

ZONE PROVISIONS
 THE CORPORATION OF THE TOWN OF CARLETON PLACE DEVELOPMENT PERMIT BY-LAW 15-2015
 SECTION 5.5, MISSISSIPPI DISTRICT, STRATEGIC PROPERTY
 PERMITTED USES: HIGH DENSITY RESIDENTIAL, OFFICE, RETAIL STORE

ZONING MECHANISM	PROVISIONS	PROVIDED
BY-LAW DESIGNATION	STRATEGIC PROPERTY	MIXED USE RESIDENTIAL
MIN. LOT AREA	NII	14,153 m ²
MAX. LOT COVERAGE	NII	23.55%
MIN. LOT FRONTAGE	NII	±168 m
MINI. FRONT YARD	NII	3 m
MINI. EXTERIOR SIDE YARD	0.0 m	3 m
MINI. INTERIOR SIDE YARD	0.0 m	3 m (abuts residential)
MINI. REAR YARD	NII	FLOOD PLAIN LIMIT
MAX. BUILDING HEIGHT	23.7 m	16.1 m (BLDG 1) 22.9 m (BLDG 2)
MINI. LANDSCAPED OPEN SPACE	20 %	26.5%
MAX. NON-RESIDENTIAL USE	30 %	3%
PARKING SPACE SIZE	2.75 x 6 m x 6 m Aisle	2.75 x 6 m x 6 m Aisle
BARRIER FREE PARKING	4	4
BICYCLE PARKING	107 0.5 / UNIT + 6	110

PARKING REQUIREMENTS							
TYPE OF USE	MINI. PARKING REQUIREMENTS			TYPE OF USE	PROVIDED		
	RESIDENTIAL (213 UNITS)	266.25 53.25	1.25 / UNIT 0.25 / UNIT VISITOR		RESIDENTIAL (213 UNITS)	320	1.5 / UNIT (incl. visitors)
RESTAURANT	20	1 / 10 m ² G.F.A.			RESTAURANT	20	1 / 10 m ² G.F.A.
TOTAL	339.5				TOTAL	340	
PROVIDED							
SURFACE PARKING			173				
PARKING GARAGE			167				
TOTAL			340				

PROJECT INFORMATION:

BUILDING CLASSIFICATION:
 THE BUILDING IS CLASSIFIED AND DESIGN TO CONFORM TO THE ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3

OCCUPANCY:
 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED, (3.2.2.42) - MAJOR
 GROUP F-3, STORAGE GARAGE, ONE STOREY, SPRINKLERED (3.2.2.79) - MINOR

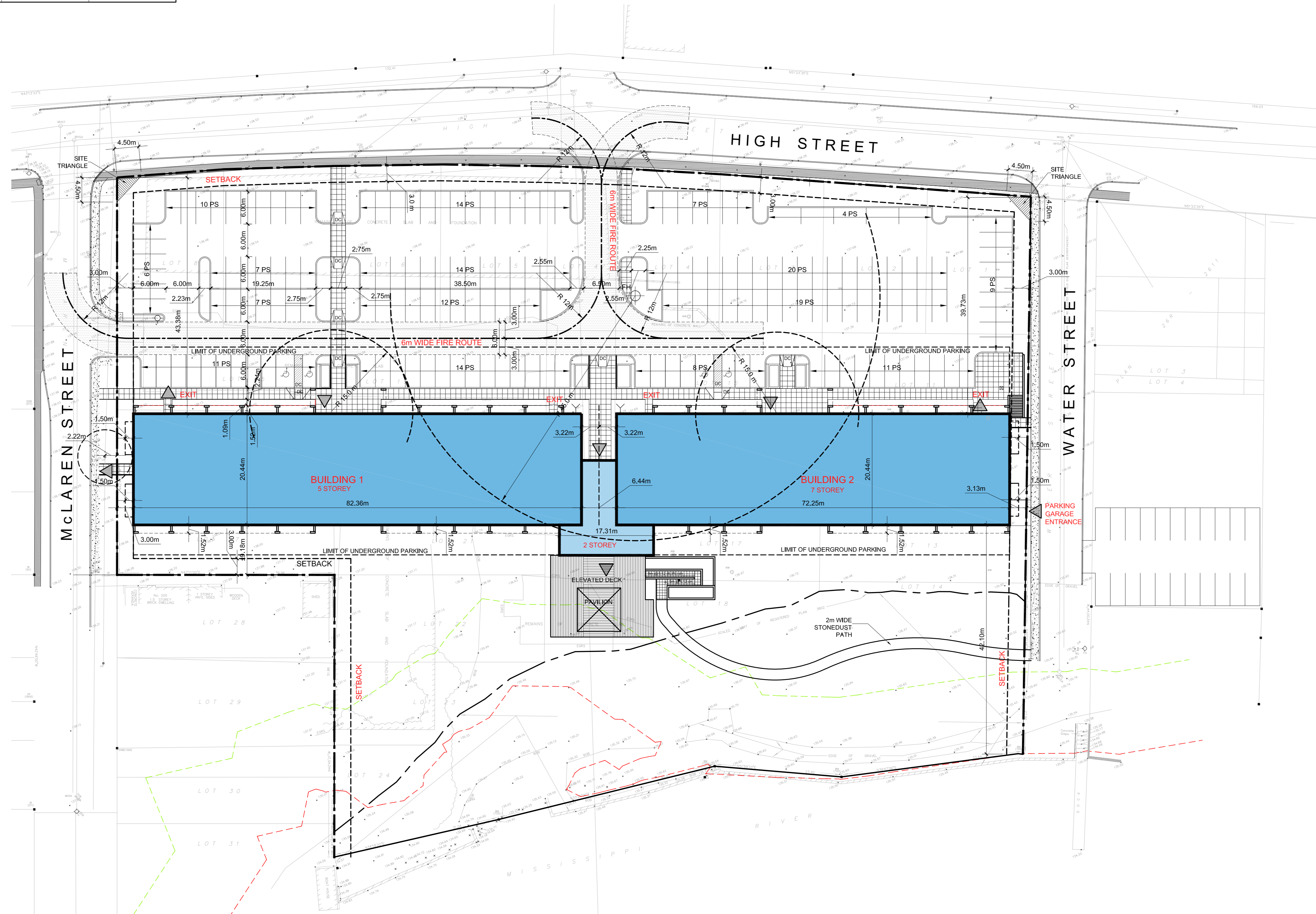
BUILDING STATISTICS:
 BUILDING 1&2 AREA (FOOTPRINT): 3,332 sq.m.
 BUILDING 1&2 GFA: 17,839 sq.m.
 BUILDING 1 NUMBER OF STOREYS: 5
 BUILDING 2 NUMBER OF STOREYS: 7
 BUILDINGS 1 & 2 SPRINKLERED: YES
 STORAGE GARAGE AREA: 6,150 sq.m.
 STORAGE GARAGE NO. OF STOREYS: 1
 STORAGE GARAGE SPRINKLERED: YES
 # OF STREET ACCESS ROUTES: 1
 CONSTRUCTION TYPE: NON-COMB.
 FLOOR ASSEMBLY & F.R.R.: 2 HOUR

TOPOGRAPHICAL PLAN INFORMATION:
 SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN OF LOTS 1 TO 8, 11 TO 27, 45 AND 47; REGISTERED PLAN 3802, TOWN OF CARLETON PLACE, COUNTY OF LANARK

PREPARED BY FAIRHALL, MOFFATT & WOODLAND LTD., COMPLETED ON JANUARY 11, 2022

GENERAL NOTE:

SNOW TO BE REMOVED FROM THE SITE IMMEDIATELY FOLLOWING SNOWFALL



LEGEND	
	PROPERTY LINE
	YARD SETBACK
	PROPOSED BUILDING
	PAVER PATIO
	6m WIDE FIRE ROUTE
	CONCRETE SIDEWALK
	LANDSCAPED AREA
	PAINT LINE
	BUILDING ENTRANCE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT

no.	revision	date
10	SITE PLAN CONTROL	2022-12-02
9	SITE PLAN APPROVAL	2022-04-14

N45 ARCHITECTURE INC.
 71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2
 tel. 613.224.0095 fax 613.224.9811

project
**INVERNESS
 CARLETON PLACE**

28 HIGH ST., CARLETON PLACE, ON.

true north

seal

drawing title	
CONCEPT SITE PLAN	
scale AS SHOWN	drawn by J.J
date MARCH 2022	checked by V.P
project number 21-702	drawing number A-001
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
revision	

1 SITE PLAN
 A-001 SCALE 1:400