

### LEGEND

- ROAD WIDENING
- DRY POND
- PARKING (2.75mX6m)
- ROW CENTERLINE
- PROPERTY LINES



### SITE INFORMATION

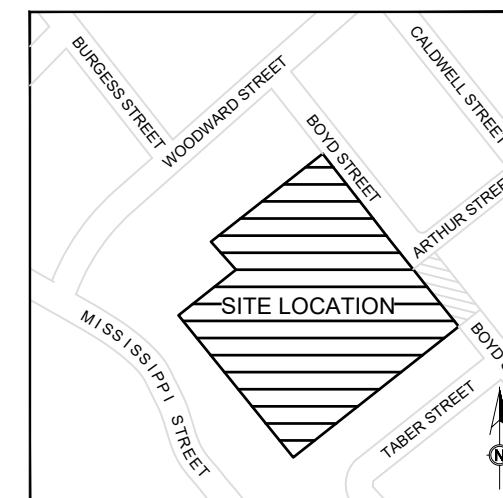
TOTAL SITE AREA	5.82 ac
TOTAL BUILDING AREA	xx
SITE COVERAGE	%
DEVELOPPED AREA	3.93 ac
ROAD AREA	1.50 ac
ROAD WIDENING AREA	0.15 ac
DRY POND AREA	0.24 ac
TOTAL NUMBER OF UNITS	71
EXISTING DISTRICT	RESIDENTIAL

### BLOCK COVERAGE INFORMATION

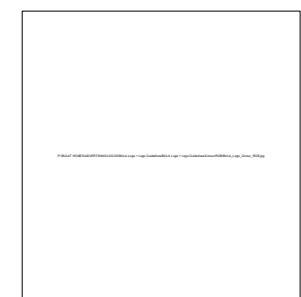
BLOCK NO.	AREA (m <sup>2</sup> )	COVERAGE (m <sup>2</sup> )	COVERAGE (%)	NO. OF DWELLINGS
1	xx	xx	xx	xx
2	xx	xx	xx	xx
3	xx	xx	xx	xx
4	xx	xx	xx	xx
5	xx	xx	xx	xx
6	xx	xx	xx	xx
7	xx	xx	xx	xx
8	xx	xx	xx	xx
9	xx	xx	xx	xx
10	xx	xx	xx	xx
11	xx	xx	xx	xx
12	xx	xx	xx	xx
13	xx	xx	xx	xx
14	xx	xx	xx	xx
15	xx	xx	xx	xx
16	xx	xx	xx	xx

### DEVELOPMENT STANDARDS - TOWNHOME DWELLINGS

SITE PROVISIONS	REQUIREMENTS	PROVIDED
LOT AREA (MIN)	NIL	
LOT COVERAGE (MAX)	60%	
LOT FRONTAGE (MIN)	5.5 M (18.04 FT)	
FRONT YARD BUILD WITHIN AREA	4.5 M, MIN (14.7 FT) 7.5 M, MAX (24.6 FT)	
EXTERIOR SIDE YARD BUILD WITHIN AREA	4.5 M, MIN (14.7 FT) 7.5 M, MAX (24.6 FT)	
INTERIOR SIDE YARD (MIN)	1.5 M (4.9 FT)	
REAR YARD DEPTH (MIN)	6.5 M (21.3 FT)	
USABLE LANDSCAPED OPEN SPACE IN THE REAR YARD (MIN)	30 SQM (538 SQFT)	
BUILDING HEIGHT (MAX)	11 M (36 FT)	
DWELLING UNIT AREA (MIN)	83.1 SQM (900 SQFT)	
NO ENCROACHMENT AREA FROM FRONT OR EXTERIOR SIDE LOT LINE	2.5 M (8.2 FT)	
PARKING SPACES	2 SPACES / DWELLING UNIT, ONE OF WHICH MAY BE PROVIDED WITH GARAGE	
GARAGE WIDTH	70% OVERALL LOT FRONTAGE (MAX)	
MAIN GARAGE FOUNDATION	SET BACK 6 M FROM FRONT OR EXT SIDE LOT (MIN)	



### KEY PLAN



202 - 11 GIFFORD STREET  
 NEPEAN, ONTARIO K2E 7S3  
 TEL: 723-1008 FAX: 727-0209  
 I HAVE REVIEWED THE PLANS AND  
 ACCEPT RESPONSIBILITY FOR THE  
 DESIGN.  
 INDIVIDUAL BCIN: 100692

X

### REVISIONS

PROJECT NAME:

**XX**  
 AREA: N/A SQFT APPROX

LOCATION:  
**BOYD STREET  
 CARLETON PLACE**

SHEET TITLE:  
**SITE PLAN**

SCALE: 3/16" = 1'-0" DWG. NO.  
 DRAWN: R LAROCQUE  
 DATE: 25/09/2020  
 PRINT DATE: 17/08/2023 - 8:25am

**S1.0**