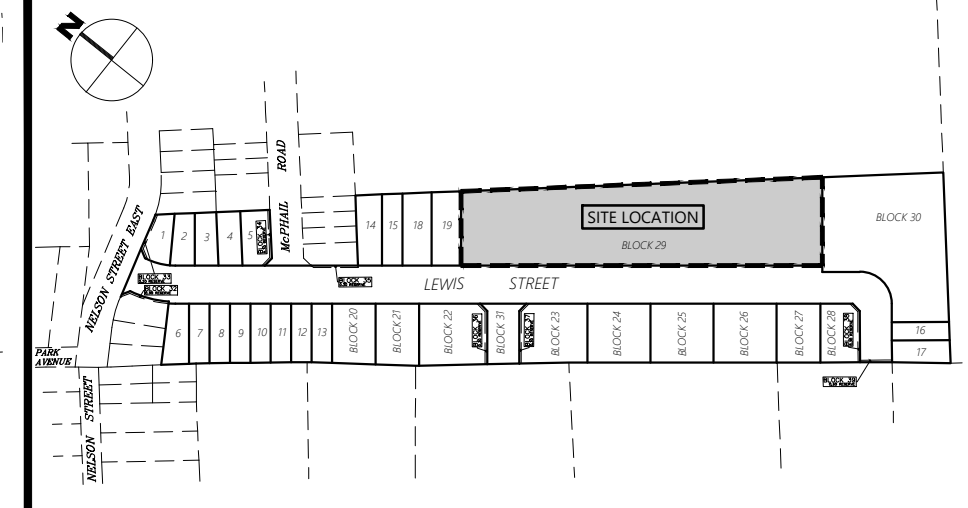
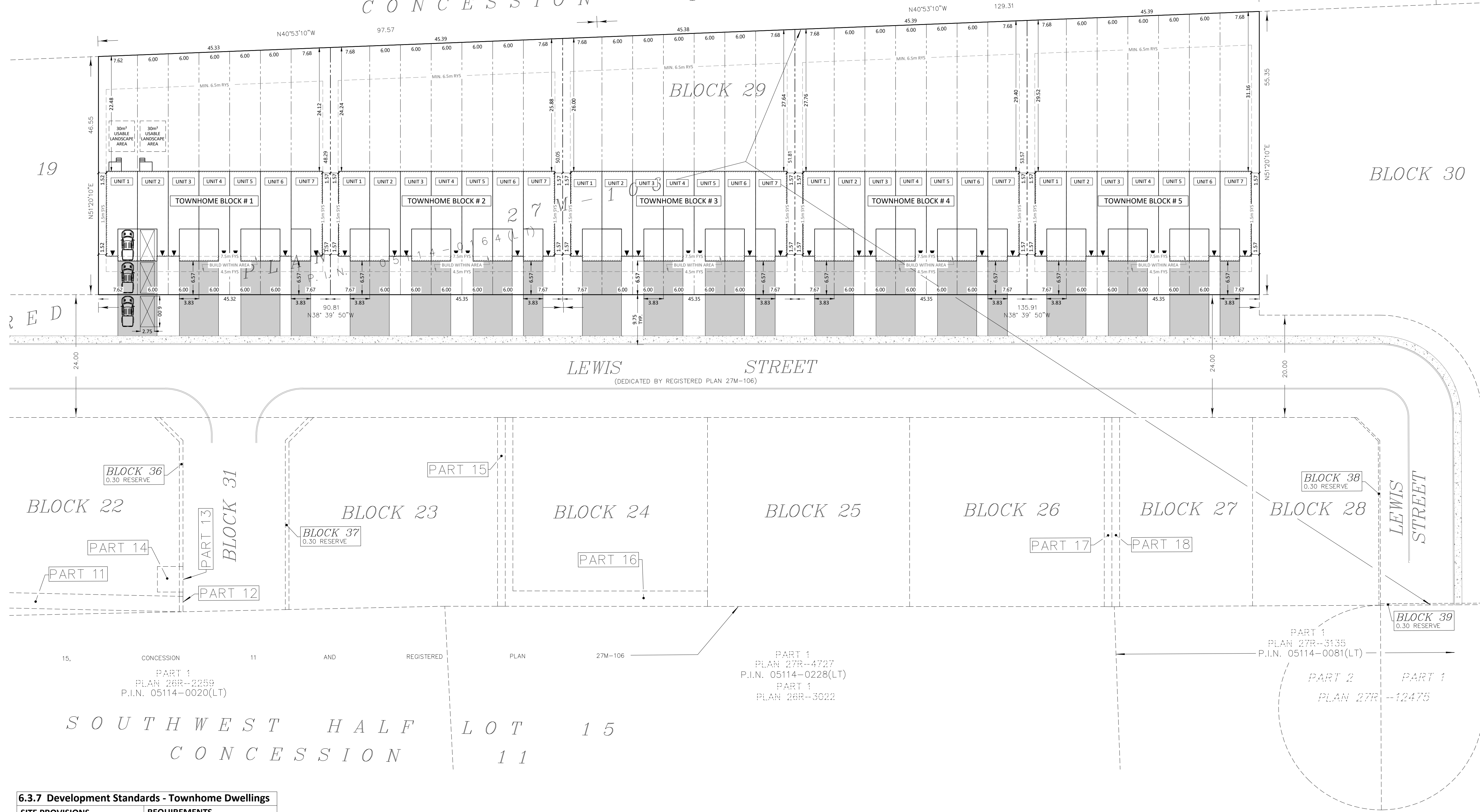


**FOR REVIEW ONLY**  
NOT FOR CONSTRUCTION

PART 1  
PLAN 27R-9045  
P.I.N. 05114-0076(LT)  
(SUBJECT TO EASEMENT PER INST. LC68641)

NORTHEAST HALF LOT 15  
CONCESSION 11



**LEGEND**

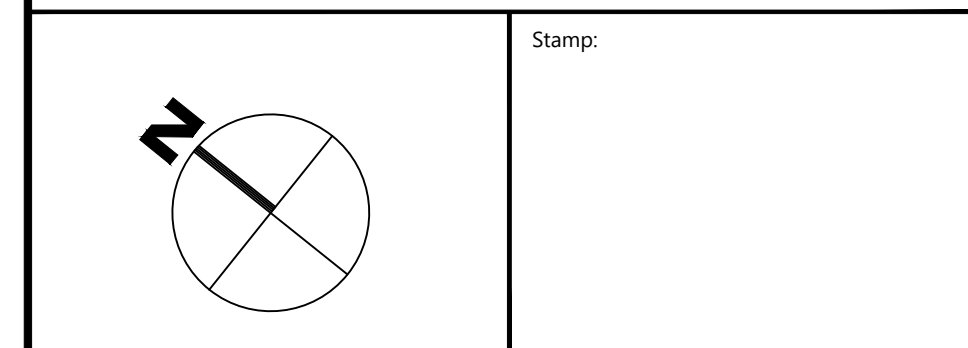
- CONCRETE SIDEWALK (COLEMAN 2 DESIGN LAYOUT)
- CONCRETE CURB (COLEMAN 2 DESIGN LAYOUT)
- SITE BOUNDARY
- EXISTING LEGAL FABRIC
- PROPOSED PROPERTY LINE (TOWNHOME BLOCK)
- PROPOSED FUTURE PROPERTY LIMIT (UNITS)
- MINIMUM SETBACKS
- REAR YARD SETBACK
- FRONT YARD SETBACK
- SIDE YARD SETBACK (INTERIOR)
- PROPOSED 7-UNIT TOWNHOME
- PROPOSED DRIVEWAY AND TYPICAL PARKING SPACES PROVIDED
- PARKING SPACE DIMENSIONS

No.	Revisions	Date
2	ISSUED TO TOWN FOR REVIEW	JUNE 10, 2026
1	REVISED PER KEEPER CO. COMMENTS	JUNE 02, 2026
0	ISSUED TO CLIENT	APR. 01, 2026

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

SCALE 1 : 400  
0 10 20 30 40 Metres

**egis** 750 Palladium Drive, Suite 310  
Kanata, ON K2V 1C7  
Tel: 613-836-2184  
Fax: 613-836-3742  
www.egis-group.com



Client: 1384341 ONTARIO LTD.  
9094 CAVANAGH ROAD, ASHTON, ON K0A 1B0

Project: BLOCK 29 RESIDENTIAL DEVELOPMENT  
COLEMAN CENTRAL PHASE 2 SUBDIVISION  
TOWN OF CARLETON PLACE

Drawing Title: SITE PLAN

Scale: 1:400 Project Number: CCO-26-1833  
Drawn By: S.HALL  
Checked By: BALCHAWA Drawing Number:  
Designed By: C100

**6.3.7 Development Standards - Townhome Dwellings**

SITE PROVISIONS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	60%
Lot Frontage (minimum)	5.5 metres (18.04 feet), per unit
Front Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres maximum (24.6 feet)
Exterior Side Yard Build Within	4.5 metres, minimum (14.7 feet) 7.5 metres maximum (24.6 feet)
Interior Side Yard (minimum) No side yard shall be required along the common property line or common wall	1.5 metres (4.9 feet)
Rear Yard Depth (Minimum)	6.5 metres (21.3 feet)
Usable Landscaped Open Space in the rear yard (minimum)	30.0 square metres (538 square feet)
Building Height	11.0 metres (36 feet)
Minimum Dwelling Unit Area	83.1 square metres (900 square feet)
No Encroachment Area from front or exterior side lot line	2.5 metres (8.2 feet)
Parking Spaces	2 spaces per dwelling unit, one of which may be provided within the garage

**BLOCK 29 DEVELOPMENT STATISTICS**

TOWNHOME BLOCK # 1			TOWNHOME BLOCK # 2			TOWNHOME BLOCK # 3			TOWNHOME BLOCK # 4			TOWNHOME BLOCK # 5		
UNIT #	LOT FRONTAGE (m)	LOT AREA (m2)	UNIT #	LOT FRONTAGE (m)	LOT AREA (m2)	UNIT #	LOT FRONTAGE (m)	LOT AREA (m2)	UNIT #	LOT FRONTAGE (m)	LOT AREA (m2)	UNIT #	LOT FRONTAGE (m)	LOT AREA (m2)
1	7.62	355.82	1	7.67	371.51	1	7.67	385.01	1	7.67	398.51	1	7.67	412.01
2	6.00	281.66	2	6.00	292.22	2	6.00	302.78	2	6.00	313.33	2	6.00	323.89
3	6.00	283.05	3	6.00	293.61	3	6.00	304.17	3	6.00	314.73	3	6.00	325.29
4	6.00	284.45	4	6.00	295.01	4	6.00	305.57	4	6.00	316.13	4	6.00	326.69
5	6.00	285.85	5	6.00	296.41	5	6.00	306.97	5	6.00	317.53	5	6.00	328.09
6	6.00	287.25	6	6.00	297.81	6	6.00	308.36	6	6.00	318.92	6	6.00	329.48
7	7.67	369.23	7	7.67	382.73	7	7.67	396.23	7	7.67	409.73	7	7.67	423.22
<b>TOTAL</b>	<b>45.29</b>	<b>2,147.30</b>	<b>TOTAL</b>	<b>45.34</b>	<b>2,229.29</b>	<b>TOTAL</b>	<b>45.34</b>	<b>2,309.09</b>	<b>TOTAL</b>	<b>45.34</b>	<b>2,388.88</b>	<b>TOTAL</b>	<b>45.34</b>	<b>2,468.67</b>

**DISCLAIMER:**  
ANY LEGAL BOUNDARY AND/OR TITLE AREA INFORMATION SHOWN ON THIS PLAN IS COMPILED FROM REGISTERED PLANS 27M-106 AND 27R-12519. EGIS DOES NOT CERTIFY THAT THE BOUNDARIES AND TITLES OF THE PROPERTIES SHOWN ON THIS PLAN ARE ACCURATE WITHIN THE MEANING OF THE SURVEYS ACT. PROPER LEGAL SURVEY RE-ESTABLISHMENT OF ANY BOUNDARY LOCATIONS OF PROPERTIES ON THIS PLAN MUST BE COMPLETED BY AN ONTARIO LAND SURVEYOR WORKING WITHIN THE SURVEYS ACT, SURVEYOR'S ACT, AND LAND TITLES OR REGISTRY ACT AND REGULATIONS MADE THEREUNDER.

I:\MARKETING\Infrastructure\CCO-26-1833\Carleplace - Block 29 Multi-Residential - Coleman Subdivision Phase 2\11 - Northeast Half Lot 15 - Block 29 - SPT.dwg  
 DATE PLOTTED: 2026-06-10 10:00:00 AM  
 PLOTTER: HP DesignJet T1300e  
 PLOTTING METHOD: HP DesignJet T1300e  
 PLOTTING SCALE: 1:400  
 PLOTTING SHEET: 1 OF 1  
 PLOTTING STATUS: SUCCESS