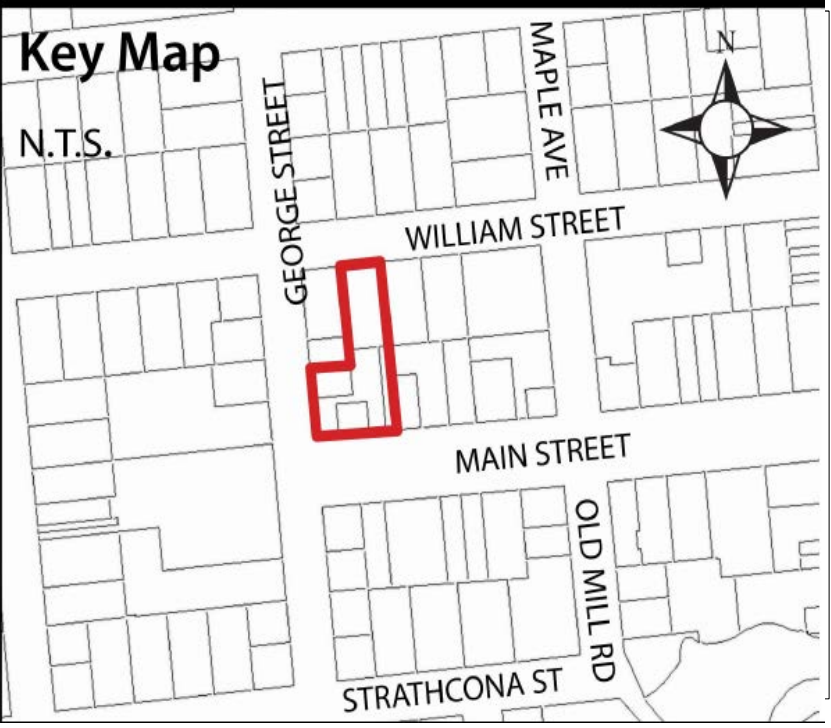


Littleleaf Developments
(George)
Site Plan

1-3 George Street N, 44/48
Main Street W & 35 William
Street W
Pt. Lot 85, 118 & Pt 84
Plan 13884
Smiths Falls



Legend

- Subject Lands
- Existing Building
- Proposed Building
- Paved Area
- Zoning Setbacks
- MAIN ENTRANCE
- EXIT
- Fire Route
- Snow Bank Area
- Concrete
- Asphalt
- Landscaping

Zoning Table Downtown Fringe (DF)		
Provision	Required	Proposed
Min. Lot Area	N/A	1900m ²
Min. Lot Frontage	N/A	3.8m & 18.3m
Min. Front Yard	6m	0.4m (Main Street)
Min. Ext. Side Yard	3.5m	1.6m (George Street)
Min. Side Yard	3m	1.4m (East Side)
Min. Rear Yard	8m	N/A
Max. Building Height	15m	< = 15m
Max. Lot Coverage	N/A	N/A
# of Parking Spaces	Residential	37
	1/Unit = 26	
	Visitor = 2	
	Commercial = 4	
Bicycle Parking	Total = 32	11
	0.25/Unit = 9	
	1/250m ² = 2	
EV Parking	20% of Required Parking	7

Notes:

- The ground floor layout of the building is depicted on this plan. Upper floors of the building will consist of only residential units.
- Boundary and dimensions of the subject property derived from available survey plans for the area.

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File No 26-003 Drawn By: EK



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