max. Height	9m	9m	Complies
Parking			
Ratio	2 spaces per dwelling unit	2	Complies
Setbacks	Parking space for single detached dwellings may be located: - within 3m of a street line but not within a visibility triangle - rear yard of a Residential Zone a min of 1m from nearest lot line - an interior side yard of a Residential Zone to a min of 0.6m to nearest interior side lot line	N/A	-
Dimensions	- Min. Width: 2.75m - Min. Length: 5.75m - Min. Aisle Width: 6.0m	N/A	-
Accessible Parking	- One space per 20 parking spaces - Width: 4.5 m - Length: 5.75m	N/A	-
Driveway	- For lot with frontage between 11.0 m and less than 18.0 m, be no more than 6.0 m wide - For lots with frontage between 18.0 m, be no wider than width of garage door and tapered to max of 6.0 m wide.	6.0m x 6.0m	Complies

Zoning Chart for Semi-Detached Block

Proposed Zone: Multiple Residential 1 (RM1) Zone			
	Required (per unit)	Proposed	Compliance
Min. Lot Area	225m ²	227m ²	Complies
Max. Lot Coverage	40%	40%	Complies
Min. Lot Frontage	7.5m	8.5m	Complies
Min. Front Yard	4.5m	6.38m	Complies
Min. Exterior Side Yard	4.5m	1.5m	Does not comply
Min. Interior Side Yard	0.9m No interior side yards are required where the lot line is the dividing line between attached units.	1.5m	Complies
Min. Rear Yard	7.5m	7.5m	Complies
Max. Building Depth	20m	13.0m	Complies
Max. Height	9m	9m	Complies
Parking			
Ratio	2 spaces per dwelling unit (2 spaces x 28 units = 56 spaces)	<ul style="list-style-type: none"> 2 spaces per unit (driveway and garage) = 56 spaces 12 visitor spaces 	Complies
Setbacks	Parking space for semi-detached dwellings may be located: - within 3m of a street line but not within a visibility triangle - rear yard of a Residential Zone a min of 1m from nearest lot line - an interior side yard of a Residential Zone to a min of 0.6m to nearest interior side lot line	N/A	-
Dimensions	- Min. Width: 2.75m - Min. Length: 5.75m - Min. Aisle Width: 6.0m	- Min. Width: 2.75m - Min. Length: 5.75m - Min. Aisle Width: 6.75m	Complies
Accessible Parking	- One space per 20 parking spaces = 3 spaces - Min. Width: 4.5m - Min. Length: 5.75m	- 3 spaces - Min. Width: 4.5m - Min. Length: 5.75m	Complies
Driveway	- For lot with frontage less than 9.0m, be no more than 3.0m	3m	Complies

REVISIONS

REV.	DESCRIPTION	DATE	INIT.
A	ZONING APPLICATION	15-JUN-2017	JW

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PROJECT TITLE
 WINSTON ROAD DEVELOPMENT
 709, 715 & 721 WINSTON ROAD, GRIMSBY, ONTARIO

DRAWING TITLE
 ZONING SKETCH

DRAWN BY JP	DESIGNED BY
PRINT DATE 15-Jun-2017	PROJECT NUMBER
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