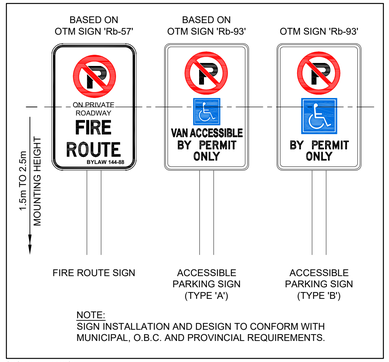
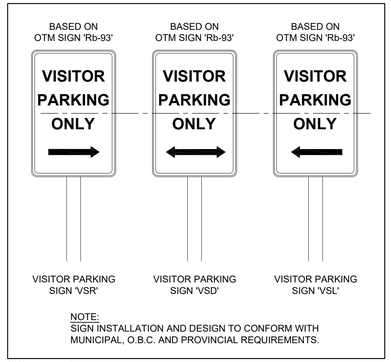


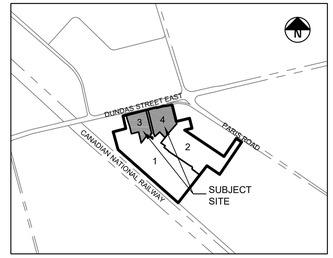
NOTE:
SIGN INSTALLATION AND DESIGN TO CONFORM WITH MUNICIPAL, O.B.C. AND PROVINCIAL REQUIREMENTS.

SIGN DETAILS
1:10

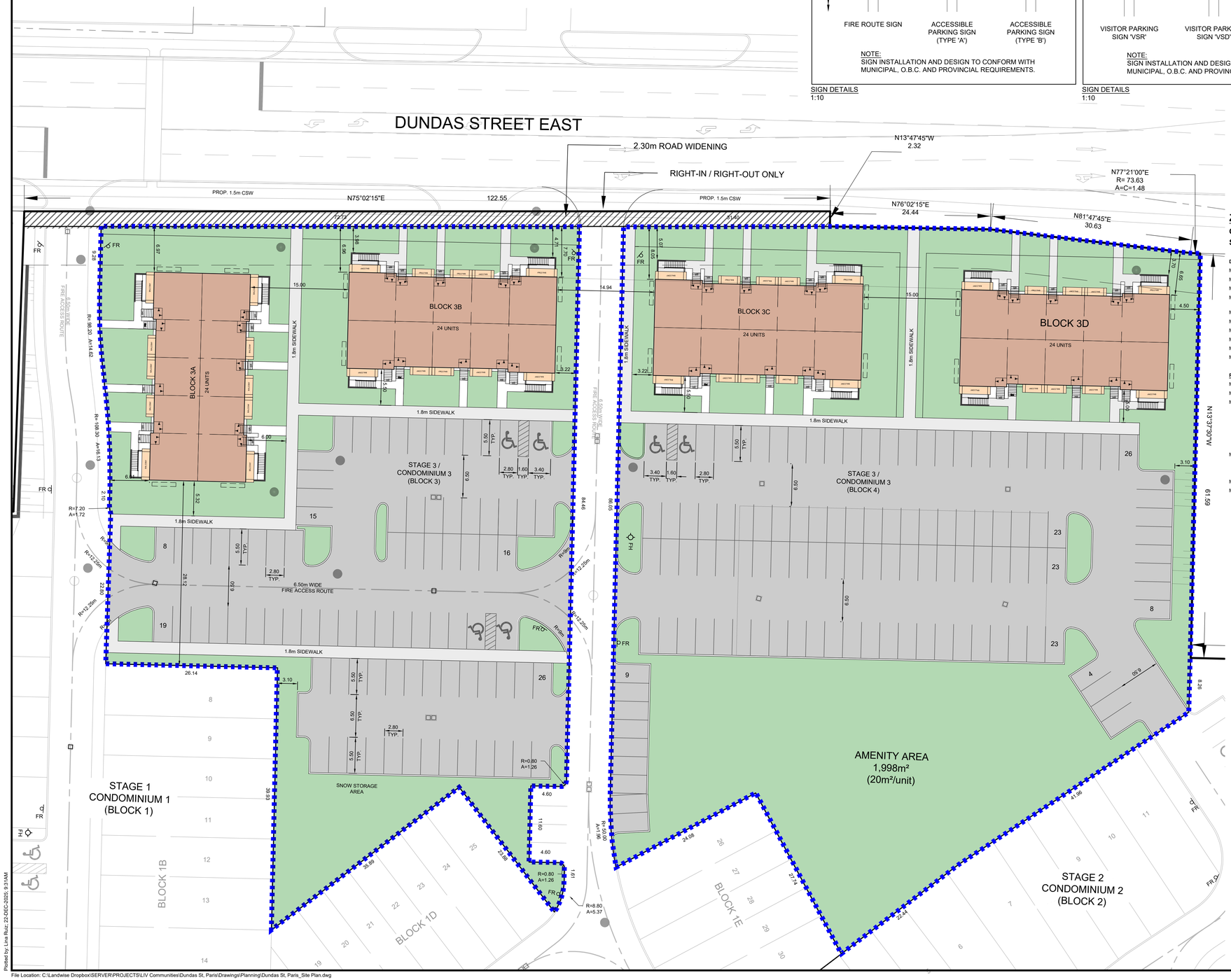


NOTE:
SIGN INSTALLATION AND DESIGN TO CONFORM WITH MUNICIPAL, O.B.C. AND PROVINCIAL REQUIREMENTS.

SIGN DETAILS
1:10



KEY MAP
1:10,000



SITE STATISTICS

LOT AREA STAGE 3	**14,057.66m²**
CONDOMINIUM 3 - BLOCK 3	5,992.34m²
CONDOMINIUM 3 - BLOCK 4	8,065.32m²
UNIT COUNT STAGE 3	
3.5-STOREY STACKED TOWNHOMES	96 (100%)
TOTAL UNIT COUNT	**96 (100%)**
DENSITY	67.1 UPH
PARKING SPACES	**200**
STACKED TOWNHOMES (1 PER1 BR UNIT & 2 PER 2 BR UNIT) (1 BR = 32 UNITS, 2-BR = 64 UNITS)	160
VISITOR SPACES (0.35 PER UNIT)	34
ACCESSIBLE PARKING SPACES (3%+1 OF REQ.)	6

ZONING CHART

COUNTY OF BRANT COMPREHENSIVE ZONING BYLAW - RESIDENTIAL MULTIPLE HIGH DENSITY - STACKED (RM3) ZONE

DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
MIN LOT AREA	185m² PER UNIT	100m² PER UNIT	YES (WITH ZBA)
MIN LOT FRONTAGE (20m EXCEPT 9.0m STREET FRONTING ROWHOUSE)	20.0m / 9.0m	72.73m	YES
MIN STREET SETBACK TO ATTACHED GARAGE	6.0m	N/A	YES
MIN STREET SETBACK TO HABITABLE PORTION OF THE DWELLING (PROVIDED THE MINIMUM WIDTH OF THE DRIVEWAY SHALL BE 5.6m)	4.5m	3.2m	YES (WITH ZBA)
MIN INTERIOR SIDE YARD SETBACK	3.0m	4.5m	YES
MIN REAR YARD SETBACK	6.0m	28.12m	YES
MAX LOT COVERAGE	40%	MAX. 60%	YES
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	15.0m	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	151	200	
STACKED TOWNHOMES (1 PER UNIT, PLUS 0.25 ADDITIONAL PER BED.)	112	160	YES
VISITOR (0.35 SPACES PER UNIT)	34	34 (0.35 PER UNIT)	YES
MIN ACCESSIBLE SPACES (3%+1)	5	6	YES
MIN PARKING SPACE SETBACK FROM A STREET LINE	3m	MIN. 33m	YES

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

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

DRAWING TITLE
STAGE 3 SITE PLAN
(CONDOMINIUM 3)

PRINT DATE	DRAWN BY
22-DEC-2025	LR
REVISION	DESIGNED BY
A	LW
SCALE	DRAWING NUMBER
1:300	SP3-1

Plotted by: Lirs Ruiz; 22-DEC-2025; 9:31AM
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