

LEGEND

- PROPERTY BOUNDARY
- - - EASEMENT
- - - ZONING SETBACKS
- - - PHASING LINE
- - - CENTRELINE OF 6m FIRE ACCESS ROUTE
- ◀ BUILDING ENTRANCE
- ♿ ACCESSIBLE PARKING SPACE
- DC DEPRESSED CURB AND TWSI
- ||||| PEDESTRIAN CROSSING LINES
- ◆ FIRE HYDRANT

Zoning Information: RU (Rural)

RU (Rural)	Zoning Requirement	Provided
Minimum Lot Area:	0.4ha	12.01ha
Minimum Lot Frontage:	45m	442.5m
Minimum Front Yard:	10m	N/A
Minimum Rear Yard:	7.5m	>10m
Minimum Interior Side Yard:	6m	min. 10.2m (Bldg K to L)
Minimum Exterior Side Yard:	6m	min. 22.1m (Bldg J)
Maximum Building Height:	10m	14.2m - 3 Storeys
Maximum Lot Coverage:	20%	6.6% (0.79ha / 12.01ha)
Minimum Parkland Dedication	N/A	10.4% (1.25ha/12.01ha)
Maximum Dwellings/Dwelling Units:	1	14

Building Information:

Typical 3-Building Block	Details	
Building Footprint (Above Grade):	594.5m ²	
Basement Floor Area:	538.4m ²	(6) Dwelling Units
1st Floor Area:	538.4m ²	(6) Dwelling Units
2nd Floor Area:	538.4m ²	(6) Dwelling Units
3rd Floor Area:	538.4m ²	(6) Dwelling Units
Gross Floor Area (GFA):	2,153.8m ²	(24) Dwelling Units
Proposed Building Height:	14.2m measured from grade to top of parapet	
Number of Storeys:	(3) storeys above grade + (1) storey underground	
Typical 2-Building Block	Details	
Building Footprint (Above Grade):	396.4m ²	
Basement Floor Area:	359.0m ²	(4) Dwelling Units
Ground Floor Area:	359.0m ²	(4) Dwelling Units
2nd Floor Area:	359.0m ²	(4) Dwelling Units
3rd Floor Area:	359.0m ²	(4) Dwelling Units
Gross Floor Area (GFA):	1,436.0m ²	(16) Dwelling Units
Proposed Building Height:	14.2m measured from grade to top of parapet	
Number of Storeys:	(3) storeys above grade + (1) storey underground	

Commercial Building

Commercial Building	Details
Building Footprint (Above Grade):	800m ²

Parking Information:

Proposed 3-Building Block - Vehicular Parking Requirements	Zoning Requirement
Apartment - Resident: consisting of: 0.75 spaces per Bed = 48 x 0.75 = 36 spaces min. 34 spaces (2.75m x 6m) 2 accessible spaces (3.7m x 6m)	1 space per Unit 1 accessible per 30 spaces
Proposed 2-Building Block - Vehicle Parking Requirements	Zoning Requirement
Apartment - Resident: consisting of: 0.75 spaces per Bed = 32 x 0.75 = 24 spaces min. 22 spaces (2.75m x 6m) 2 accessible spaces (3.7m x 6m)	1 space per Unit 1 accessible per 30 spaces
Proposed Commercial - Vehicle Parking Requirements	Zoning Requirement
Commercial Building: consisting of: 1 space per 20m ² = 800 / 20 = 40 spaces 38 spaces (2.75m x 6m) 2 accessible spaces (3.7m x 6m)	1 space per 20m ² 1 accessible per 30 spaces

NOTE: FOR MORE DETAILED INFORMATION SEE SITE PLAN PHASING PLANS

Site Information:

Municipal Address: 3823 County Road 6, Township of Elizabethtown-Kitley

Legal Description: Part of Lot 6, Concession 3 Geographic Township of Elizabethtown Township of Elizabethtown-Kitley County of Leeds Pin 44158-0097

This site plan has been compiled using information contained in the the topographic plan signed and dated Oct 18, 2023 provided by:
Hopkins Chitty Land Surveyors Inc., Ontario Land Surveyors

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NOTES

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NO.	REVISION DESCRIPTION	DATE	BY
1	ISSUED FOR SITE PLAN	15/12/23	CC

SCALE

HORIZONTAL 1:750

Robinson Land Development

350 Palladium Drive
Ottawa, ON K2V 1A8
(613) 592-6060 rcii.com

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CAMPUS HABITATIONS

3823 COUNTY ROAD 6
ELIZABETHTOWN-KITLEY, ON

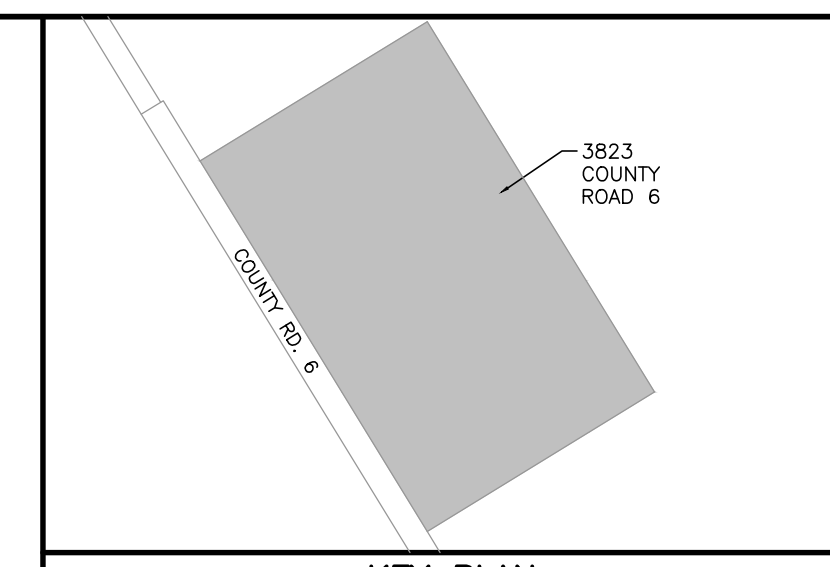
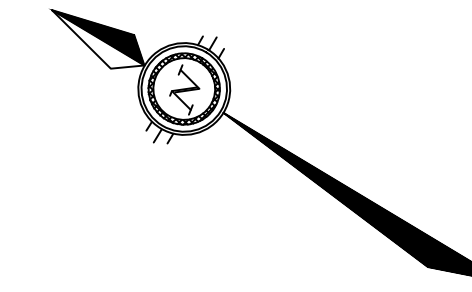
SITE PLAN

PROJECT No. 23075

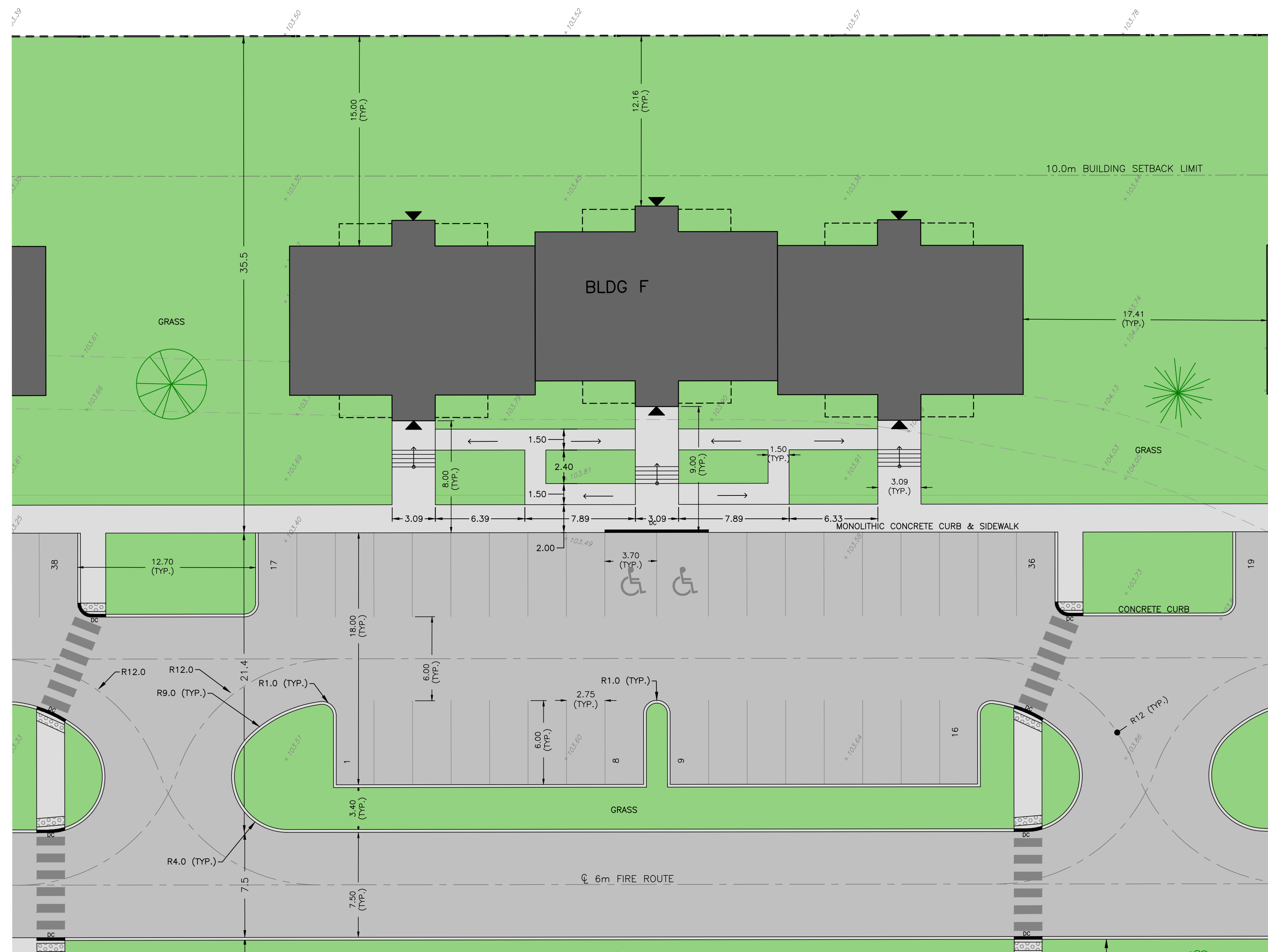
SURVEY HCLS

DATED DEC 2023

DWG. No. SP1



KEY PLAN



LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- ZONING SETBACKS
- CENTRELINE OF 6m FIRE ACCESS ROUTE
- BUILDING ENTRANCE
- ACCESSIBLE PARKING SPACE
- DEPRESSED CURB AND TWSI
- PEDESTRIAN CROSSING LINES
- FIRE HYDRANT

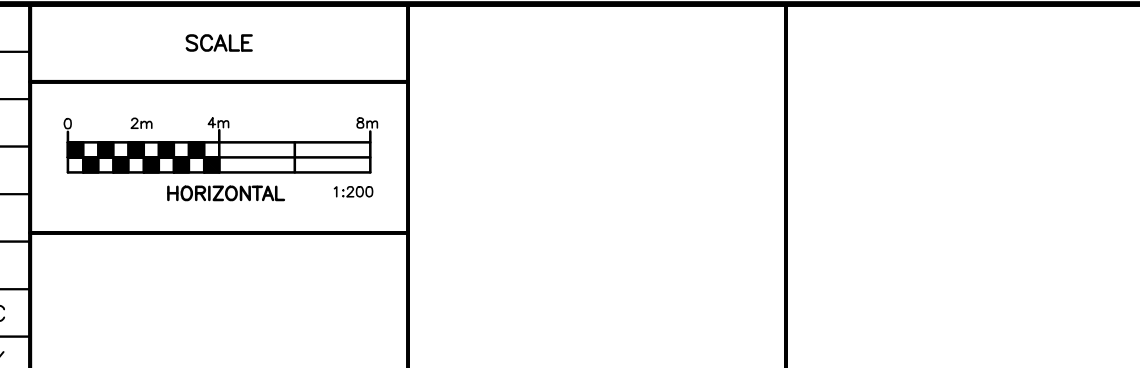
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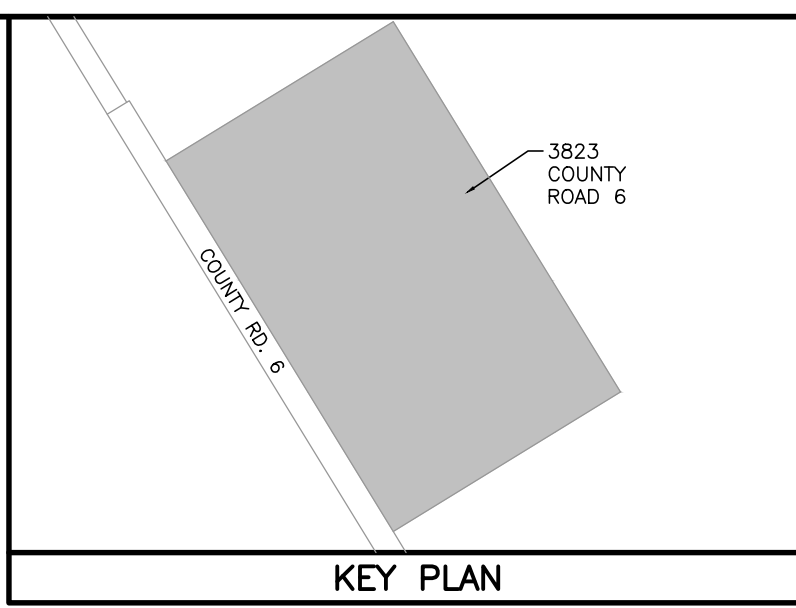
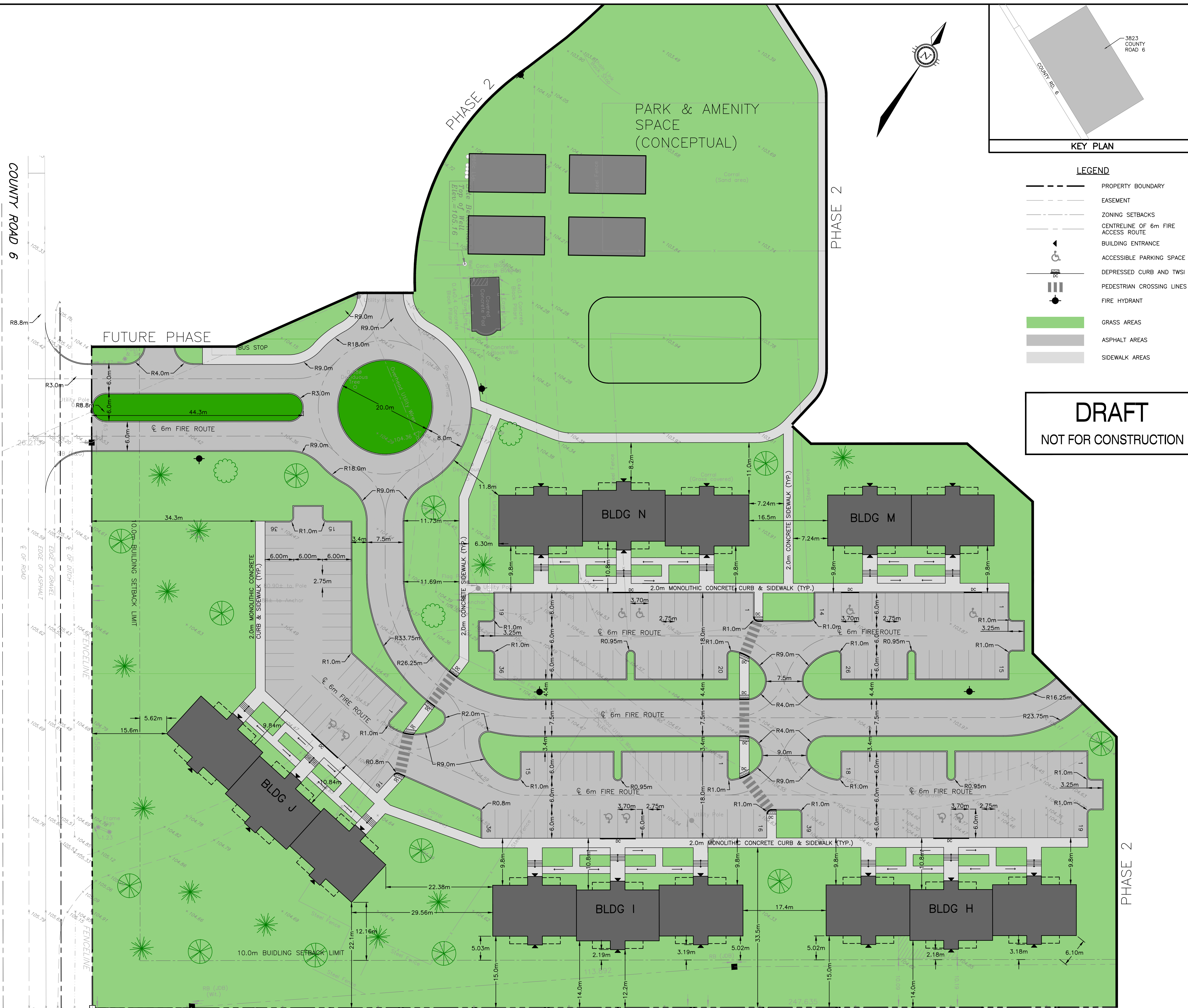
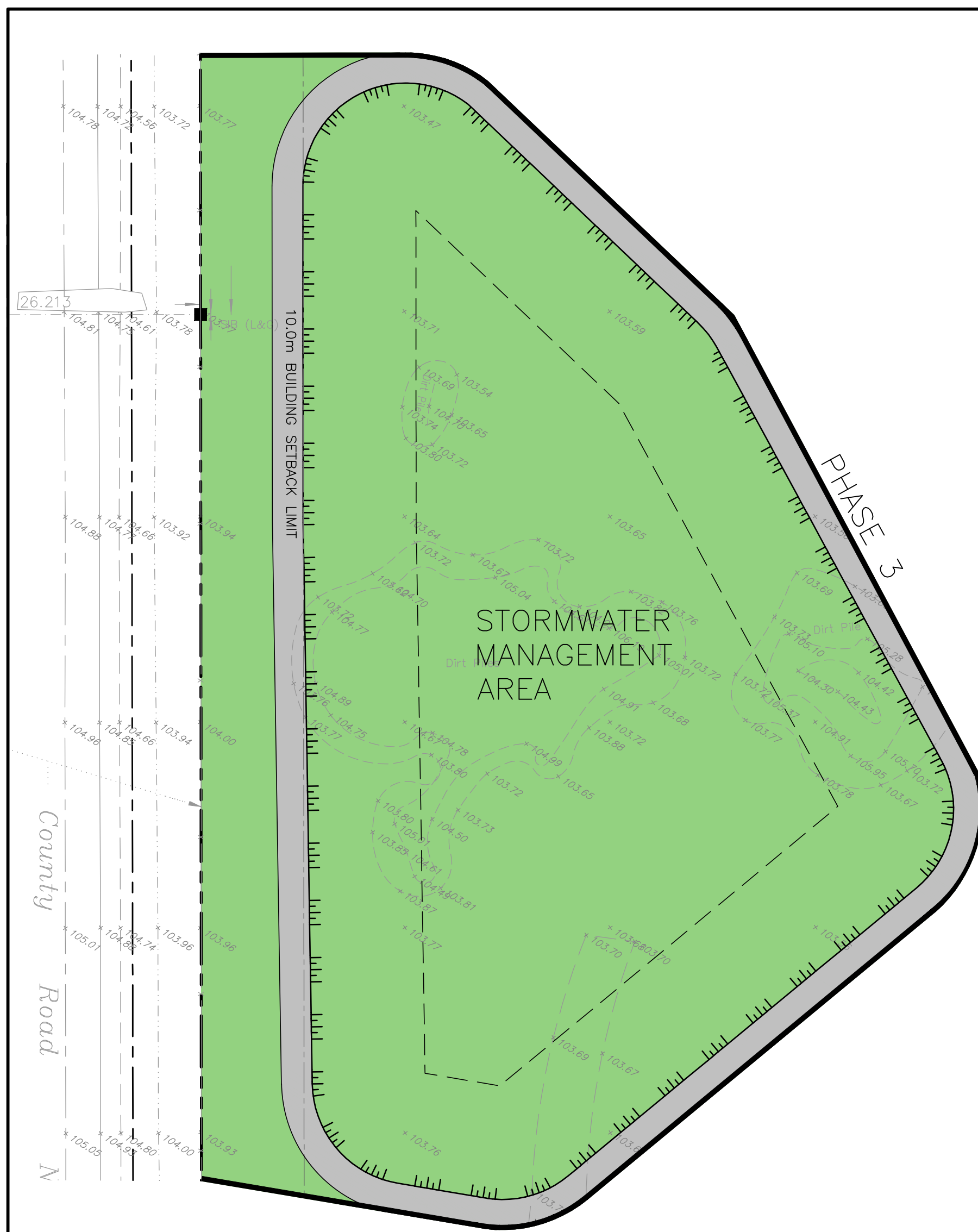
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CAMPUS HABITATIONS

3823 COUNTY ROAD 6
ELIZABETHTOWN-KITLEY, ON

SITE PLAN
DETAIL

PROJECT No.	23075
SURVEY	HCLS
DATED	DEC 2023
DWG. No.	SP2



LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- ZONING SETBACKS
- CENTRELINE OF 6m FIRE ACCESS ROUTE
- BUILDING ENTRANCE
- ACCESSIBLE PARKING SPACE
- DEPRESSED CURB AND TWSI
- PEDESTRIAN CROSSING LINES
- FIRE HYDRANT
- GRASS AREAS
- ASPHALT AREAS
- SIDEWALK AREAS

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Phase 1 Building Information:

Typical 3-Building Block	Details
Building Footprint (Above Grade):	594.5m ²
Basement Floor Area:	538.4m ² (6) Dwelling Units
1st Floor Area:	538.4m ² (6) Dwelling Units
2nd Floor Area:	538.4m ² (6) Dwelling Units
3rd Floor Area:	538.4m ² (6) Dwelling Units
Gross Floor Area (GFA):	2,153.8m ² (24) Dwelling Units
Total Number of Units = 96	
Proposed Building Height:	14.2m measured from grade to top of parapet
Number of Storeys:	(3) storeys above grade + (1) storey underground
Typical 2-Building Block	Details
Building Footprint (Above Grade):	396.4m ²
Basement Floor Area:	359.0m ² (4) Dwelling Units
Ground Floor Area:	359.0m ² (4) Dwelling Units
2nd Floor Area:	359.0m ² (4) Dwelling Units
3rd Floor Area:	359.0m ² (4) Dwelling Units
Gross Floor Area (GFA):	1,436.0m ² (16) Dwelling Units
Total Number of Units = 16	
Proposed Building Height:	14.2m measured from grade to top of parapet
Number of Storeys:	(3) storeys above grade + (1) storey underground

Phase 1 Parking Information:

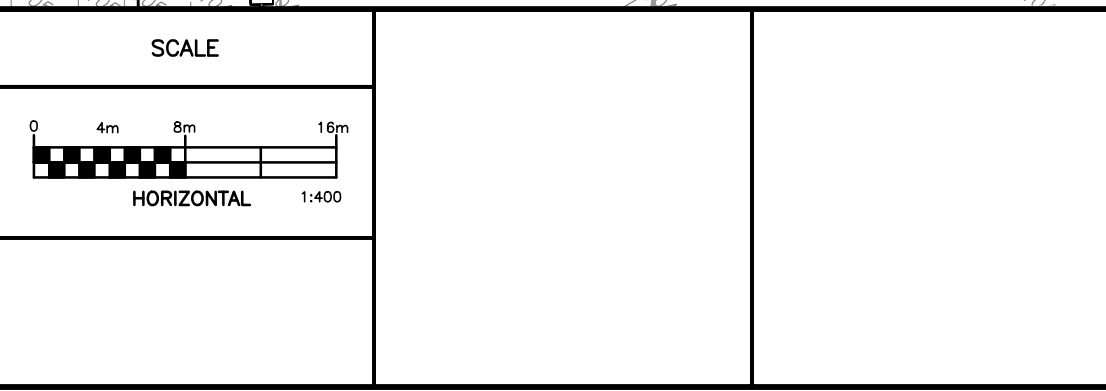
Proposed Vehicular Parking Requirements	Zoning Requirement
Apartment - Resident: 0.75 spaces per Bed = 176 x 0.75 = 132 spaces	1 space per Unit
	1 accessible per 30 spaces
Number of Parking (2.75m x 6m) Provided = 173	
Number of Accessible Parking (3.7m x 6m) Provided = 10	

NOTES

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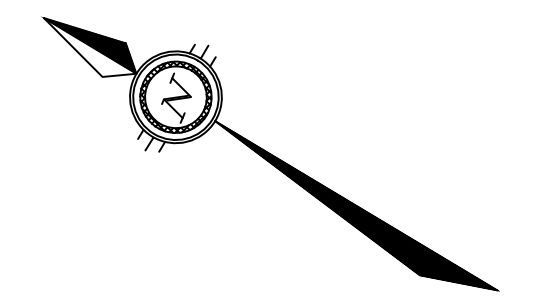
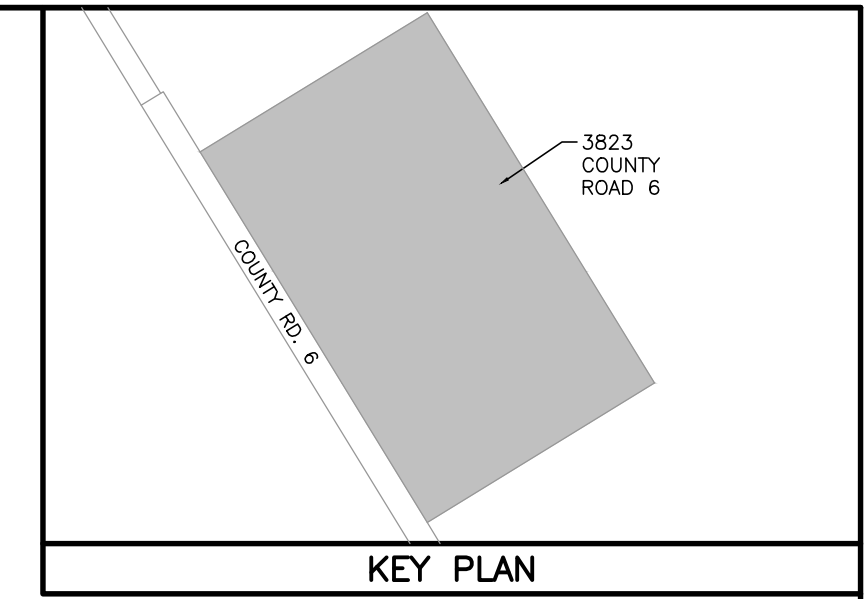
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CAMPUS HABITATIONS

3823 COUNTY ROAD 6
ELIZABETHTOWN-KITLEY, ON

SITE PLAN
PHASE 1

PROJECT No. 23075
SURVEY HCLS
DATED DEC 2023
DWG. No. SP-PH1



LEGEND

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- EASEMENT
- ZONING SETBACKS
- CENTRELINE OF 6m FIRE ACCESS ROUTE
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- SIDEWALK AREAS

Phase 2 Building Information:

Typical 3-Building Block Building Footprint (Above Grade):	Details 594.5m ²	
Basement Floor Area:	538.4m ²	(6) Dwelling Units
1st Floor Area:	538.4m ²	(6) Dwelling Units
2nd Floor Area:	538.4m ²	(6) Dwelling Units
3rd Floor Area:	538.4m ²	(6) Dwelling Units
Gross Floor Area (GFA):	2,153.8m ²	(24) Dwelling Units
Total Number of Units = 120		
Proposed Building Height:	14.2m measured from grade to top of parapet	
Number of Storeys:	(3) storeys above grade + (1) storey underground	

Phase 2 Parking Information:

Proposed Vehicular Parking Requirements	Zoning Requirement
Apartment - Resident: 0.75 spaces per Bed = 240 x 0.75 = 180 spaces	1 space per Unit
	1 accessible per 30 spaces
Number of Parking (2.75m x 6m) Provided = 192	
Number of Accessible Parking (3.7m x 6m) Provided = 10	

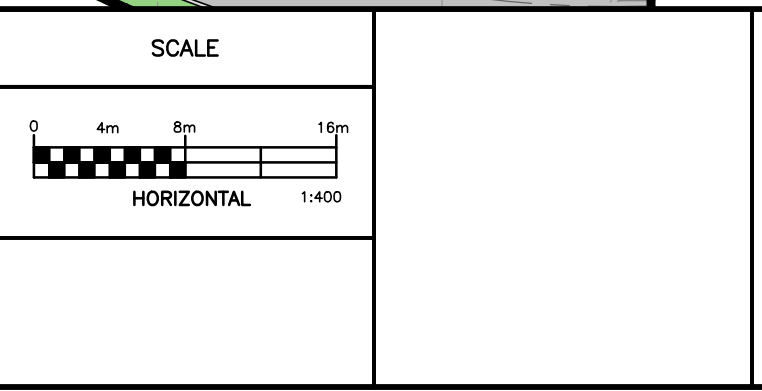


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CAMPUS HABITATIONS

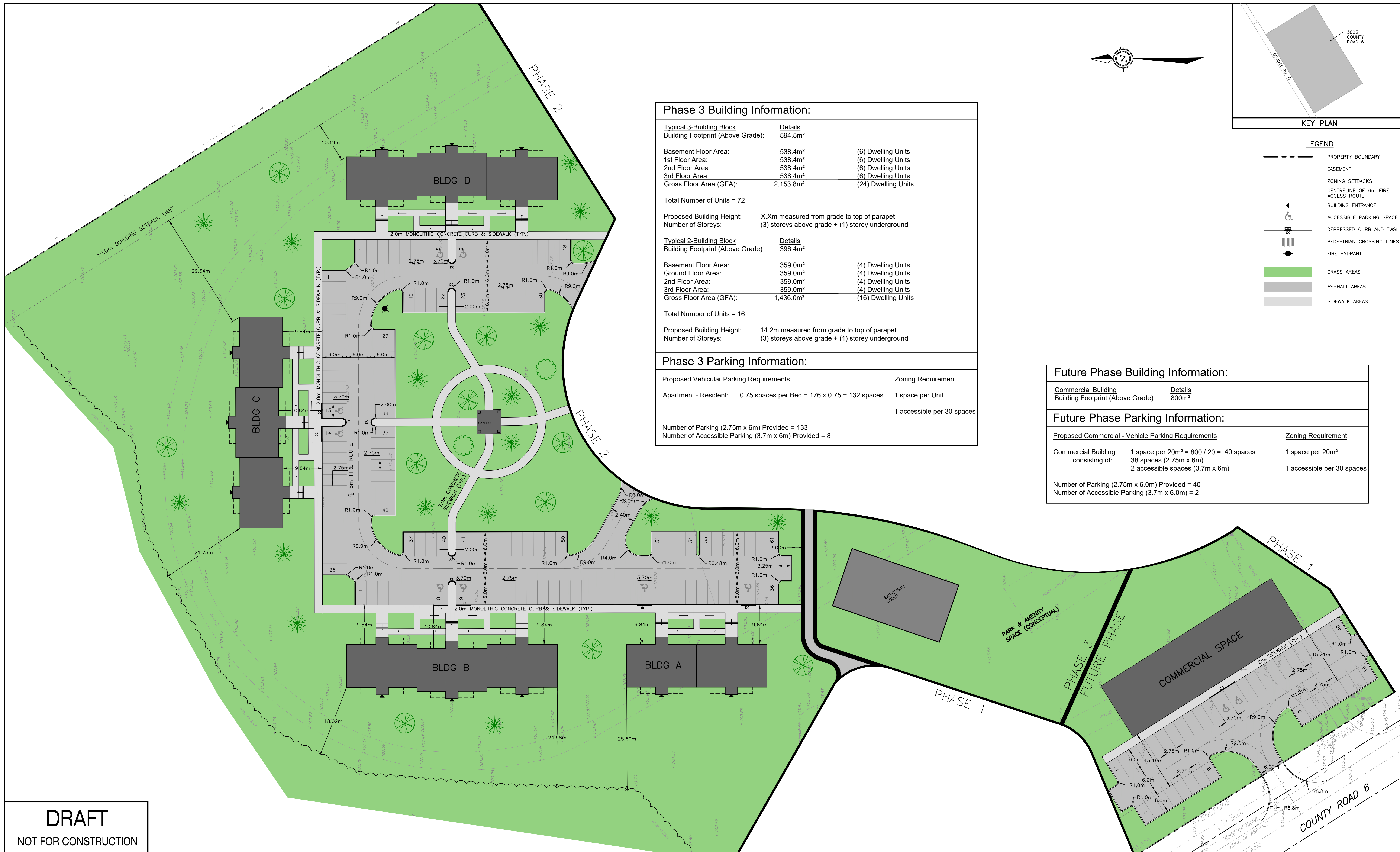
**3823 COUNTY ROAD 6
ELIZABETHTOWN-KITLEY, ON**

PROJECT No.	23075
SURVEY	HCLS
DATED	DEC 2023
DWG. No.	SP-PH2

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SITE PLAN
PHASE 2



Phase 3 Building Information:		
Typical 3-Building Block	Details	
Building Footprint (Above Grade):	594.5m ²	
Basement Floor Area:	538.4m ²	(6) Dwelling Units
1st Floor Area:	538.4m ²	(6) Dwelling Units
2nd Floor Area:	538.4m ²	(6) Dwelling Units
3rd Floor Area:	538.4m ²	(6) Dwelling Units
Gross Floor Area (GFA):	2,153.8m ²	(24) Dwelling Units
Total Number of Units = 72		
Proposed Building Height:	X.Xm measured from grade to top of parapet	
Number of Storeys:	(3) storeys above grade + (1) storey underground	
Typical 2-Building Block	Details	
Building Footprint (Above Grade):	396.4m ²	
Basement Floor Area:	359.0m ²	(4) Dwelling Units
Ground Floor Area:	359.0m ²	(4) Dwelling Units
2nd Floor Area:	359.0m ²	(4) Dwelling Units
3rd Floor Area:	359.0m ²	(4) Dwelling Units
Gross Floor Area (GFA):	1,436.0m ²	(16) Dwelling Units
Total Number of Units = 16		
Proposed Building Height:	14.2m measured from grade to top of parapet	
Number of Storeys:	(3) storeys above grade + (1) storey underground	
Phase 3 Parking Information:		
Proposed Vehicular Parking Requirements		Zoning Requirement
Apartment - Resident:	0.75 spaces per Bed = 176 x 0.75 = 132 spaces	1 space per Unit
		1 accessible per 30 spaces
Number of Parking (2.75m x 6m) Provided = 133		
Number of Accessible Parking (3.7m x 6m) Provided = 8		

Future Phase Building Information:		
Commercial Building	Details	
Building Footprint (Above Grade):	800m ²	
Future Phase Parking Information:		
Proposed Commercial - Vehicle Parking Requirements		Zoning Requirement
Commercial Building:	1 space per 20m ² = 800 / 20 = 40 spaces	1 space per 20m ²
consisting of:	38 spaces (2.75m x 6m)	
	2 accessible spaces (3.7m x 6m)	1 accessible per 30 spaces
Number of Parking (2.75m x 6.0m) Provided = 40		
Number of Accessible Parking (3.7m x 6.0m) = 2		

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CAMPUS HABITATIONS

3823 COUNTY ROAD 6
ELIZABETHTOWN-KITLEY, ON

SITE PLAN
PHASE 3 & FUTURE PHASE

PROJECT No.	23075
SURVEY	HCLS
DATED	DEC 2023
DWG. No.	SP-PH3