

Owner's Sketch FILE #PLZ-HA-2023-213 APPLICANT: Lisbert Holdings Inc.

PDD-06-2024, Attachment 3



DESIGN NOTES:

- PLEASE NOTE THAT THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
- ALL BUILDING AND UNDERGROUND PARKING DESIGN TO BE VERIFIED BY A QUALIFIED PROFESSIONAL.
- DESIGN SUBJECT TO CHANGE THROUGH PLANNING APPROVAL PROCESS. PROPOSAL NOT PERMITTED AS OF RIGHT.

**ZONING CHART (PARKING LOT) - HALDIMAND BY-LAW HC-1-2020
PROPOSED ZONE: URBAN RESIDENTIAL TYPE 4 ZONE (R4)**

PROVISION	REQUIRED	PROPOSED	COMPLIANCE
PARKING SPACE SIZE	3.0m X 5.8m	2.8m X 5.8m	NO
MIN PARKING AISLE WIDTH	6.5m	6.5m	YES
MIN INTERIOR LOT LINE SETBACK TO PARKING LOT	3.0m	1.85m	NO
MIN LANDSCAPE STRIP	2.0m	1.85m	NO

**ZONING CHART (SEMI-DETACHED DWELLINGS) - HALDIMAND BY-LAW HC-1-2020
ZONE: URBAN RESIDENTIAL TYPE 3 ZONE (R3)**

PROVISION	REQUIRED	PROPOSED	COMPLIANCE
PERMITTED USE	SEMI-DETACHED	SEMI-DETACHED	YES
MIN LOT AREA	255m ²	242.2m ²	NO
MIN LOT FRONTAGE	7.5m	8.5m	YES
MIN FRONT YARD	6.0m	6.0m	YES
MIN INTERIOR SIDE YARD	1.2m	1.2m	YES
SEMI-DETACHED WALL	0.0m	0.0m	YES
MIN REAR YARD	7.5m	7.5m	YES
MAX BUILDING HEIGHT	11.0m	11.0m	YES
MIN LANDSCAPE OPEN SPACE	50%	47.2%	NO
PARKING SPACE SIZE	3.0m X 5.8m	3.0m X 6.0m	YES
PARKING SPACES	2 PER DWELLING	2 PER DWELLING	YES

LEGAL DESCRIPTION

PART OF LOT 6 SOUTH OF SUTHERLAND STREET AND EAST SIDE OF INVERNESS STREET GEOGRAPHIC TOWNSHIP OF CALEDONIA IN THE HALDIMAND COUNTY



REVISIONS

REV.	DESCRIPTION	DATE	INIT.
A	ZONING CHARTS UPDATED	07-18-2023	LR
A	SUBMISSION	05-04-2023	JB

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310 LIMERIDGE ROAD WEST, SUITE 6 HAMILTON ONTARIO, L9C 2V2
P 905-574-1963 F 905-527-8658

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URBAN PLANNING | DESIGN | PROJECT MANAGEMENT

PROJECT TITLE
41-45 SUTHERLAND STREET WEST

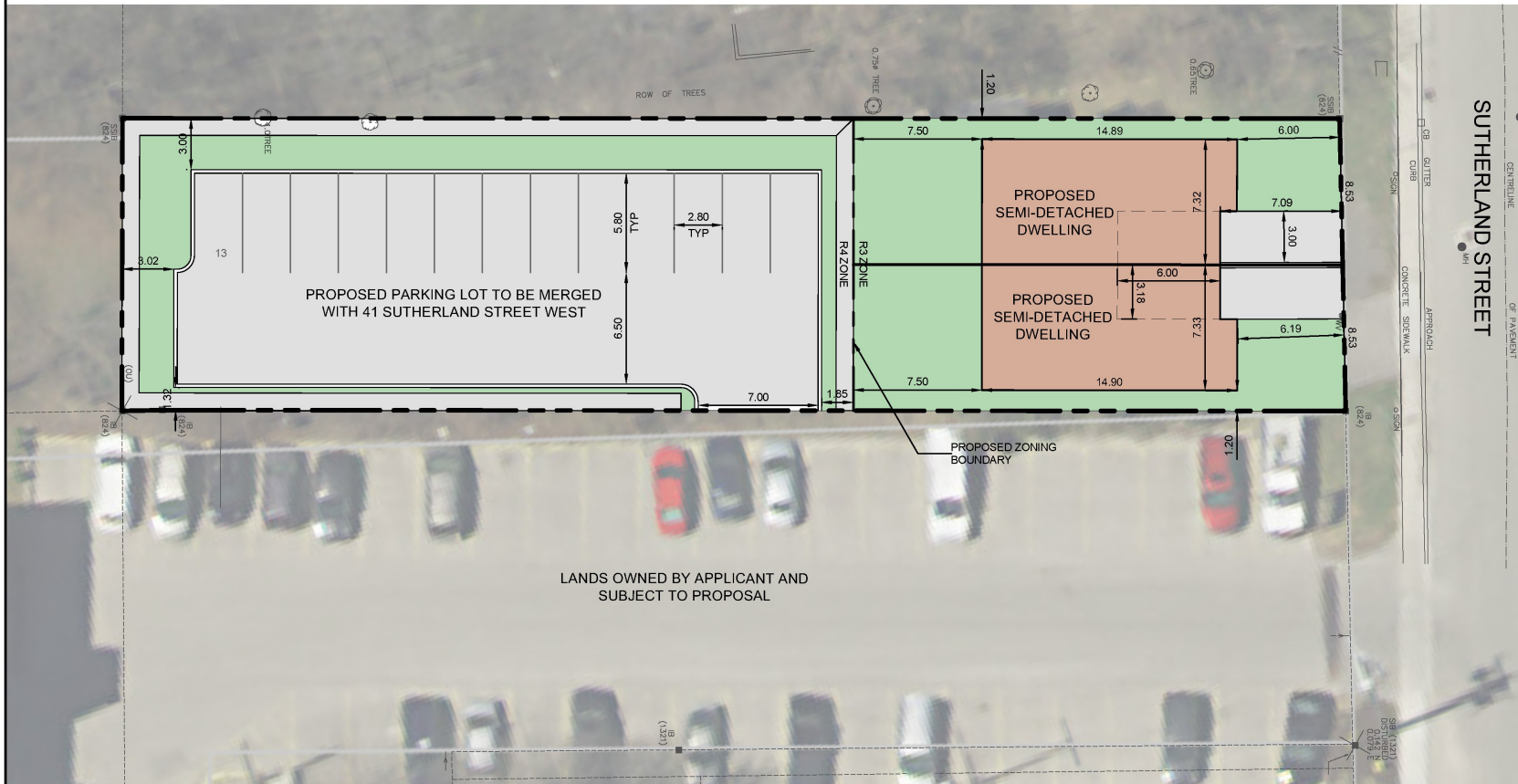
DRAWING TITLE
CONCEPT PLAN

DRAWN BY JB
DESIGNED BY

PRINT DATE 19-JUL-2023
PROJECT NUMBER

REVISION A
DRAWING NUMBER CP1-1

SCALE 1:250



Plotted by: Lina Ruiz, 19-JUL-2023, 2:17PM

File Location: C:\TJCG Dropbox\SERVER\PROJECTS\Gregorio Homes\Sutherland, Caledonia\Drawings\Planning\45-47 Sutherland St W_Concept Plan.dwg