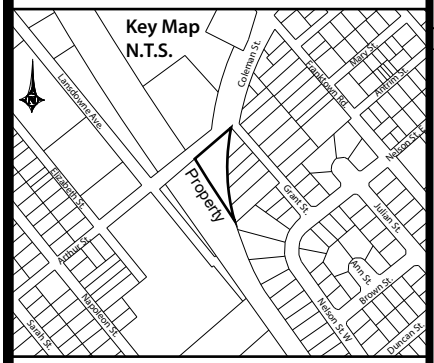
Development Permit Class 3 Sketch

Part of Park Lots 20 & 21, PL 230
Parts 4 - 6, Plan 27R - 5617
Town of Carleton Place
COUNTY OF LANARK



Legend

- Manoeuvering Aisle (1.5m)
- Barrier-Free Type A Space
- Barrier-Free Type B Space
- Proposed Trees
- Trees to be Removed
- Usable Landscaped Space

Zoning Table (Section 6.3.9 – Apartment Dwellings)

Provision	Required	Proposed
Lot Area (min)	Nil	3,363.9m2
Lot Coverage (max)	60%	16.3%
Lot Frontage (min)	35.0m	73.8m
Front Yard Build Within Area	4.5m (min) 7.5m (max)	4.5 – 5.6m (Building) 3.8 – 5.5m (Balcony)
Exterior Side Yard Build Within Area	4.5m (min) 7.5m (max)	N/A
Interior Side Yard (min)	3.0m	3.0m (Building) 1.5 – 1.8m (Balconies)
Rear Yard (min)	7.5m	N/A
Usable Landscaped Open Space in the Rear Yard (min)	20% of Lot Area	20% of Lot Area
Height (max)	14.0m	13.0m
No Encroachment Area From Front or Exterior Side	2.5m	4.5m (Building) 3.8m (Balcony)
Parking Spaces (min)	36 Spaces (1.25 / unit + 0.25 Visitor Spaces / Unit)	36 Spaces

Coleman Street Development Planting List

Botanic Name	Common Name	Number / Letter	Caliper Width (mm)	Height (m)
Acer saccharum	Sugar Maple	1 - 6	>7cm	TBD
Amelanchier	Serviceberry	7, 9	>7cm	TBD
Piceaglauca	White Spruce	8, 10	TBD	>2m

Notes:

1. Location of the buried fibreoptic cable established by Zayo Canada and indicated using painted lines. The cable location was then surveyed by G. A. Smith Surveying Limited to establish its final location as shown on the sketch.
2. With the exception of barrier-free spaces all regular parking spaces are shown at 2.75m by 6.00m.
3. Boundary and dimensions of the subject property derived from Plan 27R-5617 completed by Sury, Rowe and Kasprzak in June 1993.

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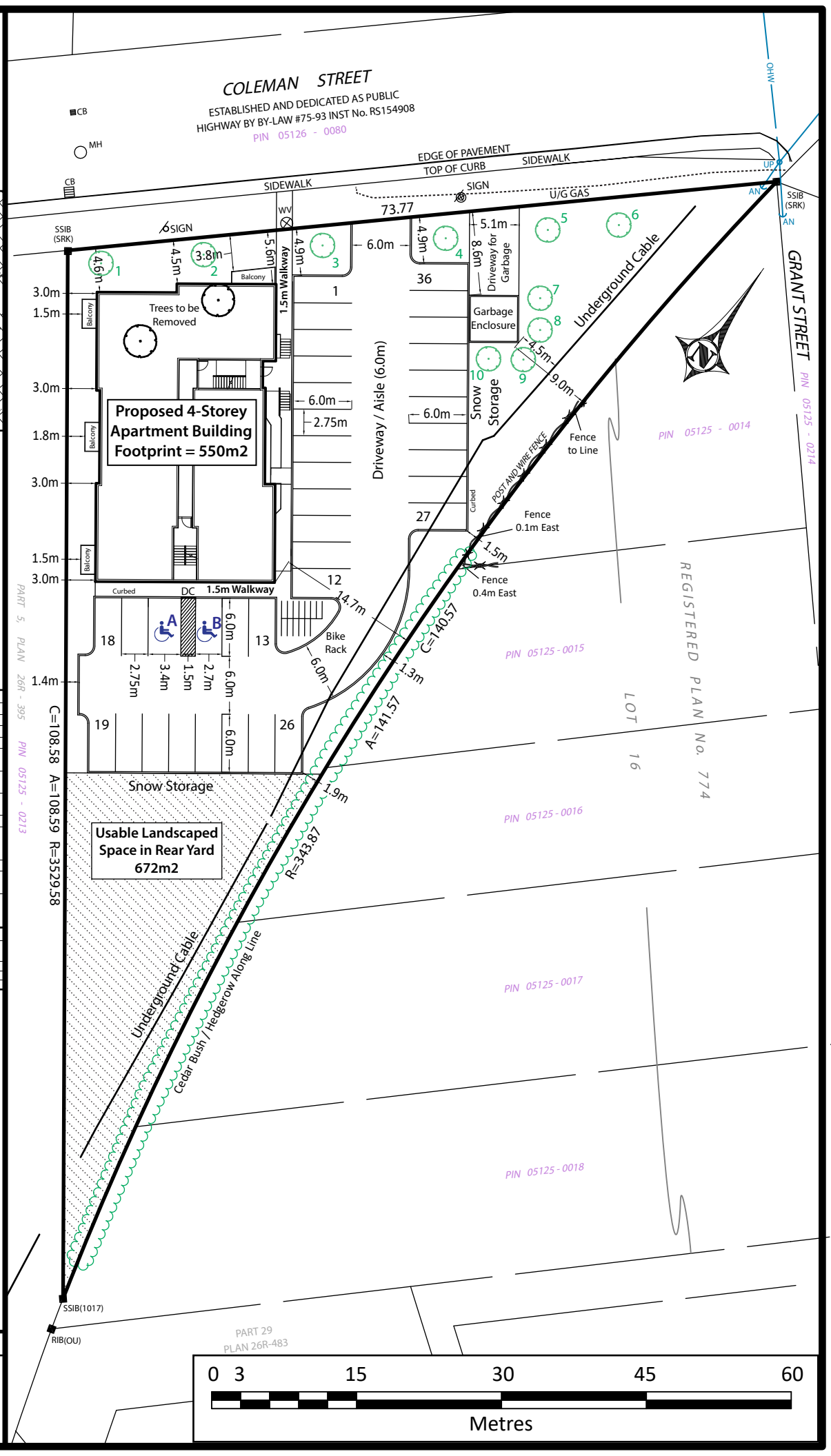
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