

FUTURE CAPTAIN A. ROY BROWN

LANDS OWNED BY APPLICANT  
PIN PART OF 05134-0225

LANDS OWNED BY APPLICANT  
PIN PART OF 05134-0161

LANDS OWNED BY APPLICANT  
PIN PART OF 05134-0201

LANDS OWNED BY APPLICANT  
PIN PART OF 05134-0201

Town of Carleton Place Development Permit By-law 15-2015  
Uniform Urban Developments Inc - Temporary Sales Centre

Residential District	Required	Provided Interim (Existing Parcel)
Development Standards (Section 6.3.1)		
Lot Area (min.)	Nil	116,633 m <sup>2</sup>
Lot Coverage (max.)	60%	0.001%
Lot Frontage (min.)	10.6 m	309 m (CARB Blvd)
Front Yard Build Within Area	4.5 m (min.)	191.02 m*
	7.5 m (max.)	
Exterior Side Yard Build Within Area	4.5 m (min.)	23.05 m*
	7.5 m (max.)	
Interior Side Yard (min.)	1.2 m	279.03 m
Rear Yard Depth (min.)	7.5 m	157.52 m
Usable Landscaped Open Space in the rear yard (min.)	50 m <sup>2</sup>	50 m <sup>2</sup> +
Building Height (max.)	11 m	<11 m
Minimum Dwelling Unit Area	92.9 m <sup>2</sup>	N/A
No Encroachment Area from front or exterior side lot line	2.5 m	N/A
Parking Spaces (Sales Centre)	1 per 20m GFA, 5 min.	6

\* Provision subject to Development Permit - Class 3 Application

191.02m

279.30m

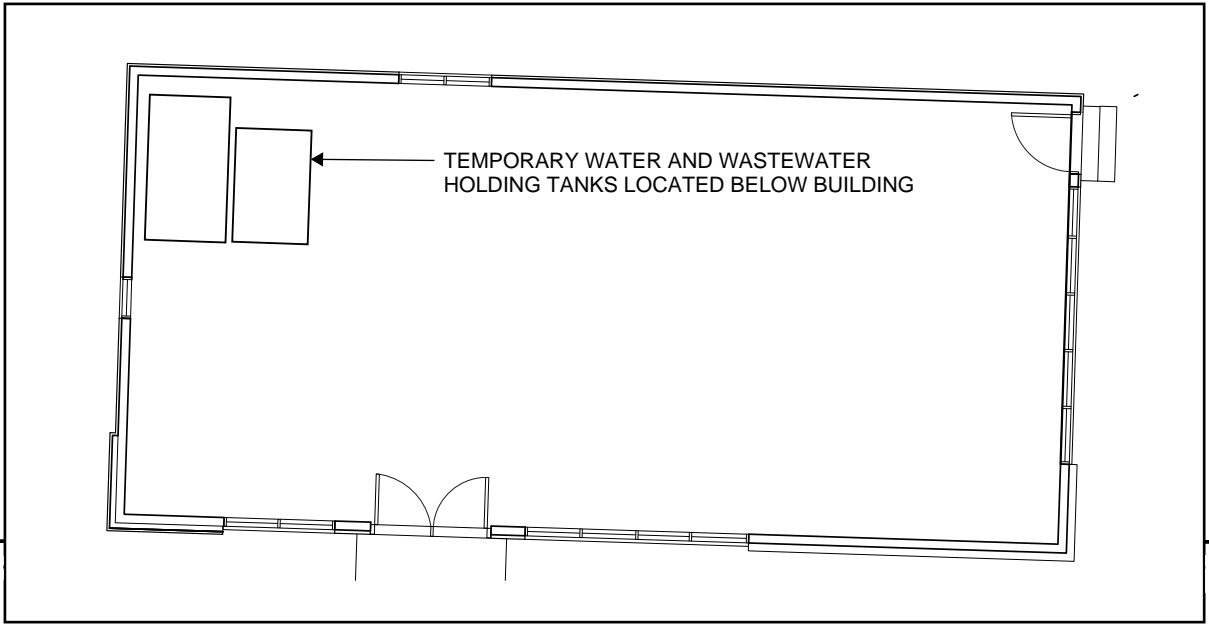
157.52m

23.05m

SALES PAVILION

PAVED PARKING

MCNEELY AVENUE



DETAIL A - HOLDING TANK LAYOUT

NOTE(S):

1. PROPOSED UNIFORM SALES CENTRE TO BE SERVICED WITH TEMPORARY WATER AND WASTEWATER HOLDING TANKS IN THE INTERIM. SALES CENTRE TO BE CONNECTED TO FUTURE SERVICE CONNECTION STUB ONCE MAINLINE IS COMMISSIONED IN THE FUTURE.
2. DETAILS ON TEMPORARY WATER AND WASTEWATER HOLDING TANKS TO BE PROVIDED WITH BUILDING PERMIT APPLICATION.



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McNEELY LANDING

INTERIM SALES PAVILION  
SITE LAYOUT PLAN

SCALE 1:2000

DATE NOV 2022 JOB 119221 FIGURE CSK-2

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