



ZONING TABLE			
PROVISION	REQUIRED Back to Back	PROVIDED - Block 2	PROVIDED - Block 3 & 4
Lot Frontage (min)	5.5m	4.5m	6.8m
Front Yard Setback (min)	3.0m	6.0m (Street M)	1.5m (Veterans)
Exterior Side Yards Setback (min)	2.0m	n/a	n/a
Interior Side Yards Setback (min) one side	0m	0m	0m
Interior Side Yards Setback (min) opposite side	0m	0m	0m
Rear Yard (min)	5.0m	6.0m (Lane)	5.8m (Lane)
End Unit Interior Side Yard Setback	1.2m	1.2m	1.2m
Dwelling unit floor area (min)	35m <sup>2</sup> /dwelling unit + 10m <sup>2</sup> /bedroom	35m <sup>2</sup> /dwelling unit + 10m <sup>2</sup> /bedroom	35m <sup>2</sup> /dwelling unit + 10m <sup>2</sup> /bedroom
Gross floor area (max % of lot area)	250%	183%	Block 3 - 240% Block 4 - 238%
Maximum Height Number of Storeys	3	3	4
Maximum number of contiguous units in a row	8	10	6
Parking	1 space per unit, tandem permitted	2 spaces per unit in tandem	2 spaces per unit in tandem

ZONING TABLE		
PROVISION	REQUIRED Block/Cluster/Street	PROVIDED - Block 1
Lot Frontage (min)	11.0m	43.5m for total block
Front Yard Setback (min)	3.0m	6m
Exterior Side Yards Setback (min)	2.0m	n/a
Interior Side Yards Setback (min) one side	0m	0m
Rear Yard (min)	5.0m	13.9m
End Unit Interior Side Yard Setback	1.2m	1.2m
Landscaped Open Space (min % of lot area)	25%	45% per lot & 49% for total block
Minimum General Amenity Area per Unit	10m <sup>2</sup>	62.5m <sup>2</sup> in backyards
Dwelling unit floor area (min)	35m <sup>2</sup> /dwelling unit + 10m <sup>2</sup> /bedroom	35m <sup>2</sup> /dwelling unit + 10m <sup>2</sup> /bedroom
Lot Coverage (max % of lot area)	50%	43% per lot & 40% for total block
Gross floor area (max % of lot area)	250%	129% per lot & 121% for total block
Maximum Height Number of Storeys	3	3
Maximum number of contiguous units in a row	8	9
Parking	1 space per unit, tandem permitted	2 spaces per unit in tandem

# CONCEPT PLAN 'A'

## 53 Units

VETERAN'S DRIVE AND MCKAY RD  
SALEM SECONDARY PLAN

Note: This drawing is for discussion purposes only.

0 10 20 30 40m

Date: April 16, 2019 Scale: 1 : 750

File: 18-769 Drawn By: VS

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