DEVELOPMENT SITE PLAN

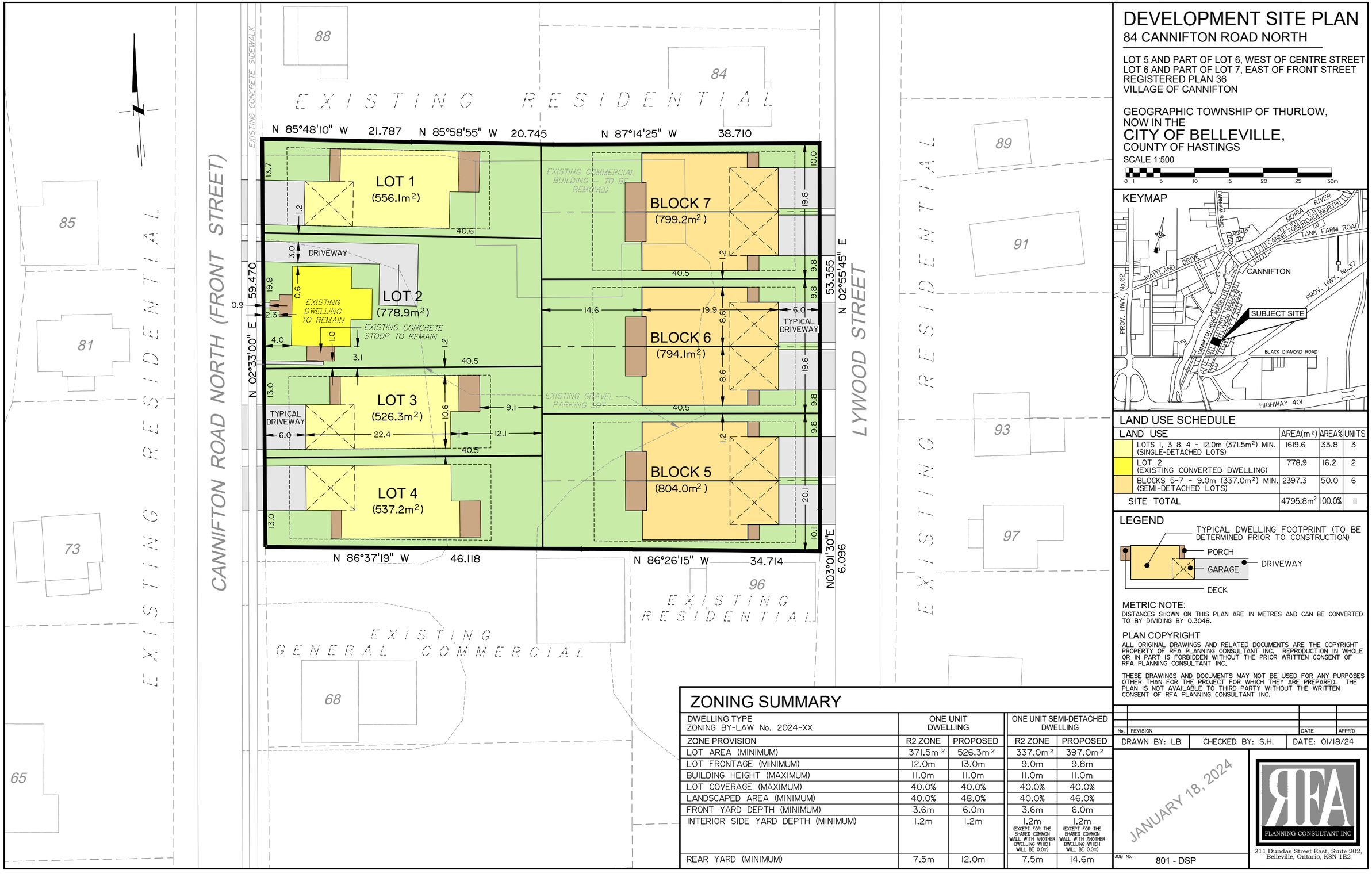
84 CANNIFTON ROAD NORTH

LOT 5 AND PART OF LOT 6, WEST OF CENTRE STREET
LOT 6 AND PART OF LOT 7, EAST OF FRONT STREET
REGISTERED PLAN 36
VILLAGE OF CANNIFTON

GEOGRAPHIC TOWNSHIP OF THURLOW,
NOW IN THE
CITY OF BELLEVILLE,
COUNTY OF HASTINGS

SCALE 1:500

0 1 5 10 15 20 25 30m



KEYMAP

LAND USE SCHEDULE

LAND USE	AREA(m²)	AREA%	UNITS
LOTS 1, 3 & 4 - 12.0m (371.5m²) MIN. (SINGLE-DETACHED LOTS)	1619.6	33.8	3
LOT 2 (EXISTING CONVERTED DWELLING)	778.9	16.2	2
BLOCKS 5-7 - 9.0m (337.0m²) MIN. (SEMI-DETACHED LOTS)	2397.3	50.0	6
SITE TOTAL	4795.8m²	100.0%	11

LEGEND

METRIC NOTE:

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

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ZONING SUMMARY

DWELLING TYPE ZONING BY-LAW No. 2024-XX	ONE UNIT DWELLING		ONE UNIT SEMI-DETACHED DWELLING	
ZONE PROVISION	R2 ZONE	PROPOSED	R2 ZONE	PROPOSED
LOT AREA (MINIMUM)	371.5m²	526.3m²	337.0m²	397.0m²
LOT FRONTAGE (MINIMUM)	12.0m	13.0m	9.0m	9.8m
BUILDING HEIGHT (MAXIMUM)	11.0m	11.0m	11.0m	11.0m
LOT COVERAGE (MAXIMUM)	40.0%	40.0%	40.0%	40.0%
LANDSCAPED AREA (MINIMUM)	40.0%	48.0%	40.0%	46.0%
FRONT YARD DEPTH (MINIMUM)	3.6m	6.0m	3.6m	6.0m
INTERIOR SIDE YARD DEPTH (MINIMUM)	1.2m	1.2m	1.2m (EXCEPT FOR THE SHARED COMMON WALL WITH ANOTHER DWELLING WHICH WILL BE 0.0m)	1.2m (EXCEPT FOR THE SHARED COMMON WALL WITH ANOTHER DWELLING WHICH WILL BE 0.0m)
REAR YARD (MINIMUM)	7.5m	12.0m	7.5m	14.6m

No.	REVISION	DATE	APPR'D

DRAWN BY: LB | CHECKED BY: S.H. | DATE: 01/18/24

JANUARY 18, 2024

JOB No. 801 - DSP

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