



ADDRESS 409 MAXWELL CR.
 LEGAL DESC. LOT 11, BLOCK 21, PLAN 77R56670
 SCALE 1:500

ZONING INDUSTRIAL LIGHT (IL)
 LAND USE STORAGE, OUTDOOR
 LOT AREA 4,262sq.m.

INDUSTRIAL LIGHT ZONING REQUIREMENTS

MIN. FRONT YARD SETBACK	NIL
MIN. REAR YARD SETBACK	N/A
MIN. SIDE YARD SETBACKS	NIL
MIN. TOTAL SIDE YARD SETBACK	3.0m
MAX. LOT COVERAGE	75%
MAX. BUILDING/STRUCTURE HEIGHT	15m
MIN. PARKING STALLS	0 REQUIRED
MIN. LOADING STALLS	0 REQUIRED
BICYCLE PARKING REQUIREMENTS	N/A

LANDSCAPING REQUIREMENTS

MIN. TOTAL SITE LANDSCAPING	213.1sq.m. (5% OF LOT AREA)
LANDSCAPED AREA PROVIDED	245sq.m. (5.7% EXCEEDS MIN.)

PLANTING RATIOS

MIN. 1 TREE PER 40sq.m. OF REQUIRED SITE LANDSCAPING
 1 TREE x 213.1sq.m./40sq.m. = 5.33 => 5 TREES
 TOTAL TREES PROVIDED: 2

MIN. 1 DECIDUOUS TREE FOR EVERY 10m ALONG ROADWAY
 1 TREE x 22.846m/10m = 2.3 => 2 STREET TREES
 STREET TREES PROVIDED: 2

1 SHRUB PER 20sq.m. OF REQUIRED SITE LANDSCAPING
 1 SHRUB x 213.1sq.m./20sq.m. = 10.66 => 11 SHRUBS
 TOTAL SHRUBS PROVIDED: 11

AESTHETIC SCREENING REQUIREMENTS

1.83m (6ft.) FENCE ALONG ABUTTING LOT LINES REQUIRED
 FOR AN OUTDOOR STORAGE AREA

LEGEND	
---	PROPERTY LINE
- - -	EASEMENT
---	CURB
- - -	6' FENCE
■	RECLAIMED ASPHALT
■	STONE
■	GRASS