

NOTE THE FOLLOWING PROPERTY IN TWEED AS A COMPARABLE:

ADDRESS: 412 VICTORIA ST NORTH, TWEED
ZONING: MR-1
LOT SIZE: 47.5' x 132'
BUILDING TYPE: RASIED BUNGALOW
OF UNITS: 4 RESIDENTIAL UNITS

- THIS PROPERTY HAD A MINOR VARIANCE IN 1997, AND WAS GIVEN RELIEF AS FOLLOWS:

LOT AREA MINIMUM:	6030 SQFT
FRONT YARD SETBACK:	17 FEET
OPEN SPACE:	19% (81% LOT COVERAGE)
SIDE YARD SETBACK:	3.28 FEET (SOUTH SIDE)

GENERAL NOTES:

- THIS PROPERTY HAS 1 PARKING SPOT PER DWELLING UNIT
- COMPARABLE PROPERTY HAS PARKING IN THE REAR SETBACK AREA WHICH COULD CAUSE PROBLEMS WITH DIRECT ACCESS IF ANOTHER VEHICLE AT THE SAME TIME IS INCOMING/OUTGOING ON THE SHARED LANEWAY
- LOCATED ON A BUSY STREET WITH A SPEED LIMIT OF 50KM/HR
- SMALLER LOT THEN MY PROPOSED SITE PLAN
- BUILDING CODE PRACTICES OF TODAY ARE MORE RESTRICTIVE, PERTAINING TO FIRE SEPERATIONS, SPACIAL SEPERATIONS, AND SOUND TRANSMISSION PROVIDING A MORE QUALITY PRODUCT IN REGARDS TO SAFETY
- THE MUNICIPALITY HAD A MEETING ON APRIL 10/2024, AND VOTED UNANIMOUSLY TO ONE PARKING SPOT PER RESIDENTIAL DWELLING UNIT IN A "MR ZONE". THE BY-LAW IS CURRENTLY IN THE PROCESS OF BEING UPDATED TO REFLECT THESE CHANGES