



R4 ZONE	REQUIRED	PROVIDED
Lot Area (min.)	335.0m <sup>2</sup>	242.7m <sup>2</sup>
Lot Frontage (min.)	10.0m	10.4m
Front Yard (min.)	4.5m	7.0m
Side Yards (min.)	1.2m	1.2m
Exterior Side Yard (min.)	3.0m	4.3m
Rear Yard (min.)	7.0m	5.3m
Dwelling Unit Floor Area (min.)	70.0m <sup>2</sup>	206.1m <sup>2</sup>
Lot Coverage (max.)	45%	42%
Height of Main Bldg. (max.)	10.0m	10.5m
Parking Coverage of Front Yard (max.)	60%	51%

RM2 ZONE	REQUIRED	PROVIDED
Lot Area (min.)	720.0m <sup>2</sup>	13,008.0m <sup>2</sup>
Lot Frontage (min.)	21.0m	12.8m
Front Yard (min.)	7.0m	23.4m
Side Yards (min.)	1.8m	1.2m
Rear Yard (min.)	7.0m	6.0m
Landscaped Open Space (min. % of lot area)	35%	51%
Dwelling Unit Floor Area (min.)	35m <sup>2</sup> /dwelling unit + 10m <sup>2</sup> /bedroom	206.1m <sup>2</sup>
Lot Coverage (max. of lot area)	35%	30%
Height of Main Bldg. (max.)	10m	10.5m
Parking Coverage of Front Yard (max.)	60%	0%
Amenity Space Area (min.)	12m <sup>2</sup> /unit (468m <sup>2</sup> )	1,000.1 m <sup>2</sup>

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1	Oct. 1, 2019	Increase lot frontage for Lot 2; Increase front yard setback to 7.0m; Revise driveway length and width;	Zak
2	Oct. 24, 2019	Identify snow storage and landscaping along Street 'A'; Revise entrance to Street 'A';	Zak
3	Nov. 7, 2019	Revise building height in zoning matrix; increase side yard setback to lot 15;	A.S.
4	Nov. 18, 2019	Adjust setback adjacent to lot 3;	A.S.

CONCEPT PLAN COMPLETED BY  
PARK CITY, DATED OCT. 24, 2019.

**IPS INNOVATIVE PLANNING SOLUTIONS**  
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Date:	April 2, 2019	Checked By:	D.V.
File:	17-702	Drawn By:	Zak