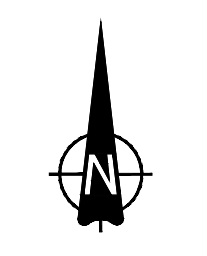


SITE PLAN

Part of Lot 45
Registered Plan 905
Town of Hagersville
Haldimand County



SITE DATA

- ZONING:**
 - Site 1 : CD-Downtown Commercial
 - Site 2 : R5-Urban Residential Type-5
- TOTAL SITE AREA:**
 - 2.24 Ha | 22,473.6 m²
 - 2.18 Ha | 21,881 m² (After Road Widening)
- BUILDING AREA:**
 - Ground Coverage: 5,400 m² | 24%
- LANDSCAPED AREA:**
 - Ground Coverage: 8,258 m² | 36.4%
- ASPHALT AREA:**
 - 8,902.3 m² | 39.6%
- NO. OF UNITS:**
 - Building A: 88 Units
 - Building B: 115 Units
 - Building C: 58 Units
 - Block Towns: 6 Units
 - TOTAL RESIDENTIAL UNITS : 267 Units**
- COMMERCIAL AREA**
 - Ground Floor of Building C: 400 m²
- PARKING REQUIRED:**
 - Site 1 CD Zone: 0.6 space per unit = 35 spaces
 - Block Towns: 2 and 0.1 space per visitor space per unit = 13 spaces
 - Commercial: 1 space per 25 m² = 16 spaces
- PARKING PROVIDED:**
 - Site 1 CD Zone: 0.65 space per unit = 38 spaces
 - Block Towns: 2 and 0.1 space per visitor space per unit = 13 spaces
 - Commercial: 1 space per 25 m² = 16 spaces

SITE PLAN

Site 1 - CD Downtown Commercial Zoning Chart

Code	Section	Description	Proposed	Comply
1.1	General Provisions	1.1.1 Purpose and Intent	Complies	✓
1.2	Definitions	1.2.1 Building	Complies	✓
1.3	Use	1.3.1 Permitted Uses	Complies	✓
1.4	Height	1.4.1 Maximum Height	Complies	✓
1.5	Setback	1.5.1 Front Setback	Complies	✓
1.6	Lot Coverage	1.6.1 Maximum Lot Coverage	Complies	✓
1.7	Parking	1.7.1 Minimum Parking	Complies	✓
1.8	Signage	1.8.1 Signage	Complies	✓
1.9	Landscaping	1.9.1 Landscaping	Complies	✓
1.10	Other Provisions	1.10.1 Other Provisions	Complies	✓

Site 2 - R5 Urban Residential Type-5 Zoning Chart

Code	Section	Description	Proposed	Comply
2.1	General Provisions	2.1.1 Purpose and Intent	Complies	✓
2.2	Definitions	2.2.1 Building	Complies	✓
2.3	Use	2.3.1 Permitted Uses	Complies	✓
2.4	Height	2.4.1 Maximum Height	Complies	✓
2.5	Setback	2.5.1 Front Setback	Complies	✓
2.6	Lot Coverage	2.6.1 Maximum Lot Coverage	Complies	✓
2.7	Parking	2.7.1 Minimum Parking	Complies	✓
2.8	Signage	2.8.1 Signage	Complies	✓
2.9	Landscaping	2.9.1 Landscaping	Complies	✓
2.10	Other Provisions	2.10.1 Other Provisions	Complies	✓

Site 3 on Tuscarora St - Zoning Site Statistics

Code	Section	Description	Proposed	Comply
3.1	General Provisions	3.1.1 Purpose and Intent	Complies	✓
3.2	Definitions	3.2.1 Building	Complies	✓
3.3	Use	3.3.1 Permitted Uses	Complies	✓
3.4	Height	3.4.1 Maximum Height	Complies	✓
3.5	Setback	3.5.1 Front Setback	Complies	✓
3.6	Lot Coverage	3.6.1 Maximum Lot Coverage	Complies	✓
3.7	Parking	3.7.1 Minimum Parking	Complies	✓
3.8	Signage	3.8.1 Signage	Complies	✓
3.9	Landscaping	3.9.1 Landscaping	Complies	✓
3.10	Other Provisions	3.10.1 Other Provisions	Complies	✓

Code	Section	Description	Proposed	Comply
4.1	General Provisions	4.1.1 Purpose and Intent	Complies	✓
4.2	Definitions	4.2.1 Building	Complies	✓
4.3	Use	4.3.1 Permitted Uses	Complies	✓
4.4	Height	4.4.1 Maximum Height	Complies	✓
4.5	Setback	4.5.1 Front Setback	Complies	✓
4.6	Lot Coverage	4.6.1 Maximum Lot Coverage	Complies	✓
4.7	Parking	4.7.1 Minimum Parking	Complies	✓
4.8	Signage	4.8.1 Signage	Complies	✓
4.9	Landscaping	4.9.1 Landscaping	Complies	✓
4.10	Other Provisions	4.10.1 Other Provisions	Complies	✓



NO.	REVISIONS