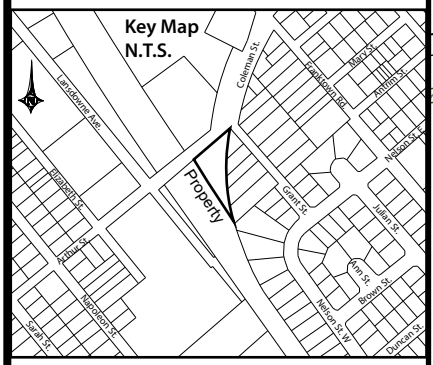
Development Permit
Class 3 - 14 Coleman St.

Part of Park Lots 20 & 21, PL 230
Parts 4 - 6, Plan 27R - 5617
Town of Carleton Place
COUNTY OF LANARK



Legend

- Manoeuvering Aisle (1.5m)
- Barrier-Free Type A Space
- Barrier-Free Type B Space
- Proposed Trees
- Proposed Shrubs
- Trees to be Removed
- Ponding Limits

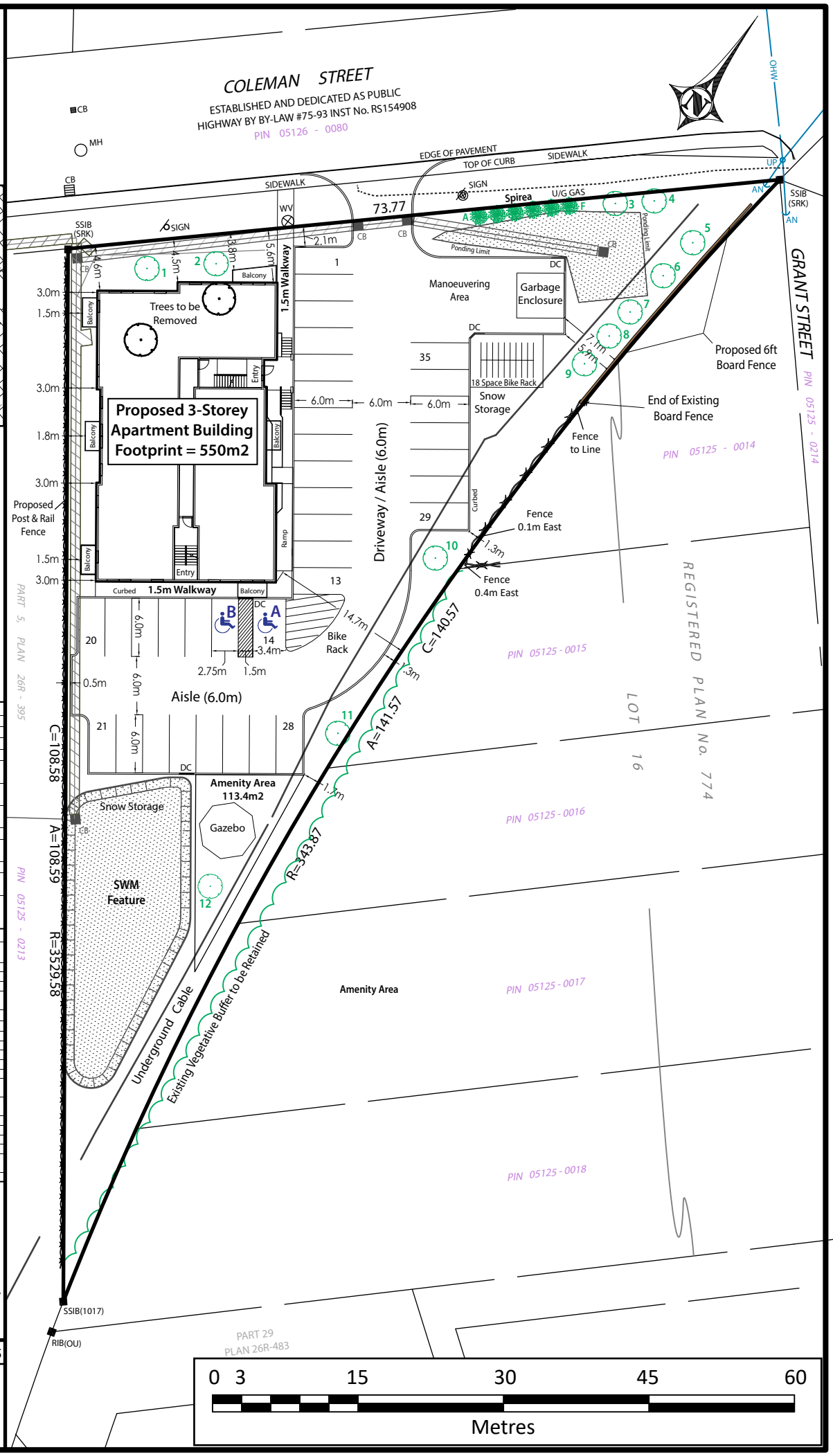
Zoning Table (Section 6.3.9 – Apartment Dwellings)		
Provision	**Required**	**Proposed**
Lot Area (min)	Nil	3,363.9m2
Lot Coverage (max)	60%	16.3%
Lot Frontage (min)	35.0m	73.8m
Front Yard Build Within Area	4.5m (min) 7.5m (max)	4.5 – 5.6m (Building) 3.8 – 5.5m (Balcony)
Exterior Side Yard Build Within Area	4.5m (min) 7.5m (max)	N/A
Interior Side Yard (min)	3.0m	3.0m (Building) 1.5 – 1.8m (Balconies)
Rear Yard (min)	7.5m	14.7m
Usable Landscaped Open Space in the Rear Yard (min)	20% of Lot Area	**3.5% of Lot Area** (See Planning Report)
Height (max)	14.0m	13.0m
No Encroachment Area From Front or Exterior Side	2.5m	4.5m (Building) 3.8m (Balcony)
Parking Spaces (min)	36 Spaces (1.25 / unit + 0.25 Visitor Spaces / Unit)	**35 Spaces**

Coleman Street Development Planting List				
Botanic Name	**Common Name**	**Number / Letter**	**Caliper Width (mm)**	**Height (m)**
Amelanchier	Serviceberry	1 – 4	>7cm	TBD
Acer saccharum	Sugar Maple	5, 7, 8, 10, 12	>7cm	TBD
Piceaglauca	White Spruce	6, 9, 11	TBD	>2m
Cornus alba 'Elegantissima'	Silver Variegated Dogwood	A - F	N/A	>2m

Setbacks for Proposed Trees			
Tree Number	**Building Setback***	**Servicing Setback***	**Sidewalk Setback***
1	2.1m	2.1m	6.9m (Municipal SW)
2	2.1m	2.1m	6.9m (Municipal SW)
3	35.8m	2.2m (gas line)	4.8m (Municipal SW)
4	39.8m	2.4m (gas line)	4.8m (Municipal SW)
5	43.0m	2.2 (fibre optic cable)	9.5m (Municipal SW)
6	40.1m	2.1 (fibre optic cable) 2.0m (SWM Feature)	12.4m (Municipal SW)
7	36.1m	2.0 (fibre optic cable) 2.0m (SWM Feature)	16.5m (Municipal SW)
8	33.8m	2.0 (fibre optic cable)	18.8m (Municipal SW)
9	31.7m	2.0 (fibre optic cable)	20.9m (Municipal SW)
10	16.4m	2.0 (fibre optic cable)	14.8m (1.5m walkway)
11	16.3m	2.0 (fibre optic cable)	14.6m (1.5m walkway)
12	31.3m	2.3 (fibre optic cable) 2.1m (SWM Feature)	29.6m (1.5m walkway)

*- Setbacks measured to the centre / trunk of tree

Notes:
1. Location of the fibre optic cable established by Zayo Canada and indicated using painted lines. The cable location was then surveyed by G. A. Smith Surveying Limited to establish its final location as shown on the sketch.
2. Boundary and dimensions of the subject property derived from Plan 27R-5617 completed by Sury, Rowe and Kasprzak in June 1993.

Version Date: February 11, 2021 | File No. 17-115

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