ZONING CHART

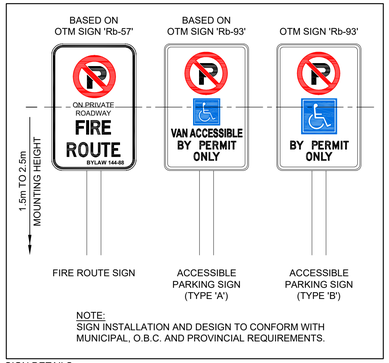
COUNTY OF BRANT COMPREHENSIVE ZONING BYLAW - RESIDENTIAL MULTIPLE MEDIUM DENSITY - ROWHOUSE (RM2) ZONE

DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
MIN LOT AREA (FOR THE PURPOSES OF THIS BY-LAW, THE PARCELS / UNITS IN THE PLAN OF CONDOMINIUM MAY BE DEEMED AS LOTS)	185m² PER UNIT	118m² PER UNIT	YES (WITH ZBA)
MIN LOT FRONTAGE (20m EXCEPT 9.0m FOR ROWHOUSE DWELLINGS)	20.0m / 9.0m	4.88m FOR ROWHOUSE DWELLINGS	YES (WITH ZBA)
MIN STREET SETBACK TO ATTACHED GARAGE	6.0m	6.00m	YES
MIN STREET SETBACK TO HABITABLE PORTION OF THE DWELLING (PROVIDED THE MINIMUM WIDTH OF THE DRIVEWAY SHALL BE 5.6m)	4.5m	MIN. 3.0m FOR A CORNER UNIT	YES (WITH ZBA)
MIN INTERIOR SIDE YARD SETBACK	3.0m	1.5m	YES (WITH ZBA)
MIN REAR YARD SETBACK	6.0m	MIN. 6.04m	YES
MAX LOT COVERAGE	40%	MAX. 65%	YES (WITH ZBA)
MIN LANDSCAPED OPEN SPACE	30%	25%	YES (WITH ZBA)
MAX BUILDING HEIGHT	12.0m	14.5m	YES (WITH ZBA)
MIN SEPARATION DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	3.0m	3.1m	YES
PARKING			
MIN PARKING SPACE SIZE	2.8m x 5.5m	2.8m x 5.5m	YES
MIN PARALLEL PARKING SPACE SIZE	2.5m x 6.7m	2.5m x 6.7m	YES
MIN ACCESSIBLE SPACE SIZE			
TYPE A	3.4m x 5.5m	3.4m x 5.5m	YES
TYPE B	2.8m x 5.5m	2.8m x 5.5m	YES
MIN ACCESS AISLE SIZE (SINGLE)	1.5m x 5.5m	1.5m x 5.5m	YES
MIN ACCESS AISLE SIZE (DOUBLE)	1.6m x 5.5m	1.6m x 5.5m	YES
MIN PARKING SPACES	307	340	
TOWNHOUSE RESIDENTIAL (2 SPACES PER UNIT)	254	254	YES
VISITOR (0.35 SPACES PER UNIT)	44	77 (0.60 PER UNIT)	YES
MIN ACCESSIBLE SPACES (2%+2)	9	9	YES
MIN PARKING SPACE SETBACK FROM A STREET LINE	3m	MIN. 33m	YES

*** MAXIMUM LOT COVERAGE OF 40% SHALL APPLY TO DWELLING UNITS. MAXIMUM OVERALL LOT COVERAGE OF 45% SHALL BE PERMITTED. THE ADDITIONAL 5% SHALL ONLY BE USED FOR ACCESSORY BUILDINGS OR STRUCTURES.

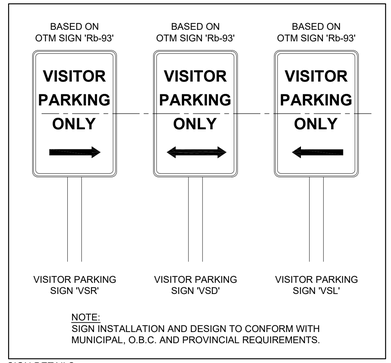
SITE STATISTICS

LOT AREA STAGE 1	**36,777.99m²**
CONDOMINIUM 1 - BLOCK 1	37,777.99m²
UNIT COUNT STAGE 1	
2-STOREY 20ft TOWNHOMES	59 (46.5%)
3-STOREY 16ft TOWNHOMES	68 (53.5%)
TOTAL UNIT COUNT	**127 (100%)**
DENSITY	34.6 UPH
PARKING SPACES	**340**
RESIDENTIAL SPACES (2 SPACES PER UNIT)	254
VISITOR SPACES (0.60 PER UNIT)	77
ACCESSIBLE PARKING SPACES (2%+2 OF REQ.)	9



NOTE:
SIGN INSTALLATION AND DESIGN TO CONFORM WITH MUNICIPAL, O.B.C. AND PROVINCIAL REQUIREMENTS.

SIGN DETAILS
1:10



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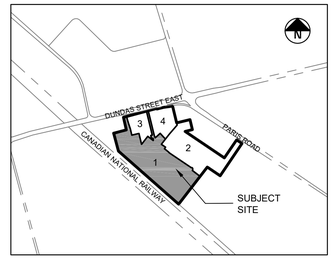

KEY MAP
1:10,000

DESIGN NOTES:

1. PLEASE NOTE THAT THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. ALL BUILDING DESIGNS TO BE VERIFIED BY A QUALIFIED PROFESSIONAL.
3. DESIGN SUBJECT TO CHANGE THROUGH PLANNING APPROVAL PROCESS.
4. ALL CONDOMINIUM BLOCKS WILL HAVE RECIPROCAL EASEMENTS OVER EACH OTHER TO ALLOW ACCESS, SERVICING AND MAINTENANCE.

LEGAL DESCRIPTION

PART OF WILLIAM CURTIS GRANT AND PART OF CURTIS GRANT AUGUSTUS JONES TRACT
GEOGRAPHIC TOWNSHIP OF BRANTFORD
NOW IN THE
TOWN OF PARIS
COUNTY OF BRANT

LEGEND

- OVERALL DEVELOPMENT PROPERTY LINE
- CONDOMINIUM LIMIT
- FR — FIRE ROUTE SIGN
- FH — FIRE HYDRANT

REVISIONS

REV.	DESCRIPTION	DATE	INIT.
A	SUBMISSION	22-DEC-2025	LR

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LIV COMMUNITIES

PROJECT TITLE
118, 126, 130, 132 DUNDAS STREET EAST, 34 PARIS ROAD
PARIS, ONTARIO

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1122 WILSON STREET WEST, SUITE 200 ANCASTER ONTARIO, L9G 3K9
P 905-574-1993
W LANDWISE.CA

DRAWING TITLE
STAGE 1 SITE PLAN (CONDOMINIUM 1)

PRINT DATE: 22-DEC-2025	DRAWN BY: LR
REVISION: A	DESIGNED BY: LW
SCALE: 1:500	DRAWING NUMBER: SP1-1

Plotted by: Lira Ruiz; 22-DEC-2025; 9:26AM
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