TOWN OF CARLETON PLACE DEVELOPMENT PERMIT BY-LAW

SECTION 3 - GENERAL PROVISIONS

SECTION	PROVISION	REQUIRED	EXISTING	PROPOSED	PROPOSED STANDARD
3.20	ACCESSORY USES, BUILDINGS AND STRUCTURES	NOT ERECTED IN FRONT OR EXTERIOR SIDE YARD. NOT ERECTED CLOSER THAN 1 m TO ANY SIDE LOT LINE, REAR LOT LINE OR MAIN STRUCTURE. 45% MAX. REAR YARD COVERAGE. 10% MAX. TOTAL REAR LOT COVERAGE. MAX. 4.5m HEIGHT	N/A	N/A	NO CHANGE
3.10	CORNER LOT SIGHT LINES	PER SECTION			NO CHANGE
3.22	ILLUMINATION	PER SECTION	PER SECTION	PER SECTION	NO CHANGE
3.30	OUTSIDE STORAGE AND DISPLAY	PER SECTION	PER SECTION	PER SECTION	NO CHANGE
3.31.2	LOCATION AND NUMBER OF PARKING SPACES	2 SPACES PER 100 sq.m. NOT INCLUDING SPACES FOR RECREATIONAL VEHICLES	>2 SPACES/100 m² (39)	>2 SPACES/100 m² (39)	NO CHANGE
3.31.1	BARRIER FREE PARKING	PER SECTION	≥1	≥1	NO CHANGE
3.31	ACCESS TO PARKING	PER SECTION	PER SECTION	PER SECTION	NO CHANGE
3.31	PARKING SURFACE	TREATED STABLE SURFACE	ASPHALT	ASPHALT	NO CHANGE
3.31	PARKING SPACE DIMENSIONS	PER SECTION	>2.75 m x 6.0 m	>2.75 m x 6.0 m	NO CHANGE

SECTION 8 - HIGHWAY DISTRICT

SECTION	PROVISION	REQUIRED	EXISTING	PROPOSED	PROPOSED STANDARD
8.3	MIN. LOT AREA (m²)	-	14,401 m²	14,401 m²	NO CHANGE
8.3	MAX. LOT COVERAGE (%)	60.0	13.2	13.2	NO CHANGE
8.3	MIN. LOT FRONTAGE (m)	15 m (49.2 ft)	200 m (656.2 ft)	200 m (656.2 ft)	NO CHANGE
8.3	FRONT YARD (m)	6 m (19.6 ft)	30.1 m (98.8 ft)	30.1 m (98.8 ft)	NO CHANGE
8.3	EXTERIOR SIDE YARD (m)	6 m (19.6 ft)	N/A	N/A	NO CHANGE
8.3	MIN. INTERIOR SIDE YARD (m)	3 m (9.8 ft) WHERE LOT ABUTS RESIDENTIAL USE. 1.2 m (3.9 ft) WHERE LOT ABUTS ANY OTHER DESIGNATION.	5.7 m (18.7 ft)	5.7 m (18.7 ft)	NO CHANGE
8.3	MIN. REAR YARD DEPTH (m)	6 m (19.6 ft)	70.2 m (230.3 ft)	70.2 m (230.3 ft)	NO CHANGE
8.3	MAX. HEIGHT OF BUILDING (m)	11 m (36 ft)	≤11 m	≤11 m	NO CHANGE
8.3	LANDSCAPE STRIP	3 m (9.8 ft)	2.5 m (8.2 ft)	2.5 m (8.2 ft)*	ALL NEWLY PAVED ASPHALT AREAS WILL HAVE 5 m LANDSCAPED BUFFER AS PER SECTION 8.4 (2). *THE EXISTING 2.5 m STRIP IS A RELATIVELY SMALL LENGTH DIRECTLY IN FRONT OF THE EXISTING OFFICE BUILDING AND IS PROPOSED TO REMAIN UNCHANGED.
8.3	PARKING SPACES	AS PER SECTION 3 - GENERAL PROVISIONS	SEE ABOVE	SEE ABOVE	NO CHANGE
8.4 (2)	LANDSCAPING	LANDSCAPING (CONTINUOUS SAVE LANES, DRIVEWAYAISLES OR WALKWAYS PROVIDING ACCESS) SHALL BE PROVIDED ALONG ALL FRONT, SIDE AND REAR YARDS. 5 m (16.4 ft) ALONG ARTERIAL AND COLLECTOR ROADWAYS. IN ADDITION 1.5 m (4.9 ft) BETWEEN ABUTTING AND SIMILAR LAND USES.	SEE SECTION 8.3	SEE SECTION 8.3	SEE SECTION 8.3. A 1.5m LANDSCAPED AREA IS PROPOSED TO BE ADDED TO REAR OF NEWLY PAVED AREA. LANDSCAPED AREA BETWEEN EXISTING LOT AND ABUTTING LAND IS GENERALLY LESS THAN 1.5m AND IS PROPOSED TO REMAIN UNCHANGED.

OTHER SITE STATISTICS

	EXISTING	PROPOSED
BUILDING AREA	1,905 m²	1,905 m²
PAVED AREA (INCL. GRAVEL)	N/A	4,703m²
LANDSCAPED AREA	N/A	3,195m²
LOT AREA	14,401m²	14,401m²
BUILDING AREA %	N/A	22.02%
PAVED AREA %	N/A	46.44%
LANDSCAPED AREA %	N/A	31.54%

Plant Material List

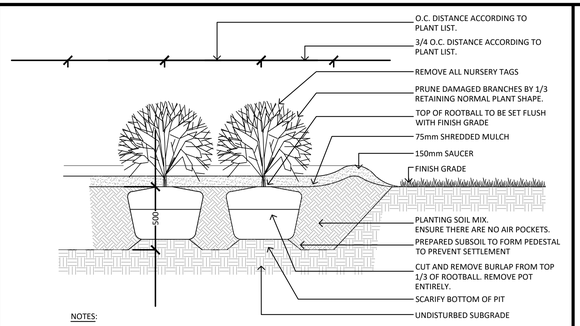
SYM	Qty	Botanical Name	Common Name	Size	Remarks
DECIDUOUS SHRUBS - Refer to Shrub Planting Detail					
SJ	110	Spiraea japonica 'Flaming Mound'	Flaming Mound Spirea	500 mm HT	Potted; Planted @ 1000 mm o/c
CONIFEROUS SHRUBS - Refer to Shrub Planting Detail					
JS	11	Juniperus sabina "Tamariscifolia"	Tamarix Juniper	400 mm HT	Potted; Planted @ 1800 mm o/c

LANDSCAPING NOTES

1. REFER TO "LOT GRADING & SERVICING PLAN" FOR PROPOSED GRADING AND LOCATION AND DETAILS OF PROPOSED UNDERGROUND SERVICES.
2. CONTRACTOR TO LOCATE AND STAKE ALL UTILITIES PRIOR TO ANY WORK ON THE SITE. DO NOT PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR DIRECTION.
3. MAINTAIN A MINIMUM DISTANCE OF 1.5m FROM ALL UNDERGROUND UTILITIES. WHERE A 1.5m CLEARANCE CANNOT BE MAINTAINED, A MINIMUM CLEARANCE OF 0.75m IS ACCEPTABLE IF ROOT BARRIERS ARE INSTALLED BETWEEN ROOTBALL AND UNDERGROUND UTILITIES. REFER TO SHRUB PLANTING DETAIL.
4. THE CONSULTANT MAY ADJUST THE LOCATION OF TREES PRIOR TO PLANTING TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.
5. CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE CONSULTANT FOR DIRECTION.
6. DO NOT MAKE SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE CONSULTANT.
7. THE CONTRACTOR TO MAKE GOOD TO THE SATISFACTION OF THE CONSULTANT ANY AREAS DAMAGED BY THE WORK.
8. UPON THE COMPLETION OF WORK EACH DAY, REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE. KEEP THE SITE CLEAN AND USEABLE AT ALL TIMES.
9. ALL WORKMANSHIP AND MATERIALS (INCLUDING PLANTS) TO BE GUARANTEED FOR ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE PROJECT.
10. THE CONTRACTOR SHALL REMOVE ALL T-BAR AND WOODEN TREE STAKES PRIOR TO ASSUMPTION BY THE OWNER.
11. AT THE TIME OF INSPECTION FOR ACCEPTANCE ALL TREE PITS SHALL BE CULTIVATED, FREE OR WEEDS, LEAVES, BROKEN BRANCHES AND DEBRIS.

PLANTING NOTES

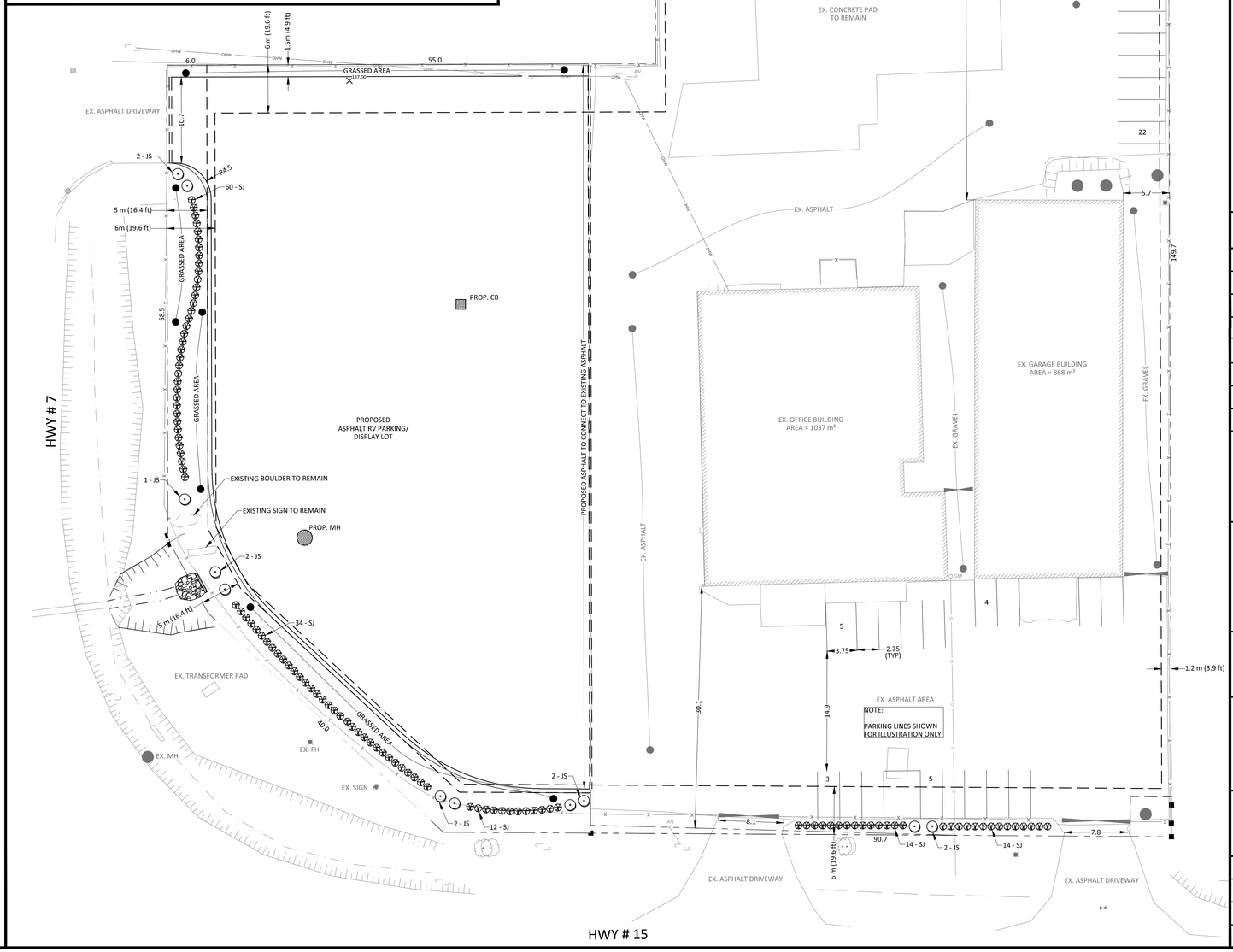
12. THE DETAILS ON THIS SHEET DO NOT REPRESENT ANY PARTICULAR SPECIES.
13. TREES AND SHRUBS AS INDICATED IN THE DETAILS REPRESENT BOTH CONIFEROUS AND DECIDUOUS SPECIES.
14. MATERIAL PLANTED IN GROUP SHALL BE SET IN CONTINUOUS PLANTING BEDS.
15. PRUNING - TO SUIT SPECIES - PRUNE BRANCHES BY 1/3 TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES FOLLOWING PROPER HORTICULTURAL PRACTICE. DO NOT PRUNE LEADERS.
16. FIRMLY COMPACT BACKFILLED PLANTING MIXTURE TO ELIMINATE AIR POCKETS OR PREVENT SETTLEMENT.
17. PLANTING MATERIAL QUALITY STANDARDS:
    - ALL PLANT MATERIALS TO CONFORM TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION FOR VARIETY, SIZE AND CONDITION;
    - PLANT MATERIAL COLLECTED FROM WILD SOURCES WILL NOT BE ACCEPTED;
    - CONSULTANT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE;
    - ANY PLANTS THAT DO NOT CONFORM TO THE ABOVE STANDARDS WILL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE PROJECT.

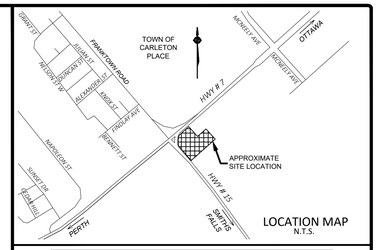


NOTES:

1. SHRUBS AS INDICATED REPRESENTS BOTH CONIFEROUS AND DECIDUOUS SPECIES.
2. SHRUBS PLANTED IN GROUP SHALL BE SET IN CONTINUOUS PLANTING BEDS.
3. SPACE SHRUBS IN STAGGERED ROWS.
4. THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.
5. FIRMLY COMPACT BACKFILLED PLANTING MIXTURE TO ELIMINATE AIR POCKETS OR PREVENT SETTLEMENT.
6. *PLANTING MATERIAL QUALITY STANDARDS:*
   - ALL PLANT MATERIALS TO CONFORM TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION FOR VARIETY, SIZE AND CONDITION.
   - PLANT MATERIAL COLLECTED FROM WILD SOURCES WILL NOT BE ACCEPTED.
   - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE.
   - ANY PLANTS THAT DO NOT CONFORM TO THE ABOVE STANDARDS WILL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE PROJECT.

SHRUB PLANTING DETAIL
NTS





LEGEND

- PROPERTY BOUNDARY
- SETBACK
- EX. ASPHALT
- EX. GRAVEL
- EX. FENCE
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- PROPOSED DITCH
- PROPOSED FENCE
- PROPOSED RIPRAP
- PROPOSED TOP OF SLOPE
- PROPOSED CATCHBASIN
- EXISTING FIRE HYDRANT
- EXISTING HYDRO POLE
- EXISTING HYDRO
- EXISTING TREE
- PROPOSED SHRUB

No.	Revision/Issue	Date
0	ISSUED FOR REVIEW	SEP/14/2018

Check and verify all dimensions before proceeding with the work — Do not scale drawings

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Stamp: | Stamp:

Client:
2626549 ONTARIO INC. & 2620044 ONTARIO INC.
63 ROYDON PLACE
OTTAWA, ONTARIO K2E 1A3

Project:
7350 HIGHWAY 15
BIG COUNTRY RV
CARLETON PLACE — ONTARIO

Drawing Title:
SITE PLAN

Scale:	1:300
Drawn by:	D. LONGMUIR
Checked By:	M. CEKIC
Designed By:	M. CEKIC
Project Number:	0PP-18-9564
Drawing Number:	SITE

FILENAME: \\10.0.0.4\MPS-Files\MPCE JOBS\MPCE Projects\2018\PP-18-9564 - Cavanagh_RV Dealership_Hwy 7 and 15\12 - Drawing\04 - Production Drawings\0PP-18-9564 - Big Country RV.dwg
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LAST PLOTTED: Friday, September 14, 2018 CTB FILE USED: ----