

THIS PROPOSAL IS TO REZONE A SMALL PORTION OF THIS PARCEL FROM A1 TO A1-XXX TO PERMIT AN OFDU AND TO PERMIT A SECOND DWELLING OUTSIDE THE PROPOSED BUILDING CLUSTER BECAUSE WE CAN'T BUILD THE CLUSTER WHERE THE CURRENT HOUSE IS BECAUSE OF MDS TO THE NEIGHBORING DWELLING THIS IS ALSO TO PERMIT A SECOND LANE IF POSSIBLE

ZONING TABLE		
APPLICATION	PERMIT/REQUIRED	PROPOSED
OFDU SITE AREA 2% OF LOT SIZE	2% of 94.41 acres = 1641m2 rezone area	6447.3 m2 proposed
BUILDING TOTAL TO A MAX OF 20% OF 2% OFDU	capped at 150 outdoor storage area must be within the 2%	750 m2 shop 500 m2 storage area proposed
PARKING SPACES 3.048 X 6.1 METERS	5 park spaces	5 park spaces
LOT COVERAGE	10 % lot coverage	under 2%
roll #	420709000311000	
Legal Description	PROTON CON 18 PT LOT 1	

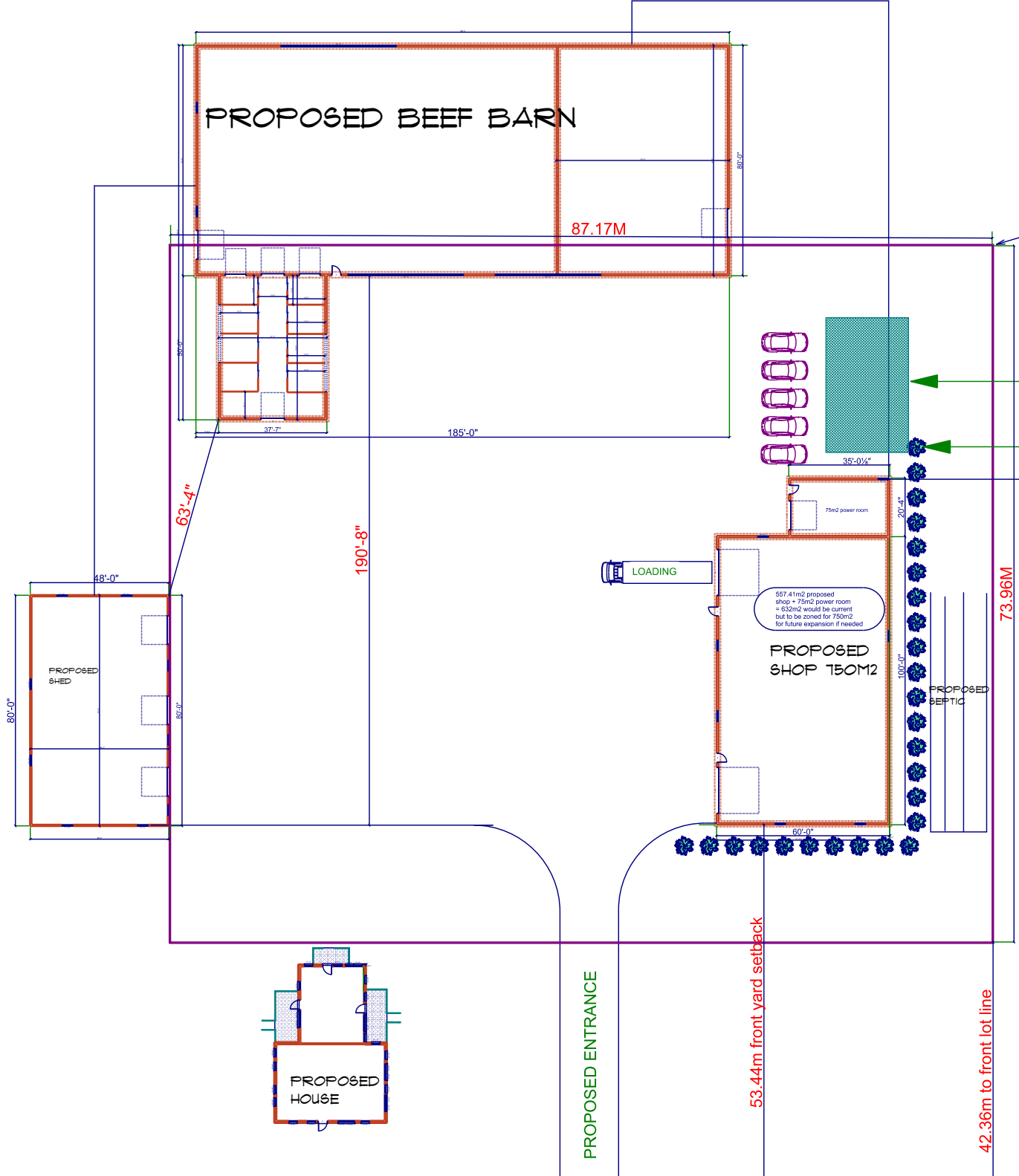
Nelson H Bauman
072968 SOUTHGATE SRD 07
PROTON CON 18

Wednesday, April 3, 2024

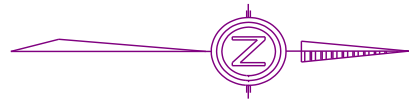
Drawing Scale
0.015" = 1'-0"

Drawn by: SMM

site plan#2



6447.3M2 REZONE AREA



PROPOSED OUTDOOR STORAGE 500M2

PROPOSED TREE BUFFER
172.72m to lot line

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ZONING TABLE		
APPLICATION	PERMIT/REQUIRED	PROPOSED
OFDU SITE AREA 2% OF LOT SIZE	2% of 34.41 acres 1641m2 rezone area	6447.3 m2 proposed
BUILDING TOTAL TO A MAX OF 20% OF 2% OFDU	capped at 150 outdoor storage area must be within the 2%	150 m2 shop 500 m2 storage area proposed
PARKING SPACES 3.048 X 6.1 METERS	5 park spaces	5 park spaces
LOT COVERAGE	10 % lot coverage	under 2%
roll *		
Legal Description		

Nelson H Bauman
072968 SOUTHGATE SRD 07

Wednesday, May 8, 2024

Drawing Scale
0.020" = 1'-0"

Drawn by: SMM

MAIN FLOOR



DATE: 03-04-2024

NELSON H BAUMAN
Primary Address: 072968 SOUTHGATE SRD 07
Legal description: PROTON CON 18 PT LOT 7
Roll Number: 420709000311000