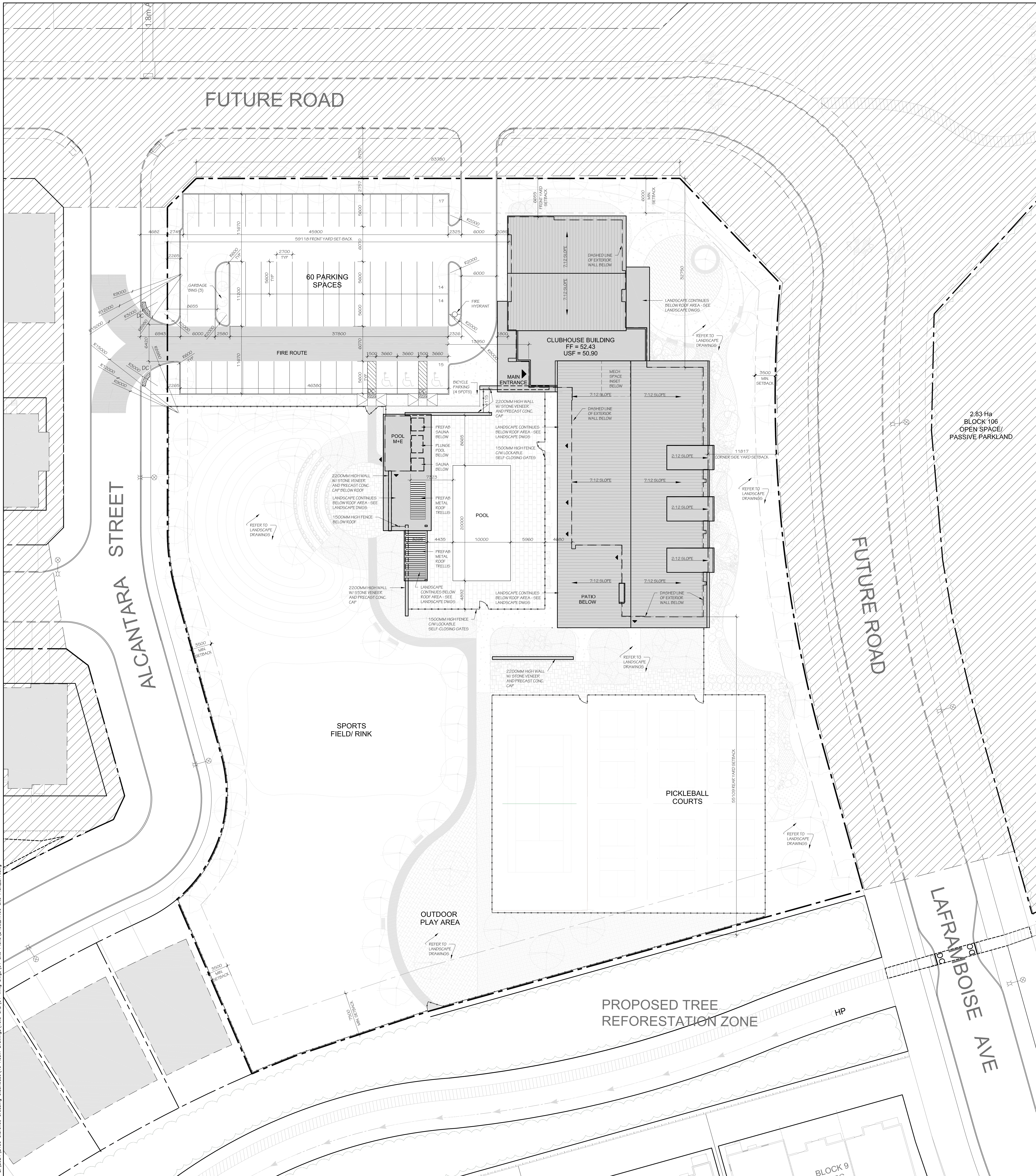
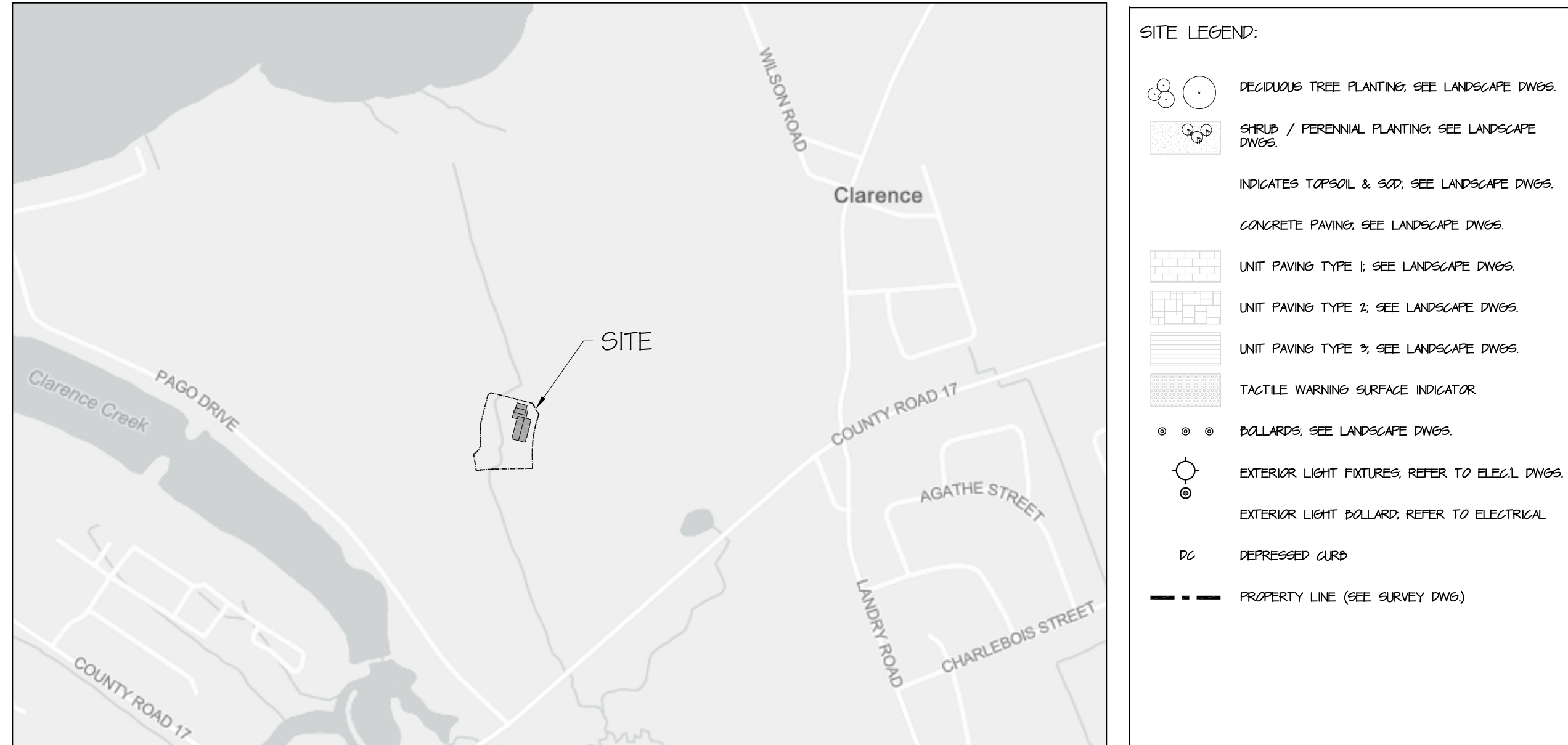




SITE PLAN APPLICATION No. 777	(ZONING SUMMARY (CL ZONE))	REQUIRED	PROVIDED	BICYCLE PARKING	REQUIRED	PROVIDED
SURVEY INFORMATION TAKEN FROM: TOPOGRAPHICAL PLAN/ SURVEY OF PART OF LOTS 19, 20 AND 21 AND CONVESSION 1 (OS), KNOWN AS THE CLARENCE CROSSING EAST LANDS PART OF PART 1 ON PLAN 50K10, PART OF PART 1 AND PARTS 2 AND 3 ON PLAN 50K2355, PART OF PART 1 ON PLAN 50K2357, AND PART OF PART 1 TO 3 ON PLAN 50K2356	MIN. LOT AREA	450 m ²	14,746 m ²	INSTITUTIONAL AND COMMUNITY USE	4	4
PREPARED BY: CITY OF CLARENCE-ROCKLAND	MIN. LOT FRONTAGE	15 m	83,780 m	AS PER TABLE 5.2.1 OF PART 4 OF CITY OF CLARENCE-ROCKLAND ZONING BY-LAW 2016-10		
	MAX. BUILDING HEIGHT: (3.33 METRE EXCEPTED)	12 m	8,875 m	TOTAL	4	4
	MAX. LOT COVERAGE	30%	13.6%	PARKING AREA LANDSCAPING	REQUIRED	PROVIDED
	PER TABLE 5.2.2 OF PART 1 OF CITY OF CLARENCE-ROCKLAND ZONING BY-LAW 2016-10			MIN. LANDSCAPE AREA (%)	15%	17.7%
	YARDS:	REQUIRED (MIN)	PROVIDED	GARBAGE AND RECYCLING	REQUIRED	PROVIDED
	EXTERIOR SIDE (ALCANTARA STREET)	3.5 m	58,118 m	MIN. DISTANCE FROM LOT LINE	7.5 m	8,65 m
	FRONT YARD (NORTH)	6.0 m	6,655 m	AS PER SECTION 5.2.2 OF PART 4 OF CITY OF CLARENCE-ROCKLAND ZONING BY-LAW 2016-10		
	REAR YARD (SOUTH)	7.5 m	55,126 m	BUILDING SUMMARY:		
	EXTERIOR SIDE YARD (FUTURE LAFRAMBOISE AVE)	3.5 m	11,817 m	ONTARIO BUILDING CODE (OBC) OF:		
	PER TABLE 5.2.2 OF PART 1 OF CITY OF CLARENCE-ROCKLAND ZONING BY-LAW 2016-10			BASEMENT LEVEL	NONE	
	PARKING & LOADING	REQUIRED	PROVIDED	GROUND FLOOR	1,454.05m ²	
	VEHICLE PARKING	100	60	TOTAL OBC OF:	1,454.05m ²	
	CONCRETE DRIVE: 1.18x12m ² NET AREA	10	40	CLARENCE-ROCKLAND ZONING BY-LAW NET FLOOR AREA		
	RECREATION: 4.18x12m ² NET AREA	25	0	GROUND FLOOR:	1,309.33m ²	
	12.18x12m ² NET AREA	12	0	TOTAL NET FLOOR AREA	1,309.33m ²	
	ACCESSIBLE PARKING	4	3			
	LANDSCAPE AREA WITHIN PARKING	NONE	NONE			
	LOADING SPACES					
	LANDSCAPE AREA WITHIN SITE PLAN BOUNDARY (%)	86.4%				
	PER TABLE 5.2.1 OF PART 4 OF CITY OF CLARENCE-ROCKLAND ZONING BY-LAW 2016-10					
	TOTAL	0	0			



EQ HOMES REGIONAL THE REGIONAL GROUP

3	MAR19/26	ISSUED FOR SITE PLAN CONTROL
2	FEB02/26	ISSUED FOR COORDINATION
1	NOV24/25	ISSUED FOR INFORMATION
no.	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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ONTARIO ASSOCIATION OF ARCHITECTS

Hobin Architecture Incorporated
63 Pamela Street
Ottawa, Ontario
Canada K1S 8K7
T: 613 228-7200
F: 613 228-2055
E: mail@hobinarc.com
hobinarc.com

PROJECT/LOCATION:
THE VILLAGES AT CLARENCE
CROSSING CLUBHOUSE
CLARENCE-ROCKLAND, ONTARIO

DRAWING TITLE:
SITE PLAN

DRAWN BY: MT	DATE: JAN 2026	SCALE: 1:250
PROJECT: 2439		DRAWING NO.: A1.00
REVISION NO.:		