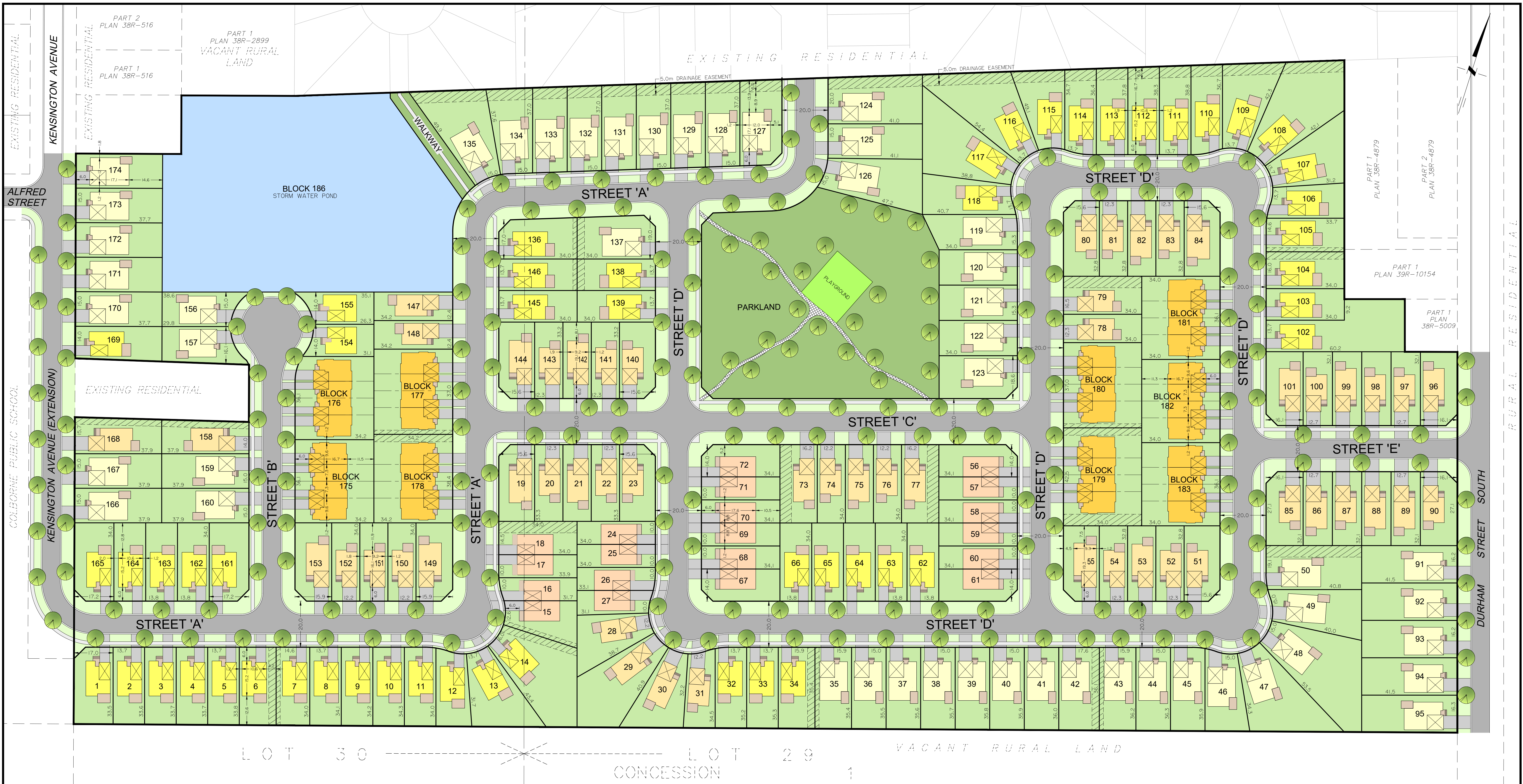




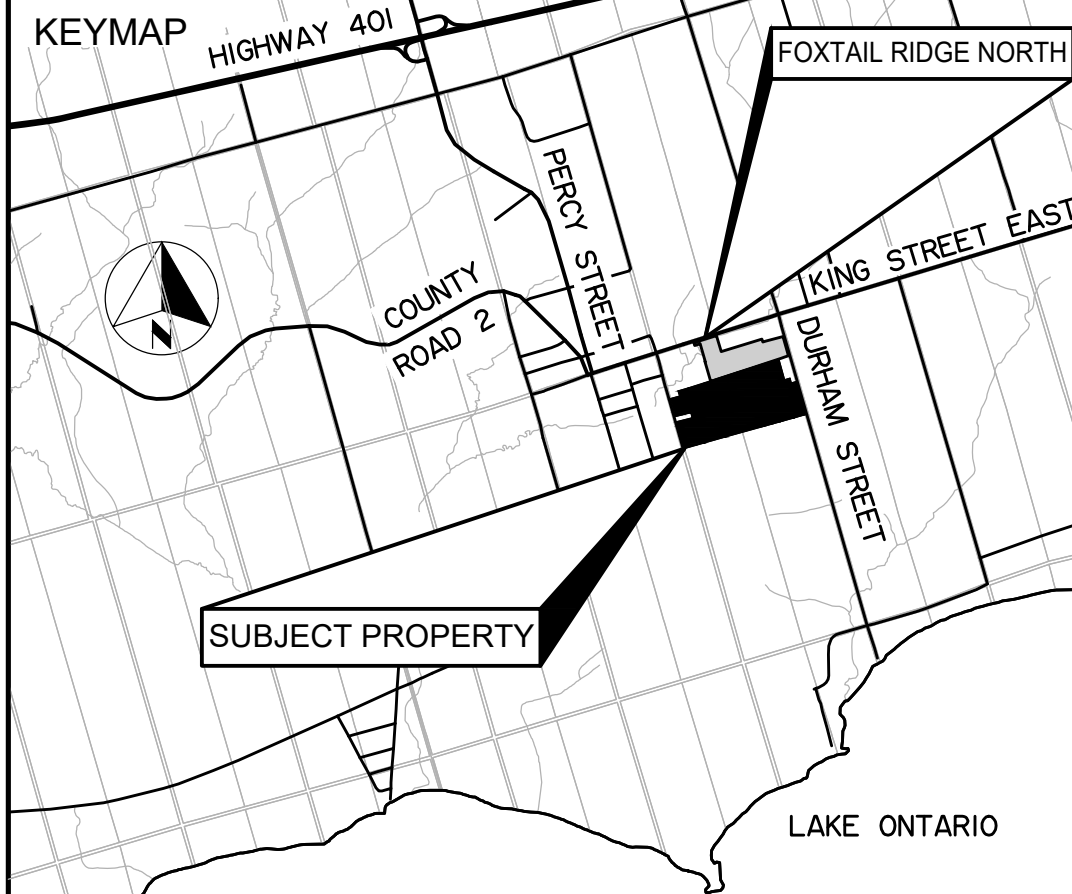
DEVELOPMENT SITE PLAN

FOXTAIL RIDGE SUBDIVISION SOUTH

PART 4, PLAN 39R-13820,
PART OF ALBERT AND PRINCESS STREETS
REGISTERED PLAN 19 (GLOVER PLAN)
PART OF LOTS 29 & 30
CONCESSION 1

TOWNSHIP OF CRAMAHE
VILLAGE OF COLBORNE
COUNTY OF NORTHUMBERLAND

SCALE = 1:750 METRIC



LAND USE SCHEDULE

LAND USE	AREA(m ²)	UNITS
15.0m (MIN) SINGLE DETACHED LOTS - BLOCKS 35-50, 91-95, 119-135, 137, 156, 157, 159, 160, 166, 167 & 170-174	30960.2	50
13.7m (MIN) SINGLE DETACHED LOTS - BLOCKS 1-14, 32-34, 62-66, 102-118, 136, 138, 139, 145, 146, 154, 155, 161-165 & 169	29751.7	52
12.2m (MIN) SINGLE DETACHED LOTS - BLOCKS 19-23, 25-31, 51-55, 73-90, 96-101, 140-144, 147-153, 158 & 168	24311.7	52
20.0m MIN. FRONTAGE SEMI-DETACHED DWELLINGS BLOCKS 15-18, 24-27, 56-61 & 67-72	7585.4	20
36.0 (MIN) FRONTAGE TOWNHOUSE ROW DWELLINGS BLOCKS 175-183	11438.5	36
PARKLAND & 8.0m WALKWAY	8991.6	
STORM WATER POND	10059.0	
20.0m MUNICIPAL ROAD ALLOWANCE & 0.3m RESERVE (STREETS 'A', 'B', 'C', 'D' & 'E')	37443.7	
SUB TOTAL	160541.8m²	210

PLAN COPYRIGHT

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ZONING BY-LAW No. 08-18 - R2 ZONE

DWELLING TYPE	SINGLE DETACHED DWELLING	SEMI-DETACHED DWELLING
ZONE PROVISION - SECTION 9	R2 ZONE	PROPOSED
MINIMUM LOT AREA	450.0m ²	386.7m ²
MINIMUM LOT FRONTAGE	15.0m	12.2m
MINIMUM FRONT YARD	7.5m	6.0m
MINIMUM EXTERIOR SIDE YARD	7.5m	4.5m
MINIMUM INTERIOR SIDE YARD	3.0m	1.2m
MINIMUM REAR YARD	7.5m	7.5m
MAXIMUM HEIGHT OF BUILDINGS	11.0m	11.0m
MAXIMUM LOT COVERAGE	35.0%	45.0%
MINIMUM LANDSCAPED OPEN SPACE	30.0%	50.0%
MAXIMUM No. OF DWELLINGS PER LOT	1	1
MAXIMUM No. OF DWELLING UNITS PER LOT	2	2

LEGEND



ZONING BY-LAW No. 08-18 - R3-ZONE

DWELLING TYPE	ROW DWELLING
ZONE PROVISION - SECTION 10	R3 ZONE
MINIMUM LOT AREA - PER UNIT	230.0m ²
MINIMUM LOT FRONTAGE - PER BLOCK	36.0m
MINIMUM FRONT YARD	7.5m
MINIMUM EXTERIOR SIDE YARD	7.5m
MINIMUM INTERIOR SIDE YARD	7.5m
MINIMUM REAR YARD	10.5m
MAXIMUM HEIGHT OF BUILDINGS	12.5m
MAXIMUM LOT COVERAGE	35.0%
MINIMUM LANDSCAPED OPEN SPACE	40.0%

METRIC NOTE:

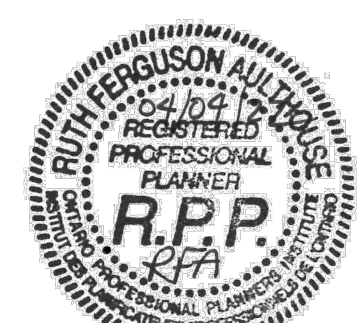
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO BY DIVIDING BY 0.3048.

CONTOURS NOTE:

EXISTING TOPOGRAPHY PREPARED BY MONUMENT GEOMATICS. CONTOURS DRAWN AT INTERVALS OF 0.5m.

2	REVISE SIDEWALK ON STREETS 'A' & 'D' AND EASEMENT ON LOT 168	JUNE 21, 2023	R.F.A.
1	1st SUBMISSION	APRIL 2022	R.F.A.
No.	REVISION	DATE	APPRD

DRAWN BY: L.B. CHECKED BY: R.F.A. DATE: APRIL 04, 2022 SCALE: 1:750



500 - DSP2



211 Dundas Street East, Suite 202, Belleville, Ontario, K8N 1E2