

THE CROSSINGS PHASE 4 COMPREHENSIVE SITE PLAN

SCALE : 1:750 METRIC

R-CL DISTRICT

LOTS 25 to 47 inclusive, BLOCK 9
LOTS 14 to 20 inclusive, BLOCK 10
LOTS 1 to 14 inclusive, BLOCK 11

PLAN NO. _____

AREA EXCLUDING STREET = 1.912 ha
NUMBER OF UNITS TO BE DEVELOPED = 44
DENSITY OF UNITS PER HECTARE = 23

MINIMUM SETBACKS – PRINCIPAL BUILDING
SHORT FRONT SETBACK 4.50M
FLANKAGE FRONT SETBACK 3.0m (flankage easement along street)
SIDEYARD 1.2M
REAR YARD 3.0M

MINIMUM SETBACKS – ACCESSORY BUILDING
TO PRINCIPAL BUILDING 1.2M
SIDEYARD 0.6M
REAR YARD 0.6M

MAXIMUM PARCEL COVERAGE – 45% OF THE GROSS LOT AREA
(parcel coverage includes garage, house, accessory buildings and covered or uncovered decks)



DEVELOPMENT SERVICES DEPARTMENT

APPROVED J. Price

DATE March 6, 2017

APPLICATION NO. SBD00446
CSP00035

