



SITE LAND USE	UNITS	STOREYS (PER FOOTPRINT)	FRONT SETBACK	REAR SETBACK	EXT. SIDE YARD SETBACK	INT. SIDE YARD SETBACK
LOTS 1 TO 15 - SINGLE DETACHED HOMES R1	15	MAX. 2	4.5 m (6.0 m to garage)	R1	R1	R1
BLOCKS 11 TO 19 - TOWN HOUSES	43	MAX. 2	3.5 m (5.0 m to garage)	6.0 m	1.4 m	1.5 m
TOTAL:	58					

- LEGEND:**
- LIMIT OF SUBDIVISION
 - SINGLE DETACHED LOTS
 - FRONT LOADED TOWNHOUSES

12 AC SUBDIVISION

Date: July 11, 2022
Prep. By: Ainley Group

Preliminary Draft Plan Land Use Table

LAND USE	UNITS	AREA M2	% (TOTAL AREA)	INDIV. DENSITY (#UNITS/HA)
LOTS (Single detached)	15	12,089	40.2%	6.58
BLOCKS (front loaded townhouses)	43	10,717	35.7%	18.85
OPEN SPACE WALKWAY	n/a	203	0.7%	
ROADS	n/a	7,039	23.4%	
TOTAL UNITS	58			
TOTAL LAND AREA		30,048		
TOTAL NET AREA (RES. LANDS ONLY)		22,806		
DENSITY (#UNITS/NET RES. LANDS)	25.43			

FIGURE 1A

12 ACRES ON TALBOT
10451355 CANADA LTD.
COUNTY OF PRINCE EDWARD, PICTON, ON
CONCEPT PLAN
SCALE: 1:600 (22X34) 1:1200 (11X17)



CONTRACT No. 21541-1

DATE: JULY 2022

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