

BLOCK F, REID PLAN

PART 1, PLAN 39R-9281
LOT 176

LOT 30

ELGIN STREET
(TRAVELLED ROAD)

EXISTING ROAD ALLOWANCE BETWEEN LOTS 30 AND 31 (NOT OPEN)

ELGIN STREET (TRAVELLED ROAD)

PARK STREET
(TRAVELLED ROAD)

EXISTING RESIDENTIAL

CHURCH STREET
(TRAVELLED ROAD)

CONCESSION 2
LOT 31

EXISTING RESIDENTIAL

PARK STREET
(TRAVELLED ROAD)

STREET 'A'

EXISTING RESIDENTIAL

REGISTERED PLAN 87

BURNHAM AVENUE

ZONING BY-LAW No. 08-18 - R2 ZONE (AMENDED BY SUBSECTION 9.4.15)			ZONING BY-LAW No. 08-18 - R3-ZONE (AMENDED BY SUBSECTION 10.4.10)		
DWELLING TYPE	SINGLE DETACHED DWELLING		DWELLING TYPE	ROW DWELLING	
ZONE PROVISION - SECTION 9	R2-14 ZONE	PROPOSED	ZONE PROVISION - SECTION 10	R3-10 ZONE	PROPOSED
MINIMUM LOT AREA	386.0m ²	451.6m ²	MINIMUM LOT AREA - PER UNIT	230.0m ²	186.0m ²
MINIMUM LOT FRONTAGE	12.2m	12.7m	MINIMUM LOT FRONTAGE - PER BLOCK	36.0m	33.0m
MINIMUM FRONT YARD	6.0m	6.0m	MINIMUM FRONT YARD	6.0m	6.0m
MINIMUM EXTERIOR SIDE YARD	4.5m	4.5m	MINIMUM EXTERIOR SIDE YARD	4.5m	4.5m
MINIMUM INTERIOR SIDE YARD	1.2m	1.2m	MINIMUM INTERIOR SIDE YARD	1.2m	1.2m
MINIMUM REAR YARD	7.5m	7.5m	MINIMUM REAR YARD	7.5m	7.5m
MAXIMUM HEIGHT OF BUILDINGS	11.0m	11.0m	MAXIMUM HEIGHT OF BUILDINGS	12.5m	12.5m
MAXIMUM LOT COVERAGE	45.0%	30.8%	MAXIMUM LOT COVERAGE	45.0%	50.0%
MINIMUM LANDSCAPE OPEN SPACE	30.0%	63.1%	MINIMUM LANDSCAPE OPEN SPACE	35.0%	40.0%
MAXIMUM No. OF DWELLINGS PER LOT	1	1			

DEVELOPMENT SITE PLAN

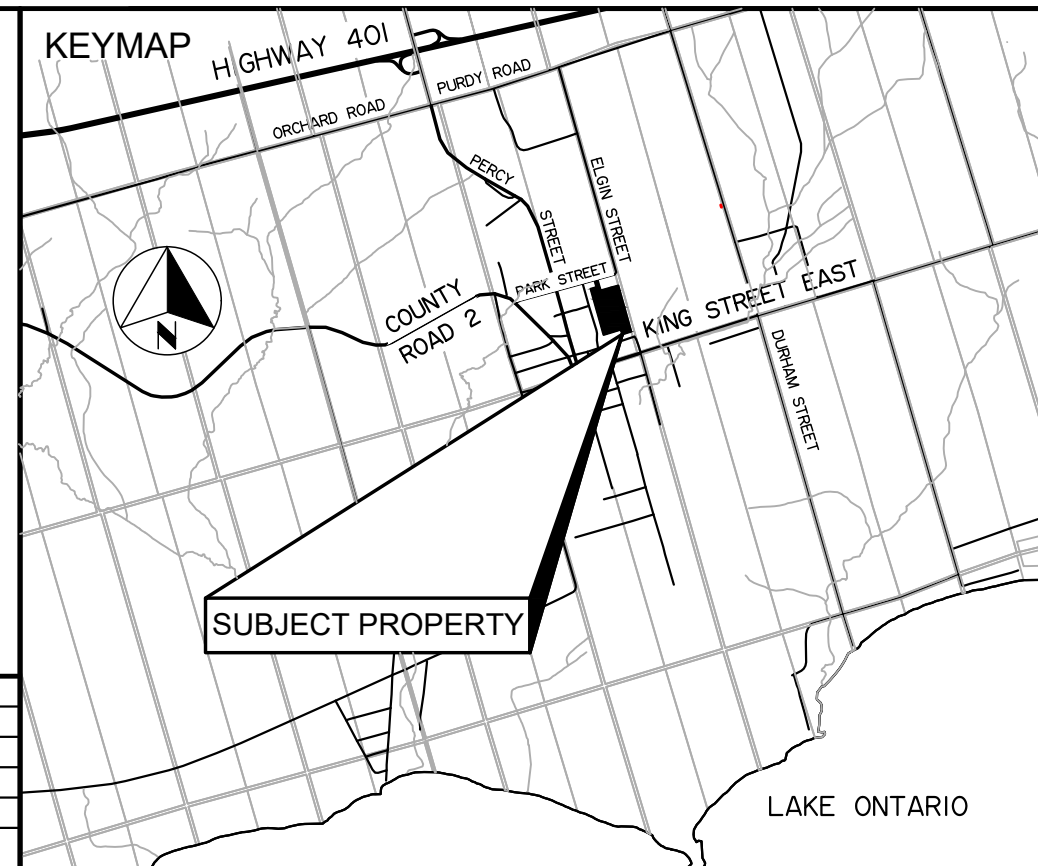
TWENTY PARK

PART OF LOT 31, CONCESSION 2
TOWNSHIP OF CRAMAHE
VILLAGE OF COLBORNE
COUNTY OF NORTHUMBERLAND

SCALE = 1:750 METRIC



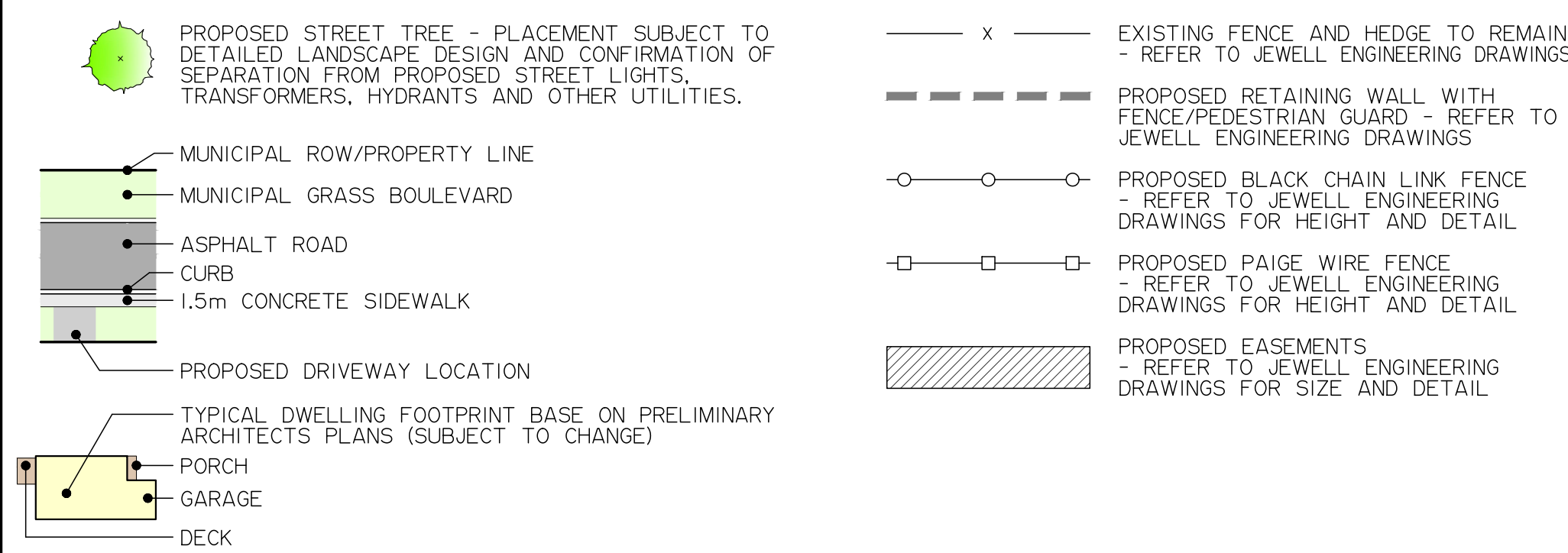
2	PLAN REVISED USING THE REDLINE DRAFT PLAN AND ENGINEERS COMMENTS	MAY 28, 2026	C.R.
1	DEVELOPMENT SITE PLAN SUBMISSION	FEB. 9, 2021	R.F.A.
No.	REVISION	DATE	APPROD
DRAWN BY: L.B.	CHECKED BY: R.F.A.	DATE: FEBRUARY 09, 2021	SCALE: 1:750



LAND USE SCHEDULE

LAND USE	AREA(m ²)	AREA%	UNITS
BLOCKS 1-34 - SINGLE DETACHED LOTS - 12.7m MIN. FRONTAGE (451.6m ²)	27374.7	50.6	34
BLOCKS 35-40 - TOWNHOUSE ROW DWELLINGS - 33.1m MIN. FRONTAGE PER BLOCK (6.0m, 186.0m ² PER UNIT)	8529.4	15.8	30
BLOCK 41 - STORM WATER FACILITY	4051.3	7.5	
BLOCK 42 - 6.0m DRAINAGE BLOCK	438.0	0.8	
20.0m MUNICIPAL ROAD ALLOWANCE = 670.9m (STREETS 'A', 'B' & 'C') - INCLUDES BLOCKS 43, 44 & 45 - 0.3m RESERVES	13638.3	25.2	
	75.1	0.1	
SUB TOTAL	54106.8m ²	100.0%	64
ELGIN STREET - EXISTING UNOPENED MUNICIPAL ROAD ALLOWANCE = 202.5m	4073.3m ²		

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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MAY 28, 2026



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