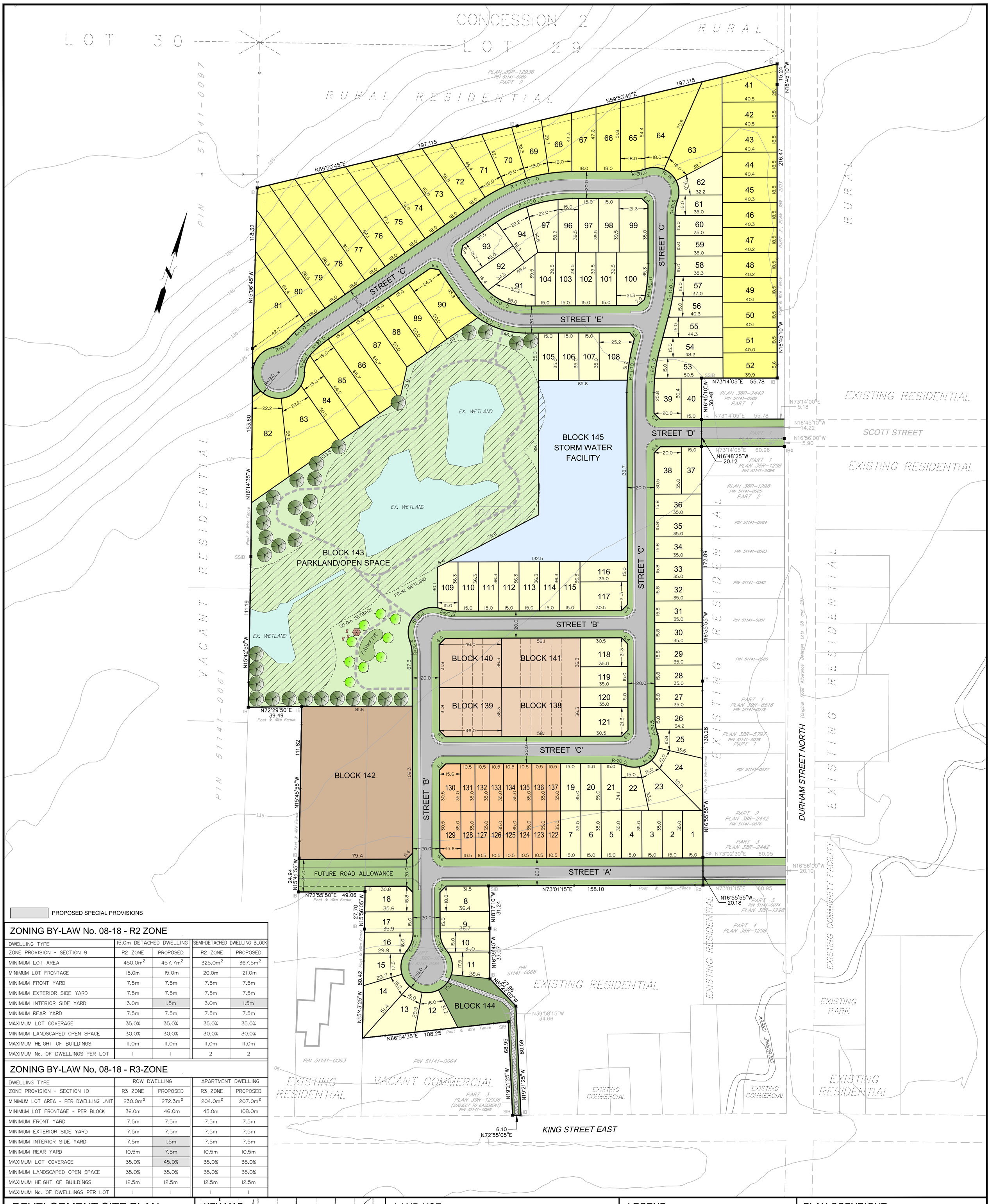


ZONING BY-LAW No. 08-18 - R2 ZONE

DWELLING TYPE	15.0m DETACHED DWELLING		SEMI-DETACHED DWELLING BLOCK	
ZONE PROVISION - SECTION 9	R2 ZONE	PROPOSED	R2 ZONE	PROPOSED
MINIMUM LOT AREA	450.0m²	457.7m²	325.0m²	367.5m²
MINIMUM LOT FRONTAGE	15.0m	15.0m	20.0m	21.0m
MINIMUM FRONT YARD	7.5m	7.5m	7.5m	7.5m
MINIMUM EXTERIOR SIDE YARD	7.5m	7.5m	7.5m	7.5m
MINIMUM INTERIOR SIDE YARD	3.0m	1.5m	3.0m	1.5m
MINIMUM REAR YARD	7.5m	7.5m	7.5m	7.5m
MAXIMUM LOT COVERAGE	35.0%	35.0%	35.0%	35.0%
MINIMUM LANDSCAPED OPEN SPACE	30.0%	30.0%	30.0%	30.0%
MAXIMUM HEIGHT OF BUILDINGS	11.0m	11.0m	11.0m	11.0m
MAXIMUM No. OF DWELLINGS PER LOT	1	1	2	2

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

DWELLING TYPE	ROW DWELLING		APARTMENT DWELLING	
ZONE PROVISION - SECTION 10	R3 ZONE	PROPOSED	R3 ZONE	PROPOSED
MINIMUM LOT AREA - PER DWELLING UNIT	230.0m²	272.3m²	204.0m²	207.0m²
MINIMUM LOT FRONTAGE - PER BLOCK	36.0m	46.0m	45.0m	108.0m
MINIMUM FRONT YARD	7.5m	7.5m	7.5m	7.5m
MINIMUM EXTERIOR SIDE YARD	7.5m	7.5m	7.5m	7.5m
MINIMUM INTERIOR SIDE YARD	7.5m	1.5m	7.5m	7.5m
MINIMUM REAR YARD	10.5m	7.5m	10.5m	10.5m
MAXIMUM LOT COVERAGE	35.0%	45.0%	35.0%	35.0%
MINIMUM LANDSCAPED OPEN SPACE	35.0%	35.0%	35.0%	35.0%
MAXIMUM HEIGHT OF BUILDINGS	12.5m	12.5m	12.5m	12.5m
MAXIMUM No. OF DWELLINGS PER LOT	1	1	1	1

DEVELOPMENT SITE PLAN

COLBORNE RIDGE SUBDIVISION

PARTS 1 AND 3, PLAN 12981
PART OF LOT 182, REID PLAN AND
PART OF LOT 29, CONCESSION 2
(FORMER VILLAGE OF COLBORNE)

TOWNSHIP OF CRAMAHE

COUNTY OF NORTHUMBERLAND

METRIC NOTE:

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

CONTOURS NOTE:

CONTOURS PREPARED USING DATA OBTAINED BY OTHERS. CONTOURS DRAWN AT INTERVALS OF 5.0m.

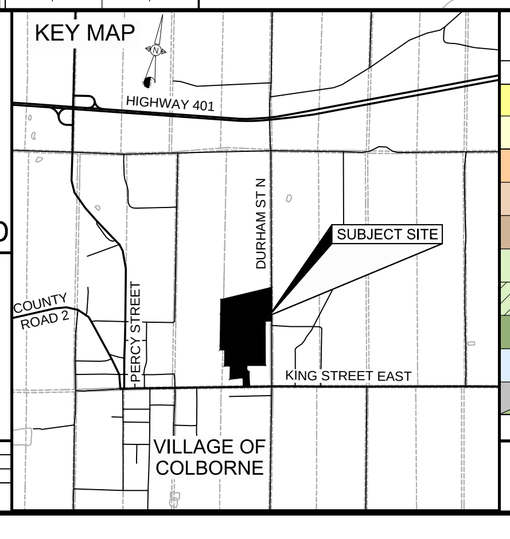
SCALE 1:1250

0 10 20 50 100 120m

No.	REVISION	DATE	APPR'D

DRAWN BY: LB | CHECKED BY: R.F.A. | DATE: 03/17/17

KEY MAP



LAND USE

	LAND USE	AREA(m²)	AREA%	UNITS
	'R2 ZONE' SINGLE DETACHED BUILDING LOTS LOTS 41-52 & 63-90 - 18.0m MIN. FRONTAGE	43417.1	21.4	40
	'R2 ZONE' SINGLE DETACHED BUILDING LOTS LOTS 1-40, 53-62 & 91-121 - 15.0m MIN. FRONTAGE	48515.8	24.0	81
	'R2 ZONE' SEMI-DETACHED BUILDING LOTS BLOCKS 122-137 - 10.0m MIN. FRONTAGE PER UNIT	6237.8	3.1	16
	'R3 ZONE' TOWNHOUSE BUILDING BLOCKS BLOCKS 138-141 - 36.0m MIN. FRONTAGE PER BLOCK	7536.8	3.7	20
	'R3 ZONE' APARTMENT BLOCK BLOCK 142	9320.6	4.6	45
	PARKLAND/OPEN SPACE BLOCK 143 - LANDS OUTSIDE OF EIS SETBACK	9654.5	4.8	
	ENVIRONMENTAL SENSITIVE AREA BLOCK 143 - LANDS WITHIN 30.0m SETBACK	28439.1	14.0	
	WALKWAY AND SERVICE CORRIDOR BLOCK 144	1989.1	0.9	
	STORM WATER FACILITY BLOCK 145	9875.2	4.9	
	20.0m MUNICIPAL ROAD ALLOWANCE STREETS 'A', 'B', 'C', 'D' & 'E' AND BLOCKS 146-148	37561.8	18.6	
	SUB TOTAL	202547.8m²	100.0%	202

LEGEND

- PROPOSED 7.8m WIDE ASPHALT AND CURB
- LANDSCAPED BOULEVARD
- SURVEYED WETLAND FROM EIS REPORT
- 30.0m SETBACK FROM SURVEYED WETLAND
- 1.5m WIDE SIDEWALK
- 3.0m WIDE WALKING TRAIL
- NATURE TRAIL (BARKCHIP)
- GAZEBO AND PICNIC TABLES
- PROPOSED TREE PLANTINGS
- EXISTING TREES AND VEGETATION TO BE PRESERVED ACCORDING TO EIS

PLAN COPYRIGHT

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RUTH FERGUSON AULTHOUSE REGISTERED PROFESSIONAL PLANNER R.P.P. 03/15/17 ONTARIO PROFESSIONAL PLANNERS INSTITUTE

JOB No. 481-DSP

RFA PLANNING CONSULTANT INC
211 Dundas Street East, Suite 202,
Belleville, Ontario, K8N 1E2