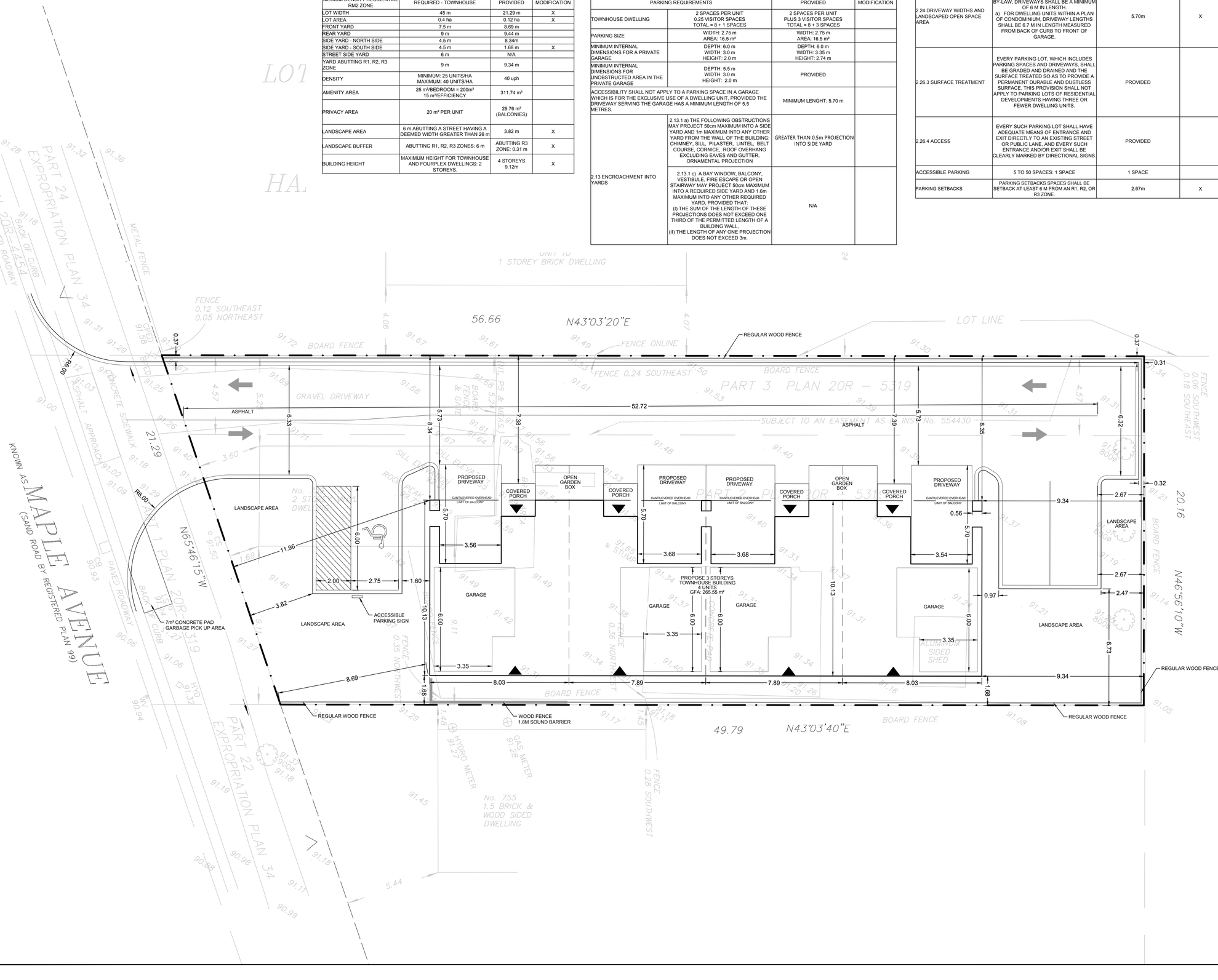
CITY OF BURLINGTON ZONING BY-LAW 2020			
MEDIUM DENSITY RESIDENTIAL RM2 ZONE	REQUIRED - TOWNHOUSE	PROVIDED	MODIFICATION
LOT WIDTH	45 m	21.29 m	X
LOT AREA	0.4 ha	0.12 ha	X
FRONT YARD	7.5 m	8.69 m	
REAR YARD	9 m	9.44 m	
SIDE YARD - NORTH SIDE	4.5 m	8.34m	
SIDE YARD - SOUTH SIDE	4.5 m	1.68 m	X
STREET SIDE YARD	6 m	N/A	
YARD ABUTTING R1, R2, R3 ZONE	9 m	9.34 m	
DENSITY	MINIMUM: 25 UNITS/HA MAXIMUM: 40 UNITS/HA	40 uph	
AMENITY AREA	25 m²/BEDROOM = 200m² 15 m²/EFFICIENCY	311.74 m²	
PRIVACY AREA	20 m² PER UNIT	29.76 m² (BALCONIES)	
LANDSCAPE AREA	6 m ABUTTING A STREET HAVING A DEEMED WIDTH GREATER THAN 26 m	3.82 m	X
LANDSCAPE BUFFER	ABUTTING R1, R2, R3 ZONES: 6 m	ABUTTING R3 ZONE: 0.31 m	X
BUILDING HEIGHT	MAXIMUM HEIGHT FOR TOWNHOUSE AND FOURPLEX DWELLINGS: 2 STOREYS.	4 STOREYS 9.12m	X

CITY OF BURLINGTON ZONING BY-LAW 2020			
PARKING REQUIREMENTS		PROVIDED	MODIFICATION
TOWNHOUSE DWELLING	2 SPACES PER UNIT 0.25 VISITOR SPACES TOTAL = 8 + 1 SPACES	2 SPACES PER UNIT PLUS 3 VISITOR SPACES TOTAL = 8 + 3 SPACES	
PARKING SIZE	WIDTH: 2.75 m AREA: 16.5 m²	WIDTH: 2.75 m AREA: 16.5 m²	
MINIMUM INTERNAL DIMENSIONS FOR A PRIVATE GARAGE	DEPTH: 6.0 m WIDTH: 3.0 m HEIGHT: 2.0 m	DEPTH: 6.0 m WIDTH: 3.35 m HEIGHT: 2.74 m	
MINIMUM INTERNAL DIMENSIONS FOR UNOBSTRUCTED AREA IN THE PRIVATE GARAGE	DEPTH: 5.5 m WIDTH: 3.0 m HEIGHT: 2.0 m	PROVIDED	
ACCESSIBILITY SHALL NOT APPLY TO A PARKING SPACE IN A GARAGE WHICH IS FOR THE EXCLUSIVE USE OF A DWELLING UNIT, PROVIDED THE DRIVEWAY SERVING THE GARAGE HAS A MINIMUM LENGTH OF 5.5 METRES.		MINIMUM LENGHT: 5.70 m	
2.13 ENCROACHMENT INTO YARDS	2.13.1 a) THE FOLLOWING OBSTRUCTIONS MAY PROJECT 50cm MAXIMUM INTO A SIDE YARD AND 1m MAXIMUM INTO ANY OTHER YARD FROM THE WALL OF THE BUILDING: CHIMNEY, SILL, PILASTER, LINTEL, BELT COURSE, CORNICE, ROOF OVERHANG EXCLUDING EAVES AND GUTTER, ORNAMENTAL PROJECTION	GREATER THAN 0.5m PROJECTION INTO SIDE YARD	
	2.13.1 c) A BAY WINDOW, BALCONY, VESTIBULE, FIRE ESCAPE OR OPEN STAIRWAY MAY PROJECT 50cm MAXIMUM INTO A REQUIRED SIDE YARD AND 1.6m MAXIMUM INTO ANY OTHER REQUIRED YARD, PROVIDED THAT: (I) THE SUM OF THE LENGTH OF THESE PROJECTIONS DOES NOT EXCEED ONE THIRD OF THE PERMITTED LENGTH OF A BUILDING WALL (II) THE LENGTH OF ANY ONE PROJECTION DOES NOT EXCEED 3m.	N/A	

2.24.DRIVEWAY WIDTHS AND LANDSCAPED OPEN SPACE AREA	3. UNLESS OTHERWISE SPECIFIED IN THIS BY-LAW, DRIVEWAYS SHALL BE A MINIMUM OF 6 M IN LENGTH. a) FOR DWELLING UNITS WITHIN A PLAN OF CONDOMINIUM, DRIVEWAY LENGTHS SHALL BE 6.7 M IN LENGTH MEASURED FROM BACK OF CURB TO FRONT OF GARAGE.	5.70m	X
2.26.3 SURFACE TREATMENT	EVERY PARKING LOT, WHICH INCLUDES PARKING SPACES AND DRIVEWAYS, SHALL BE GRADED AND DRAINED AND THE SURFACE TREATED SO AS TO PROVIDE A PERMANENT DURABLE AND DUSTLESS SURFACE. THIS PROVISION SHALL NOT APPLY TO PARKING LOTS OF RESIDENTIAL DEVELOPMENTS HAVING THREE OR FEWER DWELLING UNITS.	PROVIDED	
2.26.4 ACCESS	EVERY SUCH PARKING LOT SHALL HAVE ADEQUATE MEANS OF ENTRANCE AND EXIT DIRECTLY TO AN EXISTING STREET OR PUBLIC LANE, AND EVERY SUCH ENTRANCE AND/OR EXIT SHALL BE CLEARLY MARKED BY DIRECTIONAL SIGNS.	PROVIDED	
ACCESSIBLE PARKING	5 TO 50 SPACES: 1 SPACE	1 SPACE	
PARKING SETBACKS	PARKING SETBACKS SPACES SHALL BE SETBACK AT LEAST 6 M FROM AN R1, R2, OR R3 ZONE.	2.67m	X



CLIENT

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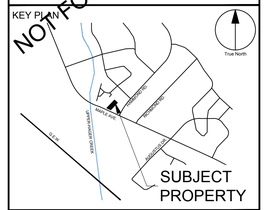
Arcadis Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
01	SITE PLAN SUBMISSION	2024-09-16

NOT FOR CONSTRUCTION

KEY PLAN



BENCHMARK

SOURCE

MICHAEL CROUGH
REGISTERED PROFESSIONAL PLANNER
R.P.P.

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PROJECT
RESIDENTIAL DEVELOPMENT

759 MAPLE AVENUE, BURLINGTON, ON

SCALE
1 0 1 2 4
1:100 (m)

PROJECT NO:
145256

DRAWN BY:	CHECKED BY:
M. ROJAS	M. CROUGH
PROJECT MGR:	APPROVED BY:
M. CROUGH	M. CROUGH

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP 1.0

ISSUE
01

SCALE CHECK
10mm
1 in

File Location: J:\Hamilton\145256_ZBLA_-_759_MV\3_Production\7.03_Design\7_Planning\145256SP.dwg Last Saved: September 16, 2024 by rojasm9605 Plotted: September 16, 2024 1:17:12 PM by Rojas Sandoval, Macarena