

CONCEPTUAL SITE PLAN – HAWTHORNE MFG. HOME RENTAL PARK (Approx. 14 Manufactured Homes)

Site: 5300 Hawthorne Cres., Ok Falls
Date: March 27, 2024

Notes: All units will be new (purchased by the developer),
supplied by a local manufactured home builder.

Zoning By-Law Evaluation

Zoning, Current: RD1 and RS2(**re-zone** to RSM1 required)
Parcel size: 4667 sq.m. (**variance** required: by-law
requires a minimum of 10,000 sq.m.), and 333 sq.m. per
unit (does not meet by-law requirement of 350 sq.m)

Parcel width: 23 m (**variance** required: by-law requires a
minimum width of 35m), and 15m/unit (meets by-law
requirement)

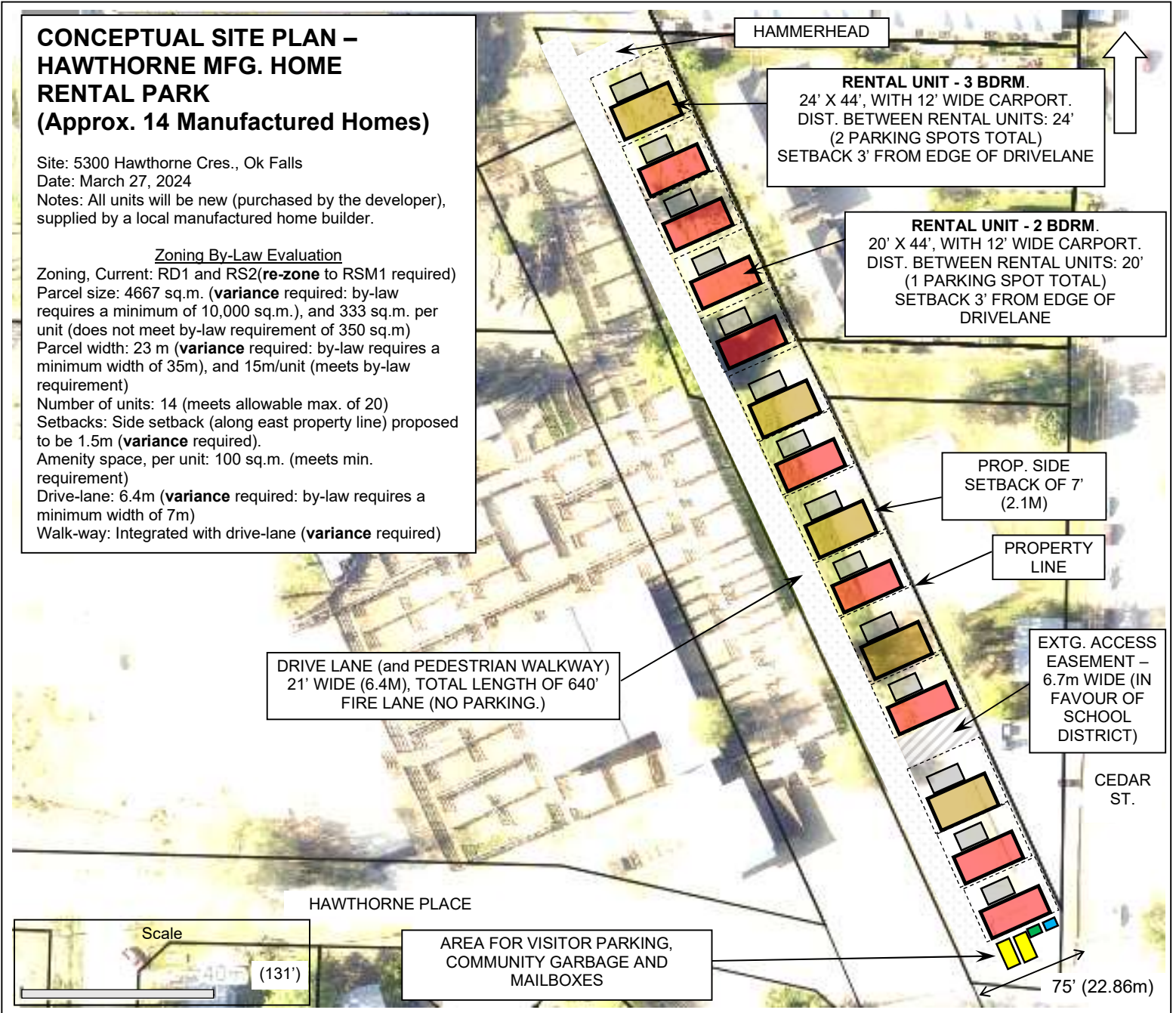
Number of units: 14 (meets allowable max. of 20)

Setbacks: Side setback (along east property line) proposed
to be 1.5m (**variance** required).

Amenity space, per unit: 100 sq.m. (meets min.
requirement)

Drive-lane: 6.4m (**variance** required: by-law requires a
minimum width of 7m)

Walk-way: Integrated with drive-lane (**variance** required)



HAMMERHEAD

RENTAL UNIT - 3 BDRM.
24' X 44', WITH 12' WIDE CARPORT.
DIST. BETWEEN RENTAL UNITS: 24'
(2 PARKING SPOTS TOTAL)
SETBACK 3' FROM EDGE OF DRIVELANE

RENTAL UNIT - 2 BDRM.
20' X 44', WITH 12' WIDE CARPORT.
DIST. BETWEEN RENTAL UNITS: 20'
(1 PARKING SPOT TOTAL)
SETBACK 3' FROM EDGE OF
DRIVELANE

PROP. SIDE
SETBACK OF 7'
(2.1M)

PROPERTY
LINE

EXTG. ACCESS
EASEMENT –
6.7m WIDE (IN
FAVOUR OF
SCHOOL
DISTRICT)

CEDAR
ST.

DRIVE LANE (and PEDESTRIAN WALKWAY)
21' WIDE (6.4M), TOTAL LENGTH OF 640'
FIRE LANE (NO PARKING.)

HAWTHORNE PLACE

AREA FOR VISITOR PARKING,
COMMUNITY GARBAGE AND
MAILBOXES

75' (22.86m)

