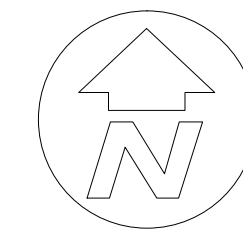
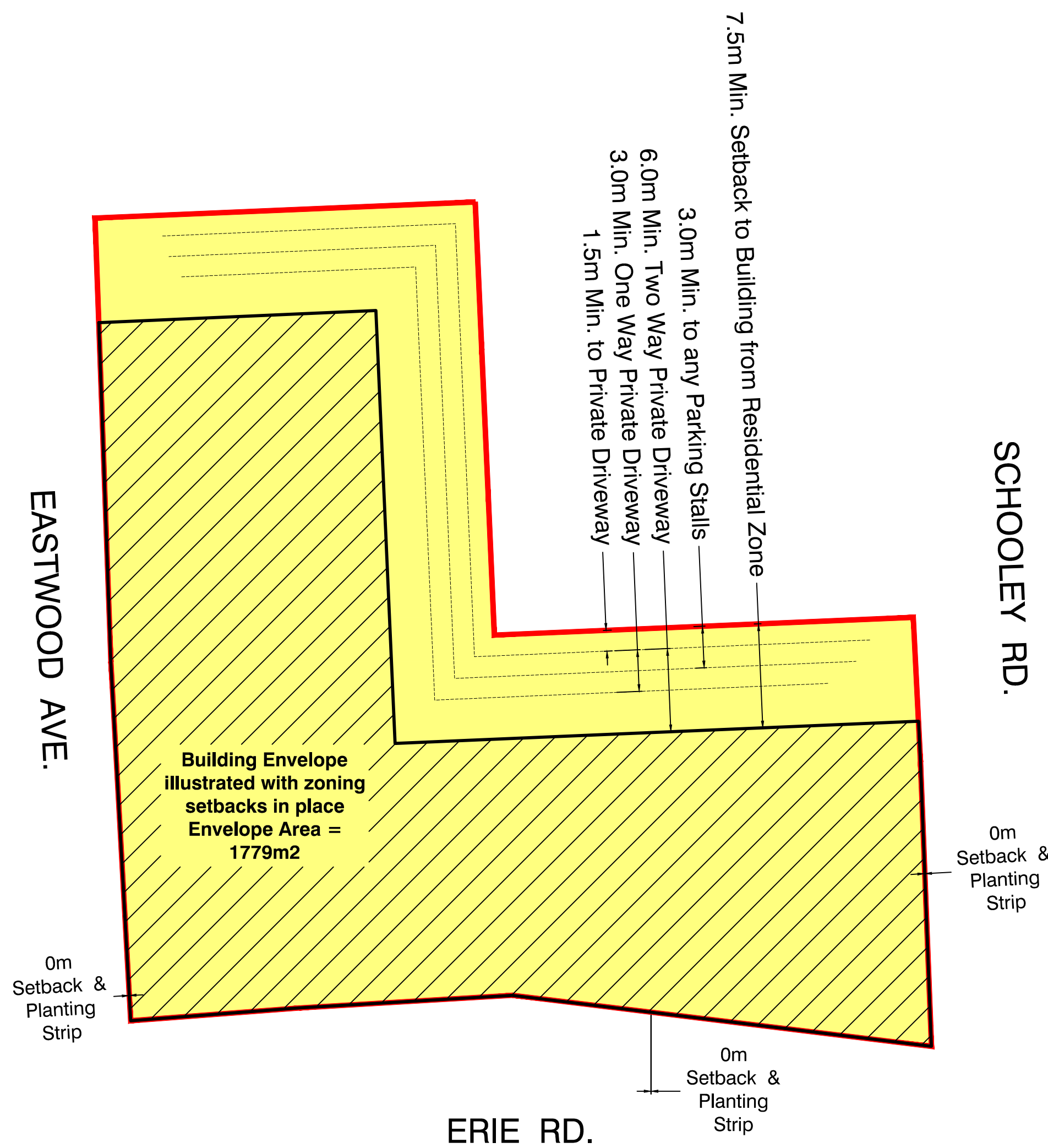


C2-xx Retail / LW

Site Area = 2447 m² (0.2447 ha.)
 Minimum Lot Area per Dwelling Unit = 40 m² (=61 Units)
 Max. % Coverage = No Maximum
 Bldg. Envelope by Zoning Setback = 1779 m²
 Maximum Building Height = 4 Storeys
 Maximum Roof Pitch 1:5 (1m height for every 5m length)
 Minimum Landscaped Area = 10%
 Minimum Outdoor Amenity to be provided on balconies only = 3 m²
 Minimum Ingress / Egress = 6m
 Parking Req. = 1.0 spaces per Dwelling Unit
 No Parking Requirement for Commercial
 On and Off-Site Parking permitted.
 Parking to be located behind front face of building (Erie Rd.)
 Minimum Covered Parking Setback to Public Road under occupied structure = 0m - 3m in all other instances

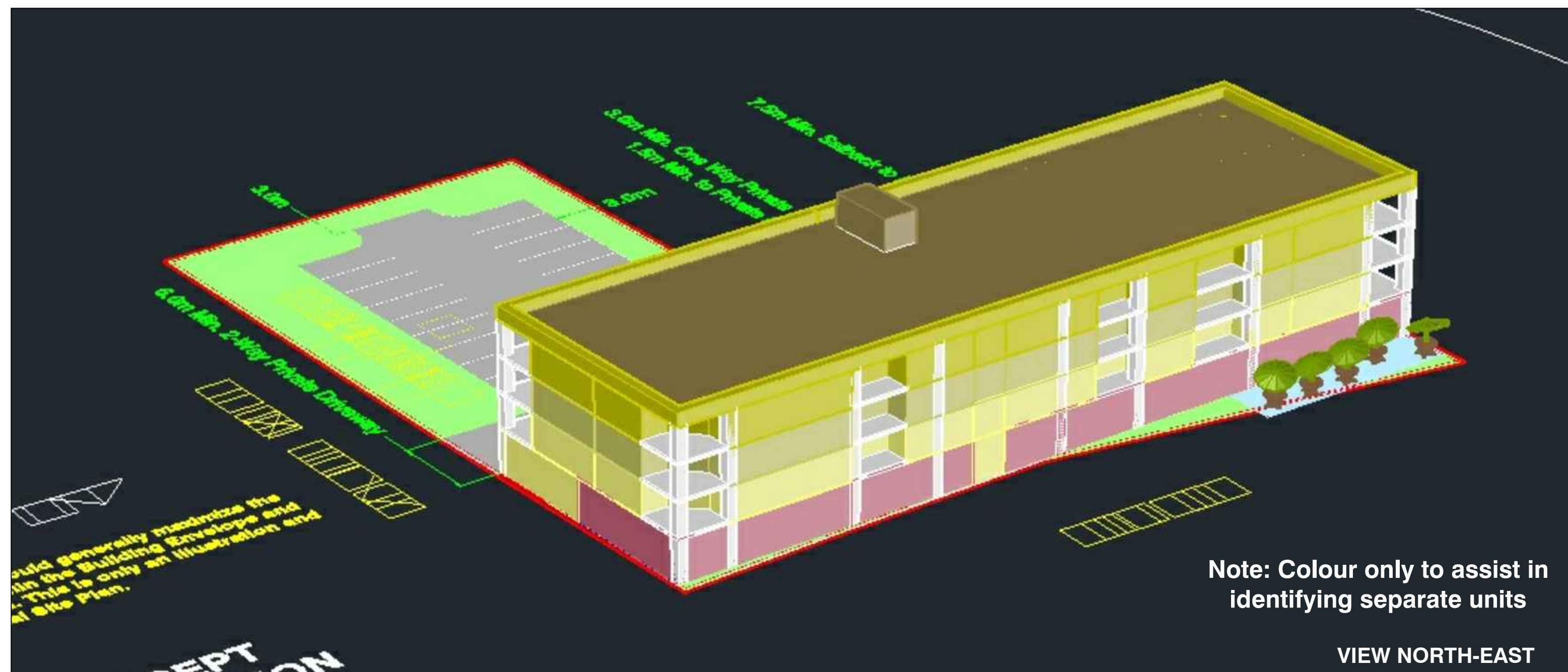
ZONING SETBACK ILLUSTRATION



C2-xx Retail / LW

Conceptual Site Plan that would generally maximize the allowable construction within the Building Envelope and using symmetrical design. This is only an illustration and does not represent a final Site Plan.

CONCEPT ILLUSTRATION ONLY



BAY BEACH - NORTH EAST PARKING LOT ZONING ILLUSTRATIONS and CONCEPTUAL DEVELOPMENT