



Details of Development

SITE DETAILS	REQUIRED	BLOCK 1 - PROVIDED	BLOCK 7 - PROVIDED
ZONING	RESIDENTIAL DISTRICT - SINGLE DETACHED DWELLING		
MINIMUM LOT AREA	NIL	418.0m²	423.4m²
MAXIMUM LOT COVERAGE	60.0%	32.4%	32.0%
MINIMUM LOT FRONTAGE	10.6m	10.5m	11.4m
FRONT YARD BUILD WITHIN AREA	MINIMUM = 4.5m MAXIMUM = 7.5m	5.0m	5.0m
EXTERIOR SIDE YARD BUILD WITHIN AREA	MINIMUM = 4.5m MAXIMUM = 7.5m	N/A	5.1m
MINIMUM INTERIOR SIDE YARD	1.2m	1.3m & 1.3m	1.2m
MINIMUM REAR YARD DEPTH	7.5m	14.7m	17.7m
MINIMUM USABLE LANDSCAPED OPEN SPACE IN THE REAR YARD	50.0m²	173.9m²	253.8m²
MAXIMUM BUILDING HEIGHT	11.0m	<11.0m	<11.0m
MINIMUM DWELLING UNIT AREA	92.9m²	135.4m²	135.4m²
NO ENCROACHMENT AREA FROM FRONT OR EXTERIOR SIDE LOT LINE	2.5m	2.5m	2.5m
PARKING SPACE	2 SPACES	2 SPACES	2 SPACES
MAXIMUM GARAGE WIDTH	50.0% OF LOT FRONTAGE	31.4%	28.9%
MINIMUM MAIN GARAGE FOUNDATION SETBACK	6.0m	6.7m	6.7m

Parking Calculation

SINGLE DETACHED DWELLING:
2 SPACES PER UNIT
1 UNIT x 2 SPACES = 2 SPACES

Details of Development

SITE DETAILS	REQUIRED	BLOCK 2 - PROVIDED	BLOCK 3 - PROVIDED	BLOCK 4 - PROVIDED	BLOCK 5 - PROVIDED
ZONING	RESIDENTIAL DISTRICT - QUADPLEX				
MINIMUM LOT AREA	NIL	689.2m²	699.8m²	710.5m²	721.1m²
MAXIMUM LOT COVERAGE	60.0%	28.7%	28.2%	27.8%	27.4%
MINIMUM LOT FRONTAGE	15.0m	20.0m	20.0m	20.0m	20.0m
FRONT YARD BUILD WITHIN AREA	MINIMUM = 4.5m MAXIMUM = 7.5m	4.5m	4.5m	4.5m	4.5m
EXTERIOR SIDE YARD BUILD WITHIN AREA	MINIMUM = 4.5m MAXIMUM = 7.5m	N/A	N/A	N/A	N/A
MINIMUM INTERIOR SIDE YARD	1.2m	1.2m & 3.0m	1.2m & 3.0m	1.2m & 3.0m	1.2m & 3.0m
MINIMUM REAR YARD DEPTH	9.0m	20.2m	20.8m	21.3m	21.9m
MINIMUM USABLE LANDSCAPED OPEN SPACE IN THE REAR YARD	30.0m²	107.9m²	107.9m²	125.5m²	125.5m²
MAXIMUM BUILDING HEIGHT	14.0m	<14.0m	<14.0m	<14.0m	<14.0m
NO ENCROACHMENT AREA FROM FRONT OR EXTERIOR SIDE LOT LINE	2.5m	2.5m	2.5m	2.5m	2.5m
PARKING SPACE	6 SPACES	6 SPACES	6 SPACES	6 SPACES	6 SPACES
VISITOR PARKING SPACE	1 SPACES	1 SPACES	1 SPACES	1 SPACES	1 SPACES

Parking Calculation

QUADPLEX:
1.25 SPACES PER UNIT
4 UNITS x 1.25 SPACES = 5 SPACES
VISITOR PARKING:
0.25 SPACE PER UNIT
4 UNITS x 0.25 SPACES = 1 SPACE

Details of Development

SITE DETAILS	REQUIRED	BLOCK 6 - PROVIDED
ZONING	RESIDENTIAL DISTRICT - SEMI-DETACHED	
MINIMUM LOT AREA	NIL	767.4m²
MAXIMUM LOT COVERAGE	60.0%	36.8%
MINIMUM LOT FRONTAGE	15.0m (7.5m/UNIT)	21.0m
FRONT YARD BUILD WITHIN AREA	MINIMUM = 4.5m MAXIMUM = 7.5m	5.0m
EXTERIOR SIDE YARD BUILD WITHIN AREA	MINIMUM = 4.5m MAXIMUM = 7.5m	N/A
MINIMUM INTERIOR SIDE YARD	1.2m	3.0m & 1.2m
MINIMUM REAR YARD DEPTH	7.5m	16.8m
MINIMUM USABLE LANDSCAPED OPEN SPACE IN THE REAR YARD	40.0m²	355.6m²
MAXIMUM BUILDING HEIGHT	11.0m	<11.0m
MINIMUM DWELLING UNIT AREA	92.9m²	282.5m²
NO ENCROACHMENT AREA FROM FRONT OR EXTERIOR SIDE LOT LINE	2.5m	2.5m
PARKING SPACE	2 SPACES	2 SPACES
MAXIMUM GARAGE WIDTH		40.0%
MINIMUM MAIN GARAGE FOUNDATION SETBACK		6.5m

Parking Calculation

SINGLE DETACHED DWELLING:
2 SPACES PER UNIT
1 UNIT x 2 SPACES = 2 SPACES

4. REVISED AS PER TOWNSHIP COMMENTS	JJ	EB	2023.12.07
3. REVISED AS PER REVISED DRAFT PLAN	JJ	ED	2023.07.27
2. REVISED AS PER CLIENT COMMENTS	JJ	EB	2023.01.27
1. REVISED AS PER CLIENT COMMENTS	JJ	EB	2022.09.19
ISSUED FOR CLIENT REVIEW	JJ	EB	2022.08.30

Revision	By	Appd	YYYY.MM.DD
File Name: 160410347_R-SP	JJ	EB	2022.08.29
	Dwn.	Dsgn.	Chkd.
			YYYY.MM.DD

Permit-Seal

Client/Project
ESCAPE HOMES

254 LAKE AVENUE WEST

CARLETON PLACE, ON

Title

SITE PLAN

Project No.
160410347

Scale
1:200

Revision Sheet
4

Drawing No.
SP-1