DEVELOPMENT SITE PLAN

ROSCOE STREET

PART OF LOT 4, BLOCK U
PART OF LOTS 5 & 6, BLOCK V

REGISTERED PLAN No. 112

TOWN OF CAMPBELLFORD

COUNTY OF NORTHUMBERLAND

SCALE = 1:400

0 2.5 5 10 15 20 25 30 35 40m

No.	REVISION	DATE	APPR'D

DRAWN BY: JH | CHECKED BY: BK | DATE: 07/28/2026

N W E S

EXISTING RESIDENTIAL

PART 1 PLAN 38R-2558

VACANT LAND

FIRST STREET

20.1m

212.36' N70°28'00"E

6.0m 6.1m 6.0m 4.5m

EXISTING RESIDENTIAL

N19°26'30"W 75.15'

EXISTING RESIDENTIAL

N19°26'00"W 74.83'

110.00' N70°28'00"E

PART 1 PLAN 38R-2781

EXISTING RESIDENTIAL

PART 1 PLAN 38R-4017

N70°29'20"E 170.68'

1.2m

PART 2 PLAN 38R-4017

20.1m

SAINT MARY'S CEMETERY

BLOCK 4 (1639.4 sq.m)

6.0m 6.0m

1.2m

8.5m

7.3m

N19°24'40"W

BLOCK 3 (2098.7 sq.m)

6.0m 6.0m

10.3m

3.0m DRAINAGE EASEMENT

1.8m

3.2m

11.7m

BLOCK 2 (2152.1 sq.m)

6.0m 6.0m

7.3m

8.5m

N20°01'20"W 510.90'

510.35'

1.2m

8.5m

7.3m

BLOCK 1 (2077.4 sq.m)

6.0m 6.0m

10.5m

3.0m

165.23' N70°18'30"E

15.5m

20.1m

ROSCOE STREET

N19°24'40"W

112

7.3m

N18°46'20"W

BLOCK 5 (14690.1 sq.m)

46.

7.0m

6.0m

6.0m

6.6m

525.00'

376.00'

6.0m

5.7m

6.4m 6.2m 5.6m

111.54' N70°18'30"E

110.00' N70°18'30"E

EXISTING RESIDENTIAL

PART 1 PLAN 38R-3863

N18°46'20"W

BLOCK 6 (1399.9 sq.m)

N18°46'20"W

EXISTING RESIDENTIAL

137.00'

137.00'

110.00' N70°18'30"E

REGISTERED PLAN

BLOCK U LOT 3 LOT 4

REGISTERED PLAN BLOCK V LOT 6

UNNAMED STREET (NOT OPEN)

BLOCK W LOT 7

NURSING HOME BERNBRAE GARDENS

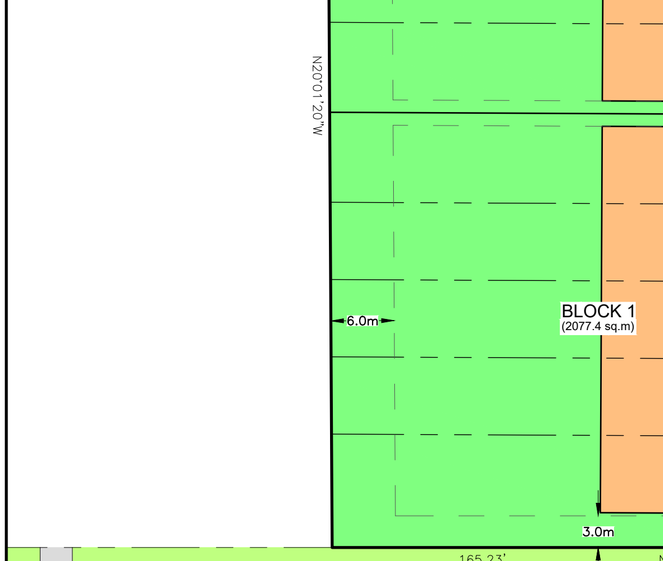
ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6

BURNBRAE ROAD

20.1m

EXISTING RESIDENTIAL

KEY MAP



GENERAL NOTES:

BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC.

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

TOPOGRAPHIC LIDAR ELEVATIONS ARE IN CGVD2013 AND CAN BE CONVERTED TO CGVD28 BY ADDING 0.34m.

LAND USE SCHEDULE		
LAND USE (WEST)	**AREA (ha)**	
BLOCKS 1–4 7.4m (180m²) MIN. FREEHOLD TOWNHOMES	0.80	19
WEST SUB-TOTAL	**0.80 ha**	**19**
LAND USE (EAST)	**AREA (ha)**	**UNITS**
BLOCK 5 CONDOMINIUM	1.47	40
BLOCK 6 – PARK LAND (TO BE DEEDED TO MUNICIPALITY)	0.14	
EAST SUB-TOTAL	**1.61 ha**	**40**
SITE TOTAL	**2.41 ha**	**59**

ZONING BY-LAW No. 2010-105				
DWELLING TYPE	**ROW TOWNHOUSE**		**MULTIPLE DWELLINGS**	
ZONING PROVISION – TABLE 2	**R2 ZONE**	**PROPOSED**	**R2 ZONE**	**PROPOSED**
MINIMUM LOT AREA	INT – 180m² EXT – 216m²	INT – 180m² EXT – 216m²	74 units/ha	74 units/ha
MINIMUM LOT FRONTAGE	INT – 6.0m EXT – 10.0m	INT – 6.0m EXT – 10.0m	24.0m	24.0m
MINIMUM FRONT YARD	6.0m	6.0m	6.0m	6.0m
MINIMUM EXTERIOR SIDE YARD	3.0m	3.0m	3.0m	3.0m
MINIMUM INTERIOR SIDE YARD	1.2m	1.2m	1.2m	1.2m
MINIMUM REAR YARD	6.0m	6.0m	6.0m	6.0m
MAXIMUM LOT COVERAGE	40.0%	40.0%	40.0%	40.0%
CENTRELINE SETBACK – TOWNSHIP	17.5m	15.0m	17.5m	17.5m
MINIMUM LANDSCAPED OPEN SPACE	30.0%	30.0%	30.0%	30.0%
MAXIMUM HEIGHT OF BUILDINGS	11.0m	11.0m	11.0m	11.0m
PARKING SPACES	1.25/unit	2.0/unit	1.25/unit	1.5/unit

JEWELL ENGINEERING

JOB No. 260-6041