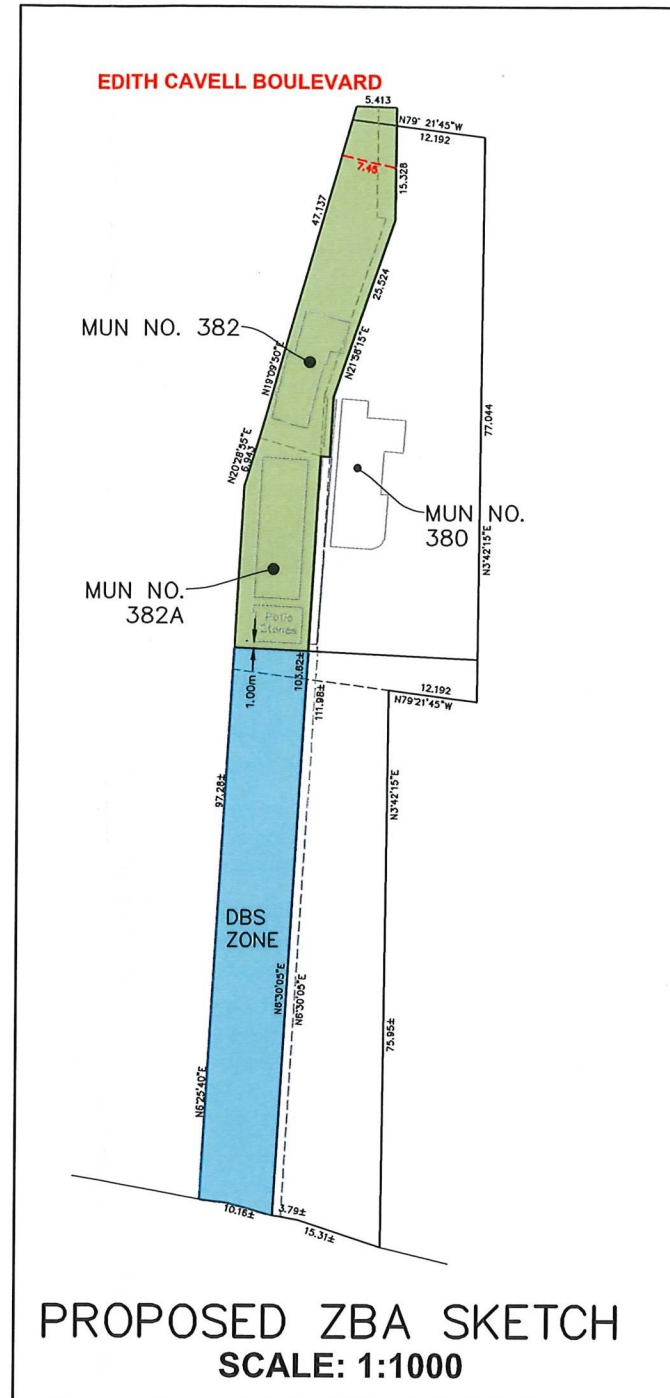


SCALE: 1:200



PROPOSED ZBA SKETCH
SCALE: 1:1000

| LEGEND | |
|---|---------------------|
| | PROPOSED R1-XX ZONE |
| | PROPOSED DBS ZONE |

R1-XX ZONE REGULATIONS

| ITEM NO. | PROPOSED R1-XX ZONE | | ZONE REGULATION | |
|------------------------------|--|---------------------------------|--|----------|
| 1. PERMITTED USES | ONE ONE-FAMILY DWELLING, ADDITIONAL RESIDENTIAL UNIT | | ONE ONE-FAMILY DWELLING, ADDITIONAL RESIDENTIAL UNIT | |
| 2. MINIMUM LOT AREA | 1440.08m ² | | 371.61m ² | |
| 3. MINIMUM LOT DEPTH | 149.01m | | 30.48m | |
| 4. MINIMUM LOT FRONTAGE | 7.0m | | 12.19m | |
| 5. MAXIMUM LOT COVERAGE | MAIN BUILDING | ACCESSORY BUILDING OR STRUCTURE | MAIN | ACCESS. |
| | 13.95% | - | 25% | 8% |
| 6. MINIMUM FRONT YARD DEPTH | 29.52m | | 7.62m | |
| 7. MINIMUM SIDE YARD DEPTH | INTERIOR | EXTERIOR | INTERIOR | EXTERIOR |
| | 0.40m | - | 1.20m | - |
| 8. MINIMUM REAR YARD DEPTH | 81.96m | | HEIGHT OF BUILDING | |
| 9. MAXIMUM BUILDING HEIGHT | MAIN BUILDING | ACCESSORY BUILDING OR STRUCTURE | MAIN | ACCESS. |
| | 1 STOREY | - | 2 STOREY | 5.5m |
| 10. MAXIMUM FLOOR AREA RATIO | 0.14 | | 0.40 | |
| 11. GROUND FLOOR AREA | Mun. No.(382)=83.07m ² Mun. No.(382A)=117.78m ² | | 88.26m ² | |
| 12. OFF-STREET PARKING | 3 SPACES | | 3 SPACES PER UNIT | |

NOTE: PROPOSED REGULATIONS SHOWN IN RED ARE REQUESTED AMENDMENTS FROM THE STANDARD R1 ZONE.

ZONING BYLAW

LOT 1
SOUTH OF GEORGE STREET
WEST OF SYDENHAM STREET
AND PART OF
LOT 25
NORTH OF LAKE ERIE
REGISTERED PLAN No. 117
(FORMERLY THE VILLAGE OF PORT STANLEY)
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN
PLAN PREPARED BY:

CJDL
Consulting Engineers

Cyril J. Demeyere Limited
P.O. Box 460, 261 Broadway
Tillsonburg, Ontario. N4G 4H8
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866-302-9886
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cjd@cjdle.com

JOB No. 22099

DATE: 29 FEB 2024