

EXISTING SITE



VARIANCE REQUESTED:

- CORNER LOT FLANKING ST. SETBACK TO BE 3.57M INSTEAD OF 6M.
- CORNER LOT FRONTAGE TO BE 13M INSTEAD OF 16M.
- CORNER LOT LOT AREA TO BE 377.4 SQ.M INSTEAD OF 480 SQ.M.
- CORNER LOT DRIVEWAY LOCATED AT 7.8M INSTEAD OF 11 M FROM THE INTERSECTION OF THE PROPERTY LINES ABUTTING THE TWO STREETS.

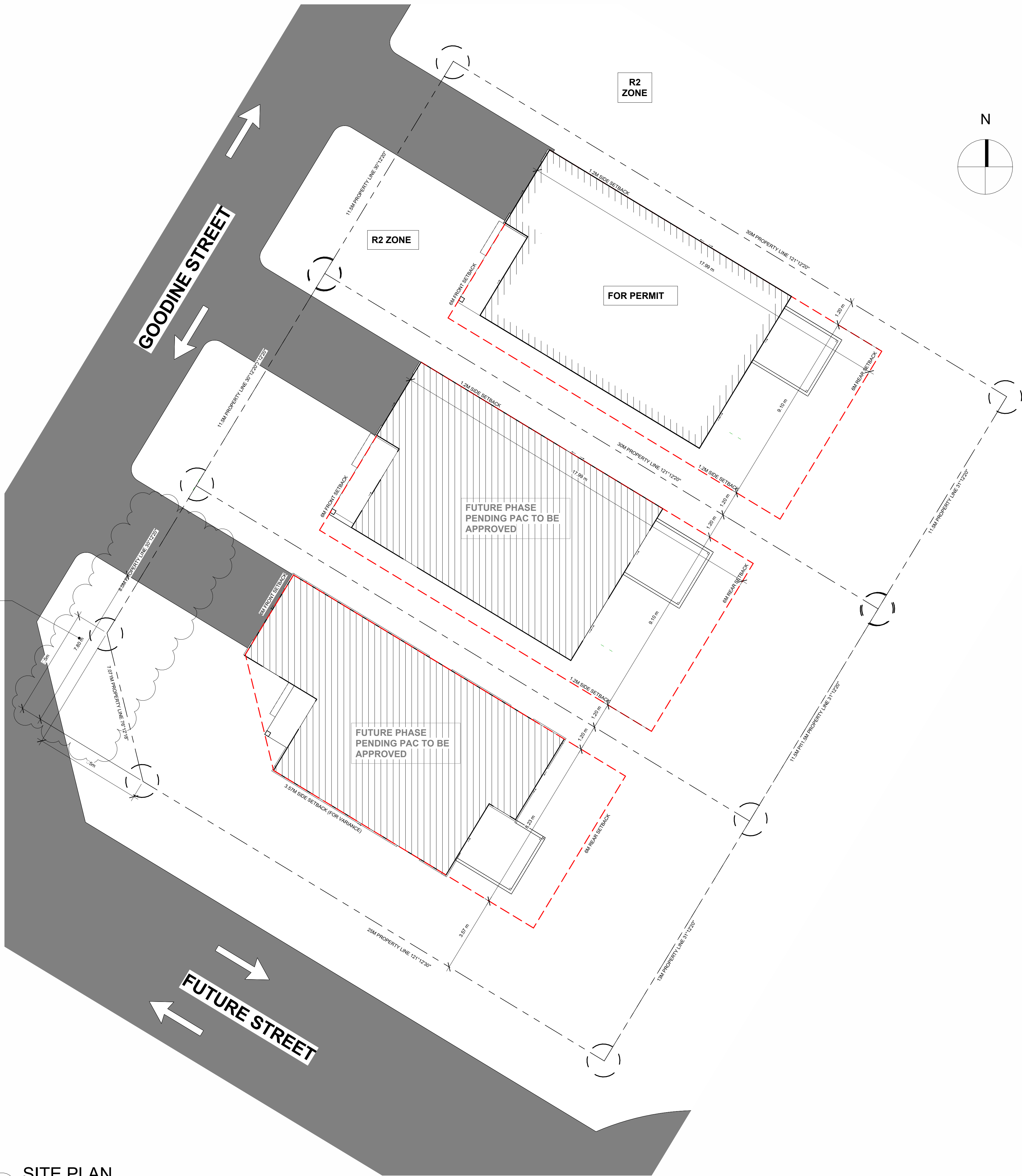
DATA SUMMARY: 380 GOODINE ST. (INTERIOR LOTS)

REZONE TO R1N				
NAME	AREA (SQ. M)	ALLOWED / REQUIRED	ACTUAL	VARIANCE
LOT AREA	-	345 SQ.M MIN.	345.0 SQ.M	-
PROPOSED BUILDING	102.7	50% MAX.	29.8%	-
EXISTING BUILDING	-		-	-
BUILDING HEIGHT	8.62M	9M MAX.	-	-
FRONTAGE	-	11.5 MIN.	11.5M	-
HARD SURFACE	-	-	-	-
LANDSCAPE GREEN	-	-	-	-
PARKING*	-	-	1	-
LANDSCAPE BUFFER	-	-	-	-
DENSITY	-	-	1 UNIT	-
REAR SETBACK	-	6M	6M	-
FRONT SETBACK	-	6M	6M	-
SIDE SETBACK	-	1.2M	1.2M	-
ZONING	-	R2	R1N	-

DATA SUMMARY: 380 GOODINE ST. (CORNER LOT)

REZONE TO R1N				
NAME	AREA (SQ. M)	ALLOWED / REQUIRED	ACTUAL	VARIANCE
LOT AREA	-	480 SQ.M MIN.	377.4 SQ.M	102.6 SQ.M
PROPOSED BUILDING	99	50% MAX.	26.2%	-
EXISTING BUILDING	-		-	-
BUILDING HEIGHT	8.62M	9M MAX.	-	-
FRONTAGE	-	16M MIN.	13M	3M
HARD SURFACE	-	-	-	-
LANDSCAPE GREEN	-	-	-	-
PARKING*	-	-	1	-
LANDSCAPE BUFFER	-	-	-	-
DENSITY	-	-	1 UNIT	-
REAR SETBACK	-	6M	6M	-
FRONT SETBACK	-	6M	6M	-
SIDE SETBACK	-	6M ABUTS A FLANKING ST. 3.57M ABUTS A FLANKING ST. 1.2M ON OPPOSITE SIDE	1.2M ON OPPOSITE SIDE	2.43M
CORNER LOT DRIVEWAY DISTANCE	-	11 M FROM THE INTERSECTION OF THE PROPERTY LINES ABUTTING THE TWO STREETS	7.8M	3.5M
ZONING	-	R2	R1N	-

FOR VARIANCE: CORNER LOT DRIVEWAY LOCATED AT 7.8M INSTEAD OF 11 M FROM THE INTERSECTION OF THE PROPERTY LINES ABUTTING THE TWO STREETS.



1 SITE PLAN
1/8" = 1'-0"

THIS PLAN/CONCEPT HAS BEEN PRODUCED BY GIY ARCHITECTURE INC. AND IS SUBMITTED AS PART OF PERMIT APPLICATION AND IS NOT INTENDED FOR USE BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE.

THIS PLAN/CONCEPT MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

WALL AREA
WINDOW AREA
*RATIO
WINDOW/SLIDING GLASS DOOR EFFI.
SKYLIGHT/GLAZED ROOFS EFFI.

THE ENGINEER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND THE QUALITY OF THE WORK. THE ENGINEER HAS REVIEWED THE DESIGN AND THE QUALITY OF THE WORK. THE ENGINEER HAS REVIEWED THE DESIGN AND THE QUALITY OF THE WORK.

M. SHIRAZ MOORY
NAME
REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1 OF THE ONTARIO BUILDING CODE.
MOORY ENGINEERING INC.
FIRM NAME

No.	Description	Date

FREDERICTON, NB

380 GOODINE ST.

Project Number M01

Date MAY/09/2025

Drawn By WYZ

Checked By MIN

SITE PLAN

A.01

Scale 1/8" = 1'-0"