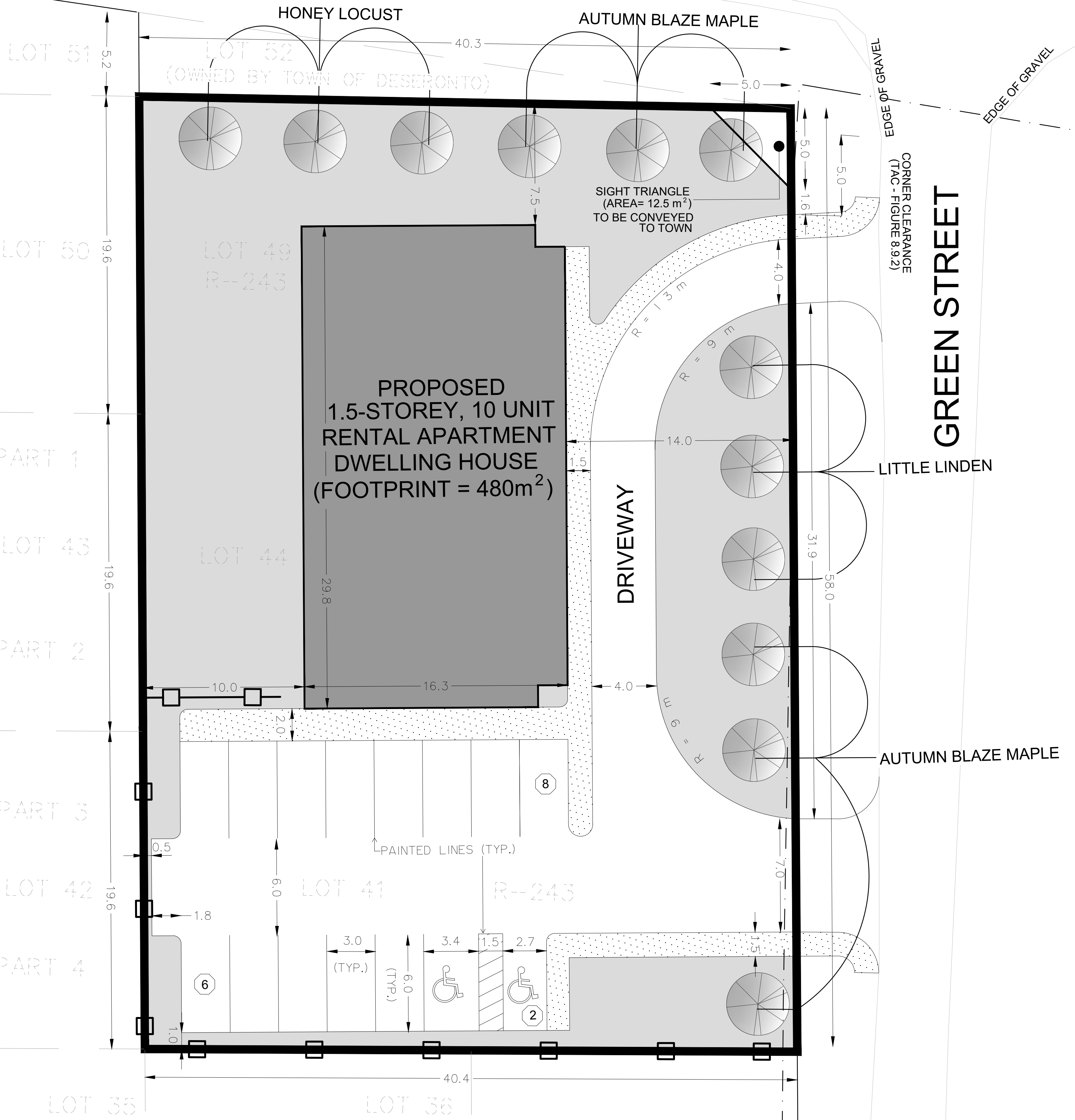


**NORTH STREET**

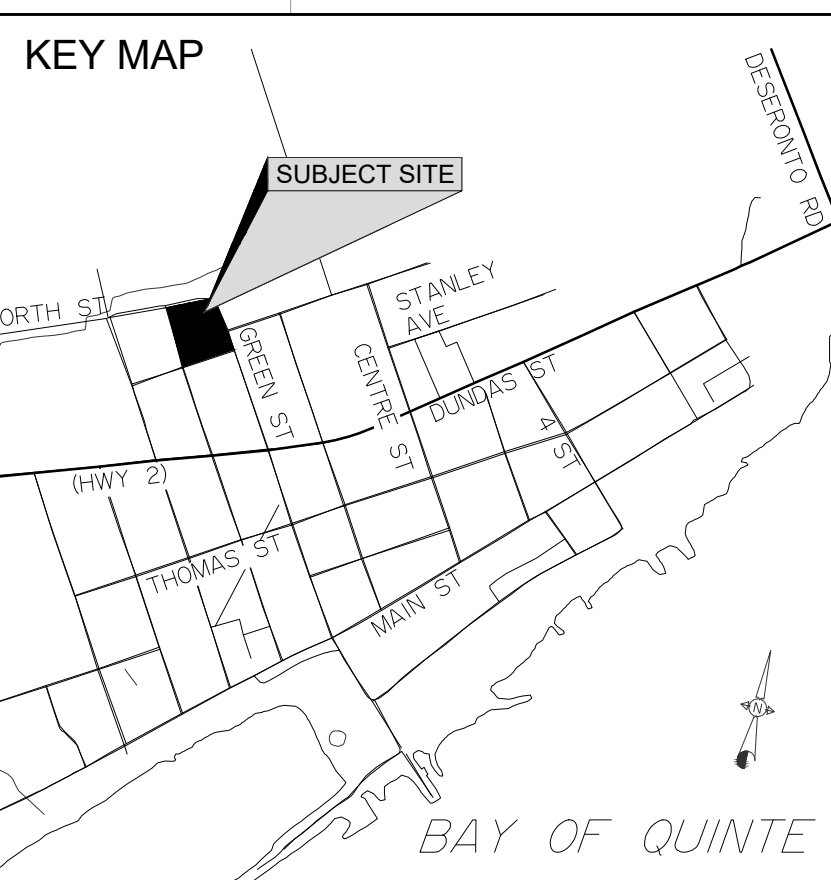
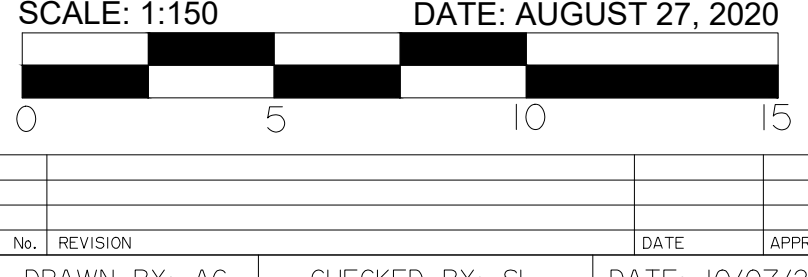


**PROPOSED  
1.5-STOUREY, 10 UNIT  
RENTAL APARTMENT  
DWELLING HOUSE  
(FOOTPRINT = 480m<sup>2</sup>)**

**DRIVEWAY**

**GREEN STREET**

**SITE PLAN**  
**ORKNEY RESIDENTIAL**  
  
LOTS 41, 44, AND 49  
BLOCK K, REGISTERED PLAN No. 243  
**TOWN OF DESERONTO**  
COUNTY OF HASTINGS



**LAND USE SUMMARY**

| LAND USE                   | AREA (m <sup>2</sup> ) | AREA (%) |
|----------------------------|------------------------|----------|
| PROPOSED 10-PLEX DWELLING  | 480.5                  | 20.4     |
| PAVED ASPHALT PARKING AREA | 707.4                  | 30.1     |
| CONCRETE WALKWAY           | 157.6                  | 6.7      |
| LANDSCAPED OPEN SPACE      | 1005.8                 | 42.8     |
| SUB-TOTAL OF SITE AREA     | 2,351.3m <sup>2</sup>  | 100.0%   |
| SIGHT TRIANGLE             | 12.5                   |          |
| TOTAL SITE AREA            | 2,363.8m <sup>2</sup>  |          |

**ZONING BY-LAW 13-93 - "R3" ZONE SECTION 7.3.3**

| PROVISIONS  | REQ'D                   | PROPOSED                |
|---|-------------------------|-------------------------|
| MINIMUM LOT AREA (TWO BEDROOM)                    | 140m <sup>2</sup> /unit | 235m <sup>2</sup> /unit |
| MINIMUM LOT FRONTAGE                              | 30m                     | 40.3m                   |
| MINIMUM DWELLING UNIT AREA (TWO BEDROOM)          | 70m <sup>2</sup>        | 71.3m <sup>2</sup>      |
| MAXIMUM LOT COVERAGE                              | 33%                     | 20.4%                   |
| MAXIMUM HEIGHT OF BUILDINGS                       | 11m                     | 11m                     |
| MINIMUM LANDSCAPED OPEN SPACE (WITHOUT BALCONIES) | 30%                     | 42.8%                   |
| MINIMUM FRONT YARD                                | 7.5m                    | 7.5m                    |
| MINIMUM EXTERIOR SIDE YARD                        | 4.5m                    | 14m                     |
| MINIMUM INTERIOR SIDE YARD                        | 7.5m                    | 10m                     |
| MINIMUM REAR YARD                                 | 10m                     | 21m                     |
| PARKING AISLE WIDTH                               | 7m                      | 6m                      |

PROPOSED SITE-SPECIFIC PROVISIONS

**PLANTING SCHEDULE / SUMMARY**

| COMMON NAME        | LATIN NAME            | HEIGHT (mm) | QUANTITY | CONDITION |
|--------------------|-----------------------|-------------|----------|-----------|
| HONEY LOCUST       | GLEDITSIA TRIACANTHOS | 300         | 3        | B&B       |
| AUTUMN BLAZE MAPLE | ACER FREEMANII        | 300         | 6        | B&B       |
| LITTLE LINDEN      | TILIA CORDATA         | 300         | 3        | B&B       |

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

**CONTOURS NOTE:**  
EXISTING TOPOGRAPHY PREPARED BY GREER GALLOWAY. CONTOURS DRAWN AT INTERVALS OF 0.5m.

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**LEGEND**

- ASPHALT PARKING/ DRIVEWAY AREA
- LANDSCAPED OPEN SPACE
- BUILDING FOOTPRINT
- CONCRETE WALKWAY
- STREET TREE
- PROPOSED WOODEN PRIVACY FENCE
- OVERHEAD BELL LINE

**LEGEND**

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

**RFA**  
PLANNING CONSULTANT INC.

308 No. 739-SP

OCTOBER 10, 2020