

INDIVIDUAL LOT COVERAGE CALCULATIONS				
BLOCK 1				
LOT 1 AREA				
Number	Comments	Area	%	
Lot 1	1 HARDSCAPE	21.38 m ²	5.22%	
Lot 1	2 SOFTSCAPE	283.99 m ²	69.35%	
Lot 1	3 LOT COVERAGE	104.10 m ²	25.42%	
LOT 2 AREA				
Number	Comments	Area	%	
Lot 2	1 HARDSCAPE	21.67 m ²	13.02%	
Lot 2	2 SOFTSCAPE	58.35 m ²	35.05%	
Lot 2	3 LOT COVERAGE	86.45 m ²	51.93%	
LOT 3 AREA				
Number	Comments	Area	%	
Lot 3	1 HARDSCAPE	21.67 m ²	13.00%	
Lot 3	2 SOFTSCAPE	58.60 m ²	35.15%	
Lot 3	3 LOT COVERAGE	86.45 m ²	51.85%	
LOT 4 AREA				
Number	Comments	Area	%	
Lot 4	1 HARDSCAPE	21.67 m ²	12.98%	
Lot 4	2 SOFTSCAPE	58.84 m ²	35.24%	
Lot 4	3 LOT COVERAGE	86.45 m ²	51.78%	
LOT 5 AREA				
Number	Comments	Area	%	
Lot 5	1 HARDSCAPE	21.93 m ²	13.11%	
Lot 5	2 SOFTSCAPE	58.73 m ²	35.12%	
Lot 5	3 LOT COVERAGE	86.57 m ²	51.77%	
LOT 6 AREA				
Number	Comments	Area	%	
Lot 6	1 HARDSCAPE	21.95 m ²	8.05%	
Lot 6	2 SOFTSCAPE	151.56 m ²	55.61%	
Lot 6	3 LOT COVERAGE	99.03 m ²	36.34%	
BLOCK 2				
LOT 7 AREA				
Number	Comments	Area	%	
Lot 7	1 HARDSCAPE	22.39 m ²	8.19%	
Lot 7	2 SOFTSCAPE	151.80 m ²	55.55%	
Lot 7	3 LOT COVERAGE	99.06 m ²	36.25%	
LOT 8 AREA				
Number	Comments	Area	%	
Lot 8	1 HARDSCAPE	21.65 m ²	12.87%	
Lot 8	2 SOFTSCAPE	60.16 m ²	35.75%	
Lot 8	3 LOT COVERAGE	86.45 m ²	51.38%	
LOT 9 AREA				
Number	Comments	Area	%	
Lot 9	1 HARDSCAPE	22.40 m ²	13.29%	
Lot 9	2 SOFTSCAPE	59.66 m ²	35.40%	
Lot 9	3 LOT COVERAGE	86.45 m ²	51.30%	
LOT 10 AREA				
Number	Comments	Area	%	
Lot 10	1 HARDSCAPE	22.37 m ²	13.26%	
Lot 10	2 SOFTSCAPE	59.85 m ²	35.48%	
Lot 10	3 LOT COVERAGE	86.48 m ²	51.26%	
LOT 11 AREA				
Number	Comments	Area	%	
Lot 11	1 HARDSCAPE	21.67 m ²	12.82%	
Lot 11	2 SOFTSCAPE	60.89 m ²	36.03%	
Lot 11	3 LOT COVERAGE	86.45 m ²	51.15%	
LOT 12 AREA				
Number	Comments	Area	%	
Lot 12	1 HARDSCAPE	22.37 m ²	8.12%	
Lot 12	2 SOFTSCAPE	154.04 m ²	55.93%	
Lot 12	3 LOT COVERAGE	99.03 m ²	35.95%	
BLOCK 3				
LOT 13 AREA				
Number	Comments	Area	%	
Lot 13	1 HARDSCAPE	21.36 m ²	7.74%	
Lot 13	2 SOFTSCAPE	155.60 m ²	56.37%	
Lot 13	3 LOT COVERAGE	99.08 m ²	35.89%	
LOT 14 AREA				
Number	Comments	Area	%	
Lot 14	1 HARDSCAPE	22.67 m ²	13.33%	
Lot 14	2 SOFTSCAPE	60.93 m ²	35.83%	
Lot 14	3 LOT COVERAGE	86.45 m ²	50.84%	
LOT 15 AREA				
Number	Comments	Area	%	
Lot 15	1 HARDSCAPE	23.83 m ²	13.99%	
Lot 15	2 SOFTSCAPE	59.95 m ²	35.19%	
Lot 15	3 LOT COVERAGE	86.57 m ²	50.82%	
LOT 16 AREA				
Number	Comments	Area	%	
Lot 16	1 HARDSCAPE	23.80 m ²	13.96%	
Lot 16	2 SOFTSCAPE	60.12 m ²	35.25%	
Lot 16	3 LOT COVERAGE	86.63 m ²	50.79%	
LOT 17 AREA				
Number	Comments	Area	%	
Lot 17	1 HARDSCAPE	21.68 m ²	12.69%	
Lot 17	2 SOFTSCAPE	62.66 m ²	36.69%	
Lot 17	3 LOT COVERAGE	86.45 m ²	50.62%	
LOT 18 AREA				
Number	Comments	Area	%	
Lot 18	1 HARDSCAPE	21.38 m ²	7.68%	
Lot 18	2 SOFTSCAPE	157.95 m ²	56.74%	
Lot 18	3 LOT COVERAGE	99.03 m ²	35.58%	
BLOCK 4				
LOT 19 AREA				
Number	Comments	Area	%	
Lot 19	1 HARDSCAPE	21.38 m ²	7.66%	
Lot 19	2 SOFTSCAPE	158.54 m ²	56.84%	
Lot 19	3 LOT COVERAGE	99.03 m ²	35.50%	
LOT 20 AREA				
Number	Comments	Area	%	
Lot 20	1 HARDSCAPE	24.25 m ²	14.11%	
Lot 20	2 SOFTSCAPE	61.17 m ²	35.59%	
Lot 20	3 LOT COVERAGE	86.48 m ²	50.31%	
LOT 21 AREA				
Number	Comments	Area	%	
Lot 21	1 HARDSCAPE	22.96 m ²	14.10%	
Lot 21	2 SOFTSCAPE	61.36 m ²	35.67%	
Lot 21	3 LOT COVERAGE	86.42 m ²	50.24%	
LOT 22 AREA				
Number	Comments	Area	%	
Lot 22	1 HARDSCAPE	22.96 m ²	13.32%	
Lot 22	2 SOFTSCAPE	62.96 m ²	36.52%	
Lot 22	3 LOT COVERAGE	99.28 m ²	50.16%	
LOT 23 AREA				
Number	Comments	Area	%	
Lot 23	1 HARDSCAPE	21.29 m ²	7.58%	
Lot 23	2 SOFTSCAPE	160.39 m ²	57.09%	
Lot 23	3 LOT COVERAGE	99.28 m ²	35.33%	
BLOCK 5				
LOT 24 AREA				
Number	Comments	Area	%	
Lot 24	1 HARDSCAPE	13.33 m ²	4.78%	
Lot 24	2 SOFTSCAPE	159.82 m ²	57.30%	
Lot 24	3 LOT COVERAGE	105.75 m ²	37.92%	
LOT 25 AREA				
Number	Comments	Area	%	
Lot 25	1 HARDSCAPE	13.58 m ²	8.33%	
Lot 25	2 SOFTSCAPE	52.51 m ²	32.21%	
Lot 25	3 LOT COVERAGE	96.95 m ²	59.46%	
LOT 26 AREA				
Number	Comments	Area	%	
Lot 26	1 HARDSCAPE	13.24 m ²	4.45%	
Lot 26	2 SOFTSCAPE	177.99 m ²	59.83%	
Lot 26	3 LOT COVERAGE	106.26 m ²	35.72%	

OVERALL DEVELOPMENT LOT COVERAGE CALCULATIONS			
Comments	Area	%	
1 HARDSCAPE	552.12 m ²	9.82%	
2 SOFTSCAPE	2668.43 m ²	47.44%	
3 LOT COVERAGE	2403.80 m ²	42.74%	
	5624.36 m ²	100.00%	

OVERALL SITE COVERAGE CALCULATIONS			
Comments	Area	%	
1 HARDSCAPE	552.12 m ²	6.18%	
2 SOFTSCAPE	2668.43 m ²	29.87%	
3 LOT COVERAGE	2403.80 m ²	26.91%	
4 ROADS & OPEN SPACES	3309.42 m ²	37.04%	
	8933.78 m ²	100.00%	

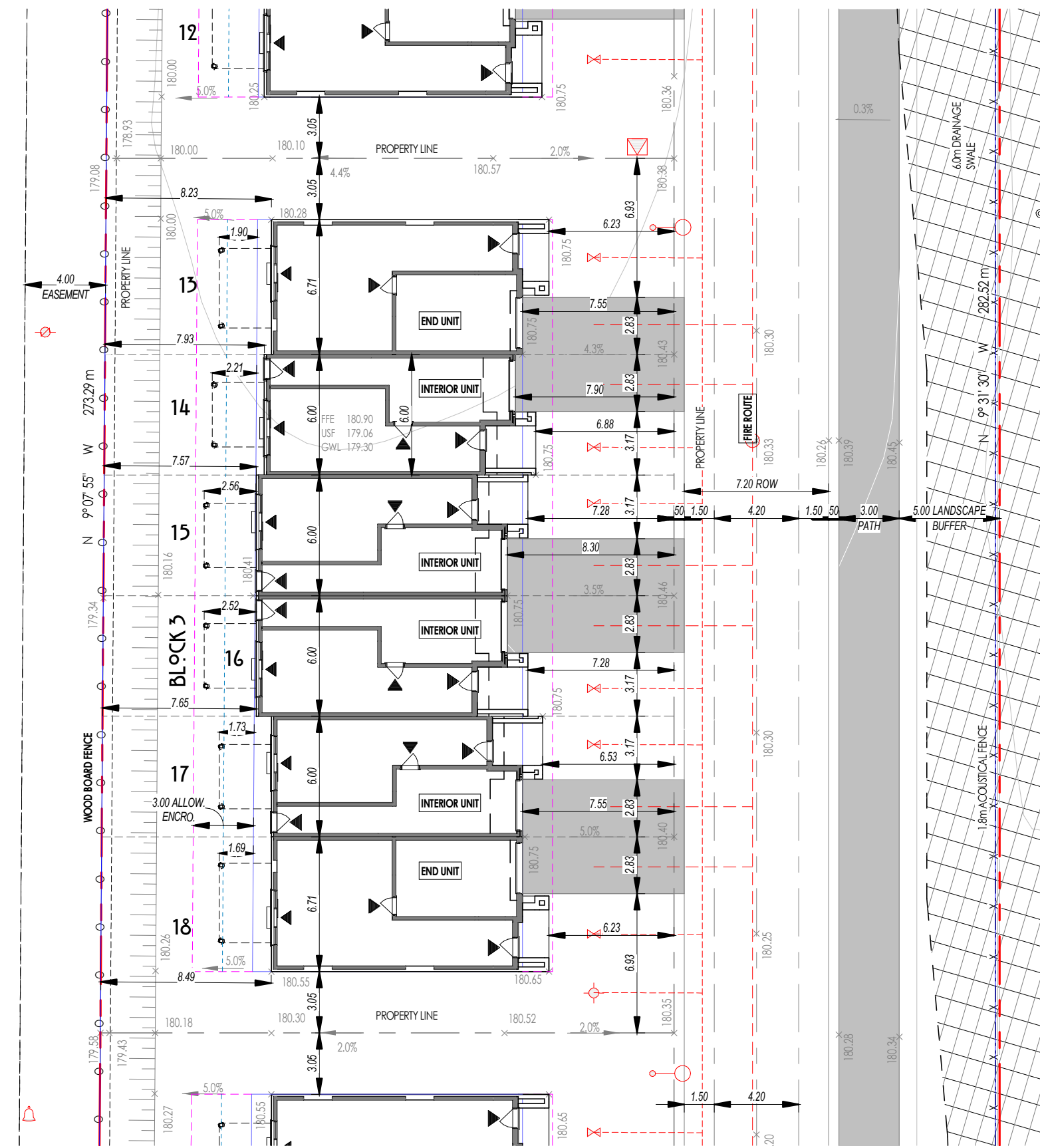
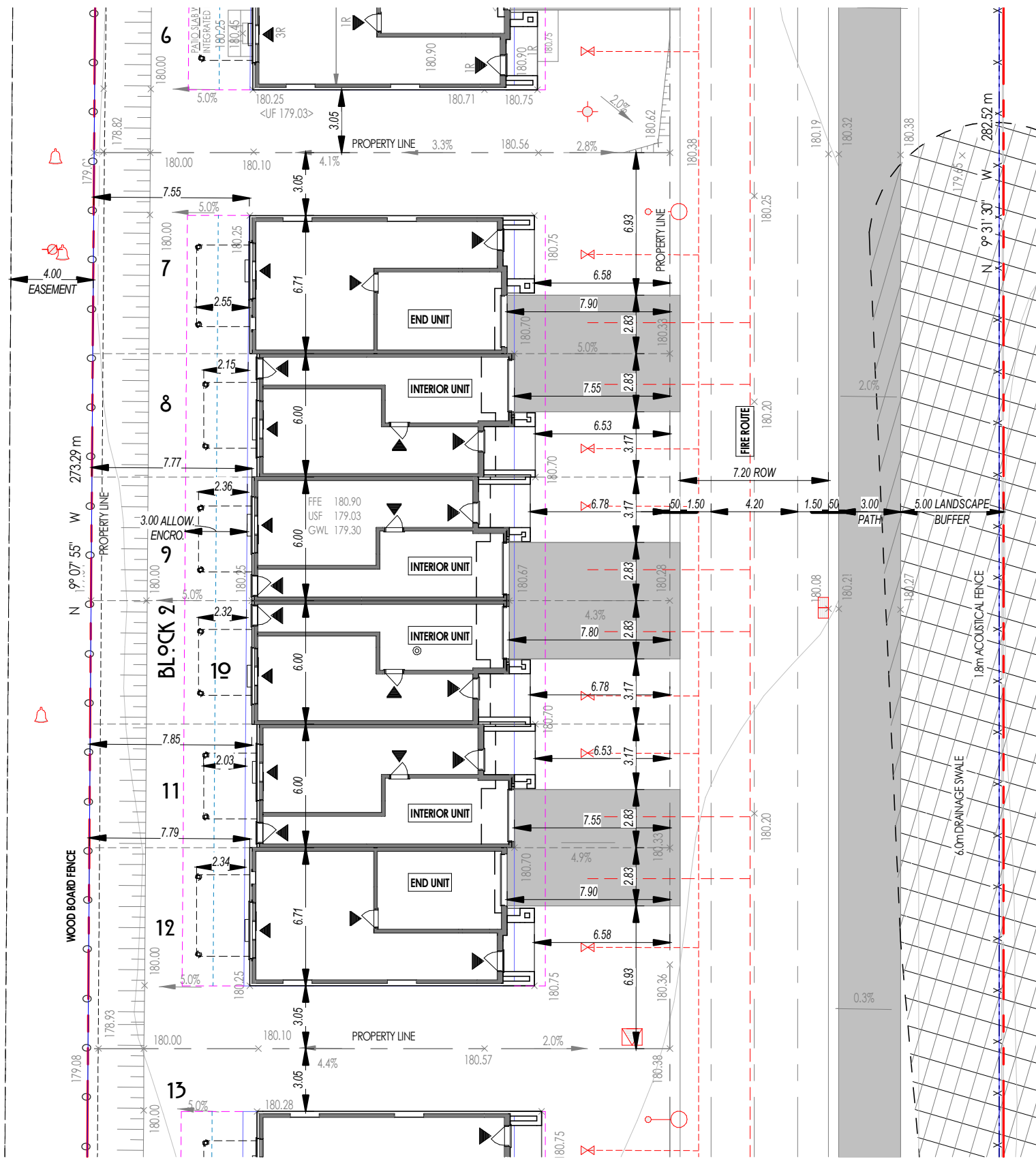
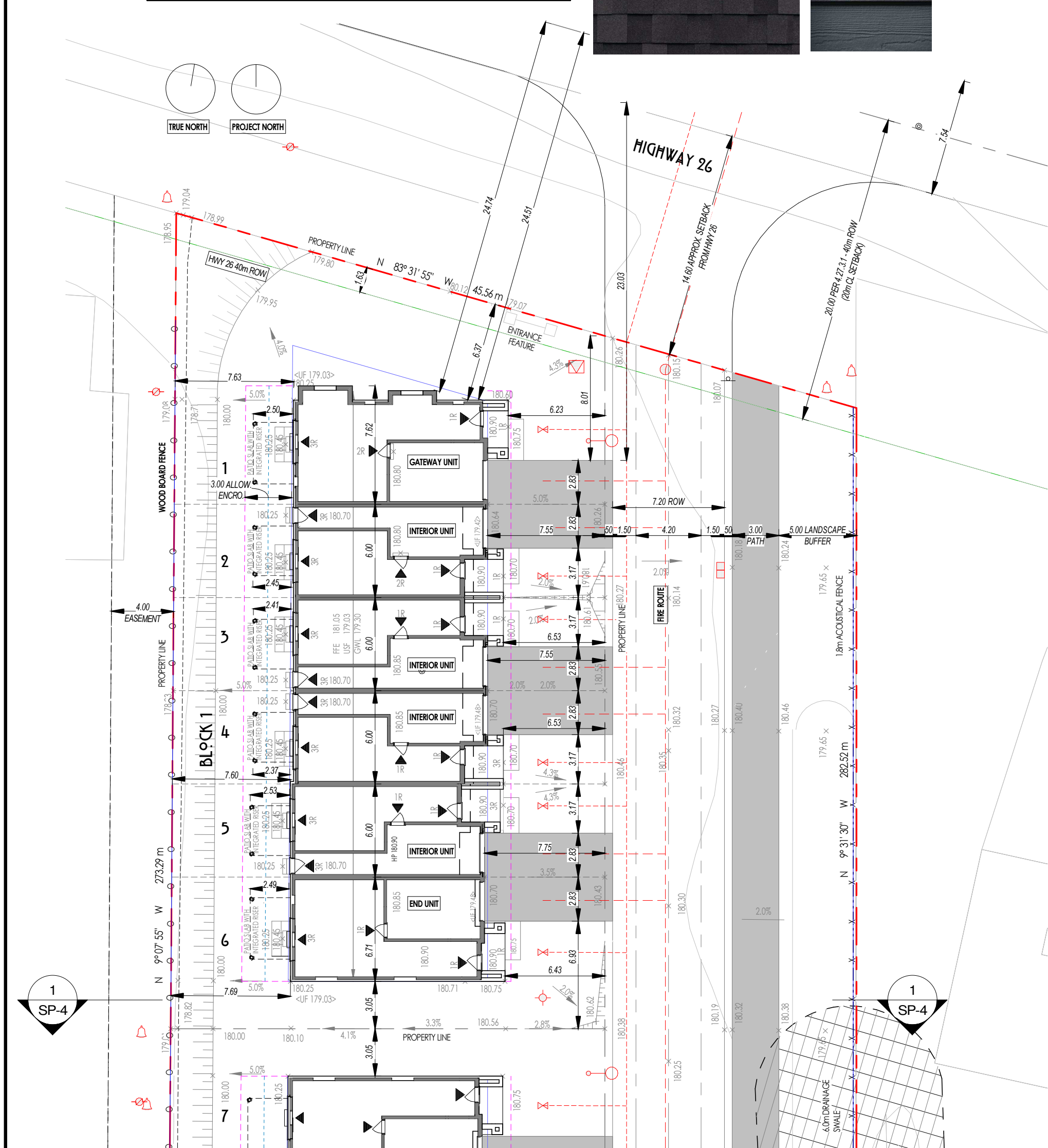
OVERALL SITE PLAN			
#	DESCRIPTION	DATE	BY
1	ISSUED FOR CLIENT REVIEW	2021-04-27	C/O
2	ISSUED FOR CLIENT REVIEW	2021-05-27	C/O
3	ISSUED FOR CLIENT REVIEW	2021-06-07	C/O
4	ISSUED FOR CLIENT REVIEW	2021-06-07	C/O
5	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
6	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
7	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
8	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
9	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
10	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
11	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
12	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
13	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
14	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
15	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
16	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
17	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
18	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
19	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
20	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
21	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
22	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
23	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
24	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
25	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
26	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
27	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
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63	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
64	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
65	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
66	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
67	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
68	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
69	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
70	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
71	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
72	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
73	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
74	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
75	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
76	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
77	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
78	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
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80	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
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91	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
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96	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
97	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
98	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
99	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
100	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O

OVERALL SITE PLAN			
#	DESCRIPTION	DATE	BY
1	ISSUED FOR CLIENT REVIEW	2021-04-27	C/O
2	ISSUED FOR CLIENT REVIEW	2021-05-27	C/O
3	ISSUED FOR CLIENT REVIEW	2021-06-07	C/O
4	ISSUED FOR CLIENT REVIEW	2021-06-07	C/O
5	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
6	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
7	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
8	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
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10	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
11	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
12	ISSUED FOR CLIENT REVIEW	2021-06-11	C/O
13	ISSUED FOR CLIENT REVIEW	2021-06-11	C

COLOUR SCHEDULE - BLOCK 1			
EXTERIOR ELEMENTS	MANUFACTURER	COLLECTION	COLOR
HORIZONTAL SIDING	JAMES HARDIE	SELECT CEDARNAIL	DEEP OCEAN
WINDOW & DOOR TRIM	JAMES HARDIE	SELECT CEDARNAIL	ARCTIC WHITE
BOARD & BATTEN SIDING	JAMES HARDIE	SELECT CEDARNAIL	ARCTIC WHITE
PANEL SIDING	JAMES HARDIE	PANEL SIDING - STAINMENT COLLECTION	ARCTIC WHITE
MASONRY	ARRISCRIFT	RESICO	SILVERADO
SINGLE	ARRISCRIFT	RESICO	QUAIL BLACK
SOFFIT / FRIEZE / ALUM	GENIEK	CEMENT	BLACK
FRONT DOOR	SHERWIN WILLIAMS	CyberSpace SW7034	BLACK
GARAGE DOOR	SHERWIN WILLIAMS	CyberSpace SW7034	BLACK
WINDOWS	TID	WVNL	BLACK
RAILINGS	TID	RECONTRACT	BLACK

COLOUR SCHEDULE - BLOCK 2			
EXTERIOR ELEMENTS	MANUFACTURER	COLLECTION	COLOR
HORIZONTAL SIDING	JAMES HARDIE	SELECT CEDARNAIL	BOOMY BLUE
WINDOW & DOOR TRIM	JAMES HARDIE	SELECT CEDARNAIL	ARCTIC WHITE
BOARD & BATTEN SIDING	JAMES HARDIE	SELECT CEDARNAIL	ARCTIC WHITE
PANEL SIDING	JAMES HARDIE	PANEL SIDING - STAINMENT COLLECTION	ARCTIC WHITE
MASONRY	ARRISCRIFT	RESICO	QUAIL BLACK
SINGLE	ARRISCRIFT	RESICO	QUAIL BLACK
SOFFIT / FRIEZE / ALUM	GENIEK	CEMENT	BLACK
FRONT DOOR	SHERWIN WILLIAMS	CyberSpace SW7034	BLACK
GARAGE DOOR	SHERWIN WILLIAMS	CyberSpace SW7034	BLACK
WINDOWS	TID	WVNL	BLACK
RAILINGS	TID	RECONTRACT	BLACK

COLOUR SCHEDULE - BLOCK 3			
EXTERIOR ELEMENTS	MANUFACTURER	COLLECTION	COLOR
HORIZONTAL SIDING	JAMES HARDIE	SELECT CEDARNAIL	GRAY SLATE
WINDOW & DOOR TRIM	JAMES HARDIE	SELECT CEDARNAIL	ARCTIC WHITE
BOARD & BATTEN SIDING	JAMES HARDIE	SELECT CEDARNAIL	ARCTIC WHITE
PANEL SIDING	JAMES HARDIE	PANEL SIDING - STAINMENT COLLECTION	ARCTIC WHITE
MASONRY	ARRISCRIFT	RESICO	SILVERADO
SINGLE	ARRISCRIFT	RESICO	QUAIL BLACK
SOFFIT / FRIEZE / ALUM	GENIEK	CEMENT	BLACK
FRONT DOOR	SHERWIN WILLIAMS	CyberSpace SW7034	BLACK
GARAGE DOOR	SHERWIN WILLIAMS	CyberSpace SW7034	BLACK
WINDOWS	TID	WVNL	BLACK
RAILINGS	TID	RECONTRACT	BLACK



BY LAW 2010-06 - BLOCK 1		
ZONING MATRIX		
4.0 GENERAL PROVISIONS	REQUIRED	PROVIDED
4.14.2 SIGHT TRIANGLES (mm)	4.0m	n/a
TABLE 4.27.3.1 INCREASED YARDS ABUTTING ROADS ALONG HWY 26 WEST	40m ROW	n/a
4.28.3 ARCHITECTURAL ELEMENTS (mm)	0.6m (any yard)	n/a
4.28.4 UNENCLOSED PORCHES (mm)	1.5m but not closer than 1.2m	n/a
4.28.4 UNENCLOSED PORCH IN A REAR YARD (mm)	3.0m	1.90m-2.6m
SECTION 5.0 PARKING & LOADING PROVISIONS		
5.3.1.1 ENTRANCE WIDTH (mm)	4.5m or whichever is less	2.83m
TABLE 5.15.1.1 NUMBER OF PARKING SPACES	20/MT	2
TABLE 5.15.1.2 PARKING SPACES SIZE	2.8m x 6.0m	2.8m x 6.0m
TABLE 5.15.1.3 DRIVEWAY WIDTH (mm)	30% of yard for driveway	2.8m
TABLE 5.15.1.4 ENTRANCE SETBACK (mm)	15.0m	n/a
SECTION 6.0 RESIDENTIAL ZONES		
0101.05-34 PERMITTED USE	TOWNHOUSE	0101.05-34
6.5.10.3.4 LOT AREA (mm)	140m ² /UNIT	170.0m ² -278.5m ²
6.5.10.3.4 LOT FRONTAGE (mm)	4.0m	6.0m-9.3m
6.5.10.3.4 FRONT YARD (mm)	7.5m	7.5m-8.3m
6.5.10.3.4 REAR YARD (mm)	7.5m	7.5m-8.6m
6.5.10.3.4 INT. SIDE YARD (mm)	3.0m	3.0m
6.5.10.3.4 INT. SIDE YARD (mm)	4.0m	n/a
TABLE 6.3.1.2 LOT COVERAGE (mm)	40%	35.0%-50.8%
TABLE 6.3.1.2 LANDSCAPE OPEN SPACE (mm)	30%	35.1%-54.7%
TABLE 6.3.1.2 HEIGHT (mm)	12.0m	11.9m (estimated)
6.5.10.3.4 EASTERN PROPERTY LANDSCAPE STRIP	5.0m	5.0m
SECTION 9.0 ENVIRONMENTAL ZONES		
TABLE 9.3.1.1 LOT AREA (mm)	n/a	n/a
TABLE 9.3.1.1 LOT FRONTAGE (mm)	n/a	n/a
TABLE 9.3.1.1 FRONT YARD (mm)	n/a	n/a
TABLE 9.3.1.1 EXT. SIDE YARD (mm)	n/a	n/a
TABLE 9.3.1.1 INT. SIDE YARD (mm)	n/a	n/a
TABLE 9.3.1.1 REAR YARD (mm)	n/a	n/a
TABLE 9.3.1.1 LOT COVERAGE (mm)	10%	n/a
TABLE 9.3.1.1 LANDSCAPE OPEN SPACE (mm)	80%	n/a
TABLE 9.3.1.1 HEIGHT (mm)	12.0m	n/a
9.5.10.1.1 PERMITTED USE	WALKING TRAILS PRIVATE ROAD CONSERVATION PRIVATE RECREATIONAL	n/a

1 BLOCK 1
1 : 250

BLOCK 1 - AREA & COVERAGE			
Lot #	Area	LAND USE (%)	
BLOCK 1 (BLDG. AREA)	149.56 m ²	40.4%	
BLOCK 1 - LOT 1 YARD	35.38 m ²	23.4%	
BLOCK 1 - LOT 2 YARD	80.02 m ²	5.3%	
BLOCK 1 - LOT 3 YARD	80.27 m ²	5.9%	
BLOCK 1 - LOT 4 YARD	80.54 m ²	5.9%	
BLOCK 1 - LOT 5 YARD	80.46 m ²	5.9%	
BLOCK 1 - LOT 6 YARD	173.59 m ²	12.8%	
BLOCK 1 - LOT 7 YARD	149.40 m ²	100.0%	

BLOCK 1 - OPEN LANDSCAPE AREA			
Type	Area	LAND USE (%)	
1 HARDSCAPE	120.27 m ²	16.6%	
2 SOFTSCAPE	670.08 m ²	94.4%	
3 LOT COVERAGE	149.56 m ²	40.4%	
	149.40 m ²	100.0%	

BLOCK 1 - LOT AREA			
Lot #	Area		
Lot 1	409.48 m ²		
Lot 2	166.77 m ²		
Lot 3	166.77 m ²		
Lot 4	166.97 m ²		
Lot 5	167.23 m ²		
Lot 6	275.35 m ²		
Lot 7	149.40 m ²		

LOT 1 AREA			
Number	Comments	Area	%
Lot 1	1 HARDSCAPE	21.38 m ²	5.22%
Lot 1	2 SOFTSCAPE	283.99 m ²	69.35%
Lot 1	3 LOT COVERAGE	104.10 m ²	25.42%
LOT 2 AREA			
Number	Comments	Area	%
Lot 2	1 HARDSCAPE	21.67 m ²	13.02%
Lot 2	2 SOFTSCAPE	58.35 m ²	35.05%
Lot 2	3 LOT COVERAGE	86.45 m ²	51.93%
LOT 3 AREA			
Number	Comments	Area	%
Lot 3	1 HARDSCAPE	21.67 m ²	13.00%
Lot 3	2 SOFTSCAPE	58.60 m ²	35.15%
Lot 3	3 LOT COVERAGE	86.45 m ²	51.85%
LOT 4 AREA			
Number	Comments	Area	%
Lot 4	1 HARDSCAPE	21.67 m ²	12.96%
Lot 4	2 SOFTSCAPE	58.84 m ²	35.24%
Lot 4	3 LOT COVERAGE	86.45 m ²	51.78%
LOT 5 AREA			
Number	Comments	Area	%
Lot 5	1 HARDSCAPE	21.93 m ²	13.11%
Lot 5	2 SOFTSCAPE	58.73 m ²	35.12%
Lot 5	3 LOT COVERAGE	86.57 m ²	51.77%
LOT 6 AREA			
Number	Comments	Area	%
Lot 6	1 HARDSCAPE	21.95 m ²	8.05%
Lot 6	2 SOFTSCAPE	151.56 m ²	55.61%
Lot 6	3 LOT COVERAGE	99.03 m ²	36.34%

BY LAW 2010-06 - BLOCK 1		
ZONING MATRIX		
4.0 GENERAL PROVISIONS	REQUIRED	PROVIDED
4.14.2 SIGHT TRIANGLES (mm)	4.0m	n/a
TABLE 4.27.3.1 INCREASED YARDS ABUTTING ROADS ALONG HWY 26 WEST	40m ROW	24.51m
4.28.3 ARCHITECTURAL ELEMENTS (mm)	0.6m (any yard)	n/a
4.28.4 UNENCLOSED PORCHES (mm)	1.5m but not closer than 1.2m	0.5m-1.2m
4.28.4 UNENCLOSED PORCH IN A REAR YARD (mm)	3.0m	2.3m-2.5m
SECTION 5.0 PARKING & LOADING PROVISIONS		
5.3.1.1 ENTRANCE WIDTH (mm)	4.5m or whichever is less	2.83m
TABLE 5.15.1.1 NUMBER OF PARKING SPACES	20/MT	2
TABLE 5.15.1.2 PARKING SPACES SIZE	2.8m x 6.0m	2.8m x 6.0m
TABLE 5.15.1.3 DRIVEWAY WIDTH (mm)	30% of yard for driveway	2.8m
TABLE 5.15.1.4 ENTRANCE SETBACK (mm)	15.0m	20.0m
SECTION 6.0 RESIDENTIAL ZONES		
0101.05-34 PERMITTED USE	TOWNHOUSE	0101.05-34
6.5.10.3.4 LOT AREA (mm)	140m ² /UNIT	166.67m ² -275.44m ²
6.5.10.3.4 LOT FRONTAGE (mm)	4.0m	6.0m-9.3m
6.5.10.3.4 FRONT YARD (mm)	7.5m	7.5m-7.8m
6.5.10.3.4 REAR YARD (mm)	7.5m	7.5m-7.8m
6.5.10.3.4 INT. SIDE YARD (mm)	3.0m	3.0m
6.5.10.3.4 INT. SIDE YARD (mm)	4.0m	3.0m
TABLE 6.3.1.2 LOT COVERAGE (mm)	40%	25.40%-51.93%
TABLE 6.3.1.2 LANDSCAPE OPEN SPACE (mm)	30%	35.05%-60.35%
TABLE 6.3.1.2 HEIGHT (mm)	12.0m	12.0m
6.5.10.3.4 EASTERN PROPERTY LANDSCAPE STRIP	5.0m	5.0m
SECTION 9.0 ENVIRONMENTAL ZONES		
TABLE 9.3.1.1 LOT AREA (mm)	n/a	n/a
TABLE 9.3.1.1 LOT FRONTAGE (mm)	n/a	n/a
TABLE 9.3.1.1 FRONT YARD (mm)	n/a	n/a
TABLE 9.3.1.1 EXT. SIDE YARD (mm)	n/a	n/a
TABLE 9.3.1.1 INT. SIDE YARD (mm)	n/a	n/a
TABLE 9.3.1.1 REAR YARD (mm)	n/a	n/a
TABLE 9.3.1.1 LOT COVERAGE (mm)	10%	n/a
TABLE 9.3.1.1 LANDSCAPE OPEN SPACE (mm)	80%	n/a
TABLE 9.3.1.1 HEIGHT (mm)	12.0m	n/a
9.5.10.1.1 PERMITTED USE	WALKING TRAILS PRIVATE ROAD CONSERVATION PRIVATE RECREATIONAL	n/a

2 BLOCK 2
1 : 250

BLOCK 2 - AREA & COVERAGE			
Lot #	Area	LAND USE (%)	
BLOCK 2 (BLDG. AREA)	143.91 m ²	44.4%	
BLOCK 2 - LOT 7 YARD	174.19 m ²	14.2%	
BLOCK 2 - LOT 8 YARD	81.81 m ²	6.6%	
BLOCK 2 - LOT 9 YARD	82.56 m ²	6.1%	
BLOCK 2 - LOT 10 YARD	82.21 m ²	6.7%	
BLOCK 2 - LOT 11 YARD	82.55 m ²	6.7%	
BLOCK 2 - LOT 12 YARD	176.14 m ²	14.4%	
BLOCK 2 - LOT 13 YARD	123.14 m ²	100.0%	

BLOCK 2 - OPEN LANDSCAPE AREA			
Type	Area	LAND USE (%)	
1 HARDSCAPE	120.27 m ²	16.6%	
2 SOFTSCAPE	144.92 m ²	44.4%	
3 LOT COVERAGE	143.91 m ²	44.4%	
	123.14 m ²	100.0%	

BLOCK 2 - LOT AREA			
Lot #	Area		
Lot 7	275.25 m ²		
Lot 8	168.25 m ²		
Lot 9	168.25 m ²		
Lot 10	168.69 m ²		
Lot 11	169.03 m ²		
Lot 12	275.44 m ²		
Lot 13	123.14 m ²		

LOT 7 AREA			
Number	Comments	Area	%
Lot 7	1 HARDSCAPE	22.39 m ²	8.19%
Lot 7	2 SOFTSCAPE	151.80 m ²	55.55%
Lot 7	3 LOT COVERAGE	99.06 m ²	36.25%
LOT 8 AREA			
Number	Comments	Area	%
Lot 8	1 HARDSCAPE	21.65 m ²	12.87%
Lot 8	2 SOFTSCAPE	60.16 m ²	35.75%
Lot 8	3 LOT COVERAGE	86.45 m ²	51.38%
LOT 9 AREA			
Number	Comments	Area	%
Lot 9	1 HARDSCAPE	22.40 m ²	13.29%
Lot 9	2 SOFTSCAPE	59.66 m ²	35.40%
Lot 9	3 LOT COVERAGE	86.45 m ²	51.30%
LOT 10 AREA			
Number	Comments	Area	%
Lot 10	1 HARDSCAPE	22.37 m ²	13.26%
Lot 10	2 SOFTSCAPE	59.85 m ²	35.48%
Lot 10	3 LOT COVERAGE	86.46 m ²	51.26%
LOT 11 AREA			
Number	Comments	Area	%
Lot 11	1 HARDSCAPE	21.67 m ²	12.82%
Lot 11	2 SOFTSCAPE	60.89 m ²	36.03%
Lot 11	3 LOT COVERAGE	86.45 m ²	51.15%
LOT 12 AREA			
Number	Comments	Area	%
Lot 12	1 HARDSCAPE	22.37 m ²	8.12%
Lot 12	2 SOFTSCAPE	154.04 m ²	56.03%
Lot 12	3 LOT COVERAGE	99.03 m ²	35.95%

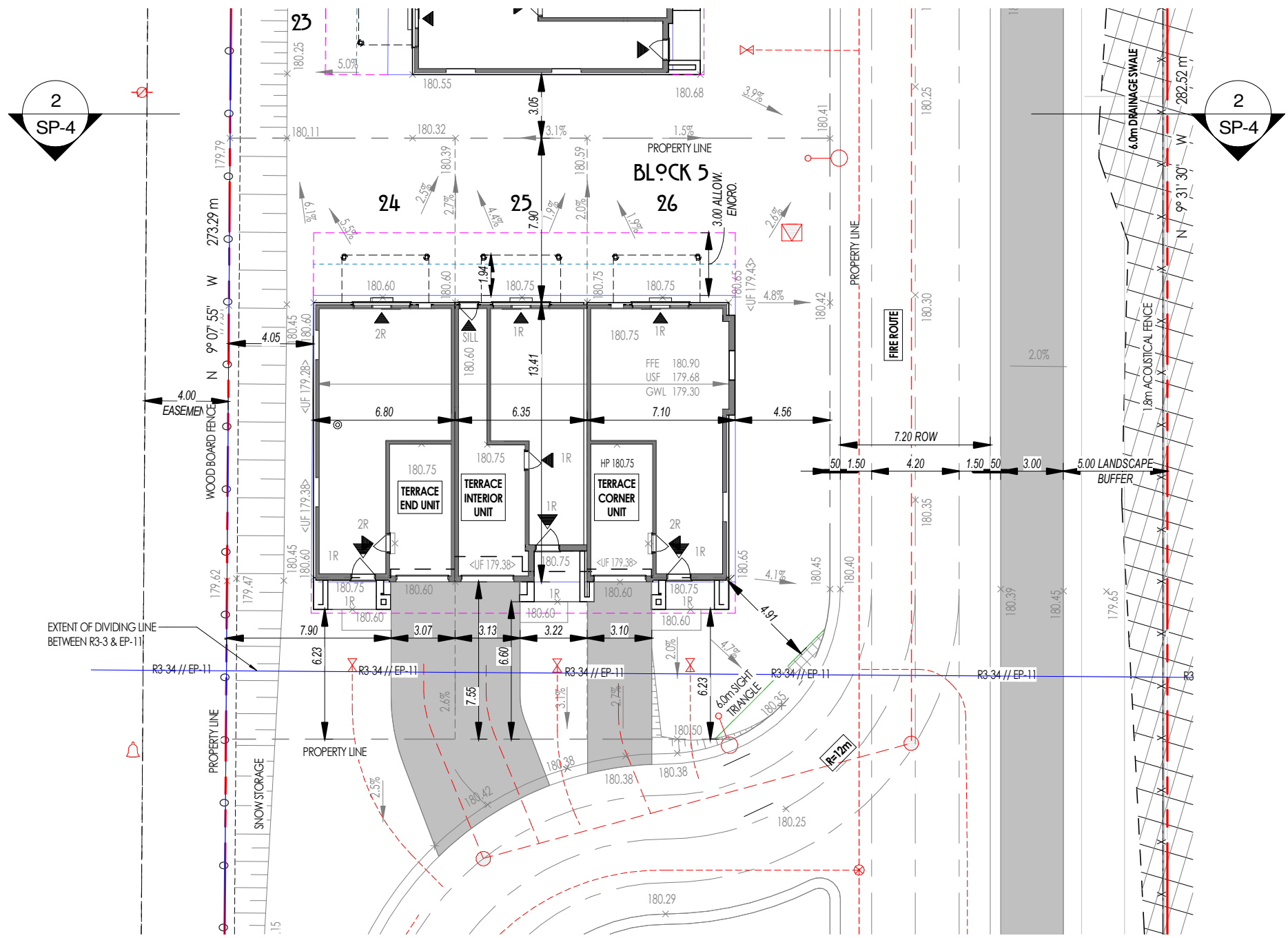
BY LAW 2010-06 - BLOCK 2		
ZONING MATRIX		
4.0 GENERAL PROVISIONS	REQUIRED	PROVIDED
4.14.2 SIGHT TRIANGLES (mm)	4.0m	n/a
TABLE 4.27.3.1 INCREASED YARDS ABUTTING ROADS ALONG HWY 26 WEST	40m ROW	n/a
4.28.3 ARCHITECTURAL ELEMENTS (mm)	0.6m (any yard)	n/a
4.28.4 UNENCLOSED PORCHES (mm)	1.5m but not closer than 1.2m	n/a
4.28.4 UNENCLOSED PORCH IN A REAR YARD (mm)	3.0m	2.3m-2.5m
SECTION 5.0 PARKING & LOADING PROVISIONS		
5.3.1.1 ENTRANCE WIDTH (mm)	4.5m or whichever is less	2.83m
TABLE 5.15.1.1 NUMBER OF PARKING SPACES	20/MT	2
TABLE 5.15.1.2 PARKING SPACES SIZE	2.8m x 6.0m	2.8m x 6.0m
TABLE 5.15.1.3 DRIVEWAY WIDTH (mm)	30% of yard for driveway	2.8m
TABLE 5.15.1.4 ENTRANCE SETBACK (mm)	15.0m	n/a
SECTION 6.0 RESIDENTIAL ZONES		
0101.05-34 PERMITTED USE	TOWNHOUSE	0101.05-34
6.5.10.3.4 LOT AREA (mm)	140m ² /UNIT	168.25m ² -275.44m ²
6.5.10.3.4 LOT FRONTAGE (mm)	4.0m	6.0m-9.3m
6.5.10.3.4 FRONT YARD (mm)	7.5m	7.5m-7.8m
6.5.10.3.4 REAR YARD (mm)	7.5m	7.5m-7.8m
6.5.10.3.4 INT. SIDE YARD (mm)	3.0m	3.0m
6.5.10.3.4 INT. SIDE YARD (mm)	4.0m	3.0m
TABLE 6.3.1.2 LOT COVERAGE (mm)	40%	35.95%-51.85%
TABLE 6.3.1.2 LANDSCAPE OPEN SPACE (mm)	30%	36.4%-54.95%
TABLE 6.3.1.2 HEIGHT (mm)	12.0m	11.9m (estimated)
6.5.10.3.4 EASTERN PROPERTY LANDSCAPE STRIP	5.0m	5.0m
SECTION 9.0 ENVIRONMENTAL ZONES		
TABLE 9.3.1.1 LOT AREA (mm)	n/a	n/a
TABLE 9.3.1.1 LOT FRONTAGE (mm)	n/a	n/a
TABLE 9.3.1.1 FRONT YARD (mm)	n/a	n/a
TABLE 9.3.1.1 EXT. SIDE YARD (mm)	n/a	n/a
TABLE 9.3.1.1 INT. SIDE YARD (mm)	n/a	n/a
TABLE 9.3.1.1 REAR YARD (mm)	n/a	n/a
TABLE 9.3.1.1 LOT COVERAGE (mm)	10%	n/a
TABLE 9.3.1.1 LANDSCAPE OPEN SPACE (mm)	80%	n/a
TABLE 9.3.1.1 HEIGHT (mm)	12.0m	n/a
9.5.10.1.1 PERMITTED USE	WALKING TRAILS PRIVATE ROAD CONSERVATION PRIVATE RECREATIONAL	n/a

3 BLOCK 3
1 : 250

BLOCK 3 - AREA & COVERAGE			
Lot #	Area	LAND USE (%)	
BLOCK 3 (BLDG. AREA)	144.21 m ²	44.0%	
BLOCK 3 - LOT 13 YARD	178.94 m ²	14.5%	
BLOCK 3 - LOT 14 YARD	83.40 m ²	6.9%	
BLOCK 3 - LOT 15 YARD	83.79 m ²	6.7%	
BLOCK 3 - LOT 16 YARD	83.92 m ²	6.7%	
BLOCK 3 - LOT 17 YARD	84.55 m ²	6.8%	
BLOCK 3 - LOT 18 YARD	179.33 m ²	14.51%	
BLOCK 3 - LOT 19 YARD	126.15 m ²	100.0%	

BLOCK 3 - OPEN LANDSCAPE AREA			
Type	Area	LAND USE (%)	
1 HARDSCAPE	134.73 m ²	16.9%	
2 SOFTSCAPE	157.21 m ²	43.8%	
3 LOT COVERAGE	144.21 m ²	44.0%	
	126.15 m ²	100.0%	

BLOCK 3 - LOT AREA	
Lot #	Area
Lot 13	276.05 m ²
Lot 14	170.05 m ²
Lot 15	170.35 m ²
Lot 16	170.55 m ²
Lot 17	170.80 m ²
Lot 18	278.35 m ²
1236.15 m ²	



② BLOCK 5
1 : 250

LOT 19 AREA			
Number	Comments	Area	%
Lot 19	1 HARDSCAPE	21.38 m²	7.66%
Lot 19	2 SOFTSCAPE	158.54 m²	56.84%
Lot 19	3 LOT COVERAGE	99.03 m²	35.50%

LOT 20 AREA			
Number	Comments	Area	%
Lot 20	1 HARDSCAPE	24.25 m²	14.11%
Lot 20	2 SOFTSCAPE	61.17 m²	35.59%
Lot 20	3 LOT COVERAGE	96.48 m²	50.31%

LOT 21 AREA			
Number	Comments	Area	%
Lot 21	1 HARDSCAPE	24.25 m²	14.10%
Lot 21	2 SOFTSCAPE	61.36 m²	35.67%
Lot 21	3 LOT COVERAGE	96.42 m²	50.24%

LOT 22 AREA			
Number	Comments	Area	%
Lot 22	1 HARDSCAPE	22.96 m²	13.32%
Lot 22	2 SOFTSCAPE	62.96 m²	36.52%
Lot 22	3 LOT COVERAGE	96.48 m²	50.16%

LOT 23 AREA			
Number	Comments	Area	%
Lot 23	1 HARDSCAPE	21.29 m²	7.58%
Lot 23	2 SOFTSCAPE	160.39 m²	57.09%
Lot 23	3 LOT COVERAGE	99.26 m²	35.33%

ZONING MAP		REQUIRED	PROHIBITED
4.0 GENERAL PROVISIONS			
4.1.62	SIGHT TRIANGLES (TR)	4.0m	n/a
TABLE 4.27.31	ALONG HIGHWAY ADJUTING ROADS ACROSS HIGHWAY 28 WEST	40m/100m 20.0m/CN. SEBANK	
4.2.83	ARCHITECTURAL ELEMENTS (TR)	0.0m (any yard)	n/a
4.2.84	UNENCLOSED PORCHES (TR)	1.5m, but not closer than 1.2m	n/a
4.2.84	UNENCLOSED PORCH (IN A REAR YARD TR)	3.0m	1.4m-4.6m
SECTIONS 5 FARMING & LEASING PROVISIONS			
5.3.1.1.	ENTRANCE WALKWAY (TR)	6.5m or 3.0m (side)	2.63m
TABLE 5.15.1.1	NUMBER OF PARKING SPACES	2.0m/4.0m	
TABLE 5.15.1.1	PARKING LOT SIZE	2.0m/4.0m	
5.3.1.2	DRAINAGE WADY (TR)	5.0m of yard or drainage	2.63m
5.3.1.2	ENTRANCE ROAD WADY (TR)	7.5m	6.2m
5.4.2	ENTRANCE WADY (TR)	15.0m	n/a
SECTION 6 RECREATIONAL ZONES			
(TR) 6.3.4	PERMITTED USE	TENNIS/COURSE	(TR) 6.3.4
6.3.5.3.34	LOF AREA (TR)	140m/40m	17.90m - 27.90m
6.3.5.3.34	LOF AREA (TR)	140m/40m	4.0m - 27.90m
6.3.5.3.34	ROCKE YARD (TR)	7.5m	7.50m - 8.45m
TABLE 6.3.1.2	LOF COVER (TR)	40%	3.00m - 4.33m
6.3.5.3.34	NEE SIDE YARD (TR)	3.0m	
TABLE 6.3.1.2	LOF SIDE YARD (TR)	4.0m	
TABLE 6.3.1.2	LOF COVER (TR)	40%	3.00m - 4.33m
TABLE 6.3.1.2	LAKE/CREEK OPEN SPACE (TR)	35%	35.99% - 37.90%
TABLE 6.3.1.2	HEDGE (TR)	80m	35.99% - 40.0m
6.3.5.3.34	EASTERN PROPERTY ADJUTING STRIP	5.0m	5.0m
SECTION 7 ENVIRONMENTAL ZONES			
TABLE 7.3.1.1	LOF AREA (TR)	n/a	n/a
TABLE 7.3.1.1	LOF ROOFAGE (TR)	3.0m	n/a
TABLE 7.3.1.1	PROF AREA (TR)	n/a	n/a
TABLE 7.3.1.1	EXT. SIDE YARD (TR)	3.0m	n/a
TABLE 7.3.1.1	EXT. SIDE YARD (TR)	3.0m	n/a
TABLE 7.3.1.1	REAR YARD (TR)	3.0m	n/a
TABLE 7.3.1.1	LOF COVERADGE (TR)	10%	n/a
TABLE 7.3.1.1	LAKE/CREEK OPEN SPACE (TR)	80m	n/a
TABLE 7.3.1.1	HEDGE (TR)	12.0m	n/a
7.5 (EP-11)	PERMITTED USE	WALKING/BIKE TRAILS	

LOT 24 AREA			
Number	Comments	Area	%
Lot 24	1 HARDSCAPE	13.33 m²	4.78%
Lot 24	2 SOFTSCAPE	159.82 m²	57.30%
Lot 24	3 LOT COVERAGE	105.75 m²	37.92%
LOT 25 AREA			
Number	Comments	Area	%
Lot 25	1 HARDSCAPE	13.58 m²	8.33%
Lot 25	2 SOFTSCAPE	52.51 m²	32.21%
Lot 25	3 LOT COVERAGE	96.95 m²	59.46%
LOT 26 AREA			
Number	Comments	Area	%
Lot 26	1 HARDSCAPE	13.24 m²	4.45%
Lot 26	2 SOFTSCAPE	177.99 m²	59.83%
Lot 26	3 LOT COVERAGE	106.25 m²	35.72%

ZONING MAP			
4.5 GENERAL PROVISIONS			
4.16.2	SIGHT TRIANGLES (mm)	60m	60m
TABLE 4.27.3.1	INCREASED TRAVEL ADJUSTED GRADES	0.0m (any road)	n/a
	0.0m (any road)	2.0m (any road)	n/a
4.28.3	ARCHITECTURAL ELEMENTS (mm)	0.0m (any road)	n/a
4.28.4	UNENHANCED PORCHWAYS (mm)	1.5m, but not closer than 1.2m	n/a
4.28.4	UNENHANCED PORCHWAYS (mm)	3.0m	1.94m
SECTION 5.0 PARKING & LOADING PROVISIONS			
5.3.1.1	ENTRANCE WIDTH (mm)	6.9m or 7.3m	3.07m - 3.13m
	ENTRANCE WIDTH (mm)	3.0m or 3.0m	3.0m or 3.0m
TABLE 5.8.1.1	NUMBER OF PARKING SPACES	20/UNIT	2
TABLE 5.8.1.1	PARKING SPACES SIZE	2.8m x 6.0m	2.8m x 6.0m
	PARKING SPACES SIZE	2.8m x 6.0m	2.8m x 6.0m
5.3.1.2	ENTRANCE ROAD WIDTH (mm)	7.5m	7.5m
5.3.1.2	ENTRANCE ROAD WIDTH (mm)	15.0m	15.0m
SECTION 6.0 RESIDENTIAL ZONES			
DD01 R2-34		PERMITTEE USE	DD01 R2-34
6.5 R3-34	LOT AREA (mm)	140m ² /unit	105,049m ² - 120,049m ²
6.5 R3-34	LOT AREA (mm)	140m ² /unit	6,500m ² - 11,600m ²
6.5 R3-34	LOT AREA (mm)	140m ² /unit	7.5m ²
TABLE 6.5.1.2	ROAD WAYS (mm)	7.5m	7.5m
6.5 R3-34	LOT AREA (mm)	140m ² /unit	140m ² /unit
TABLE 6.5.1.2	ROAD WAYS (mm)	4.5m	4.5m
TABLE 6.5.1.2	LOT COVERAGE (mm)	40%	30.75% - 39.4%
TABLE 6.5.1.2	LANDSCAPE OPEN SPACES (mm)	30%	30.75% - 39.4%
6.5 R3-34	LOT AREA (mm)	140m ² /unit	140m ² /unit
6.5 R3-34	EASTERN PROPERTY LANDSCAPE STRIP	5.0m	5.0m
SECTION 7.0 ENVIRONMENTAL ZONES			
TABLE 7.3.1.1	LOT AREA (mm)	n/a	n/a
TABLE 7.3.1.1	LOT COVERAGE (mm)	n/a	n/a
TABLE 7.3.1.1	PERMITTEE USE	3.0m	3.0m
TABLE 7.3.1.1	PERMITTEE USE	3.0m	3.0m
TABLE 7.3.1.1	PERMITTEE USE	3.0m	3.0m
TABLE 7.3.1.1	PERMITTEE USE	3.0m	3.0m
TABLE 7.3.1.1	PERMITTEE USE	10%	10%
TABLE 7.3.1.1	PERMITTEE USE	12.0m	12.0m
7.3.5 (P) 1.1	PERMITTEE USE	WALKING TRAILS	n/a

#	DESCRIPTION	DATE	BY
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