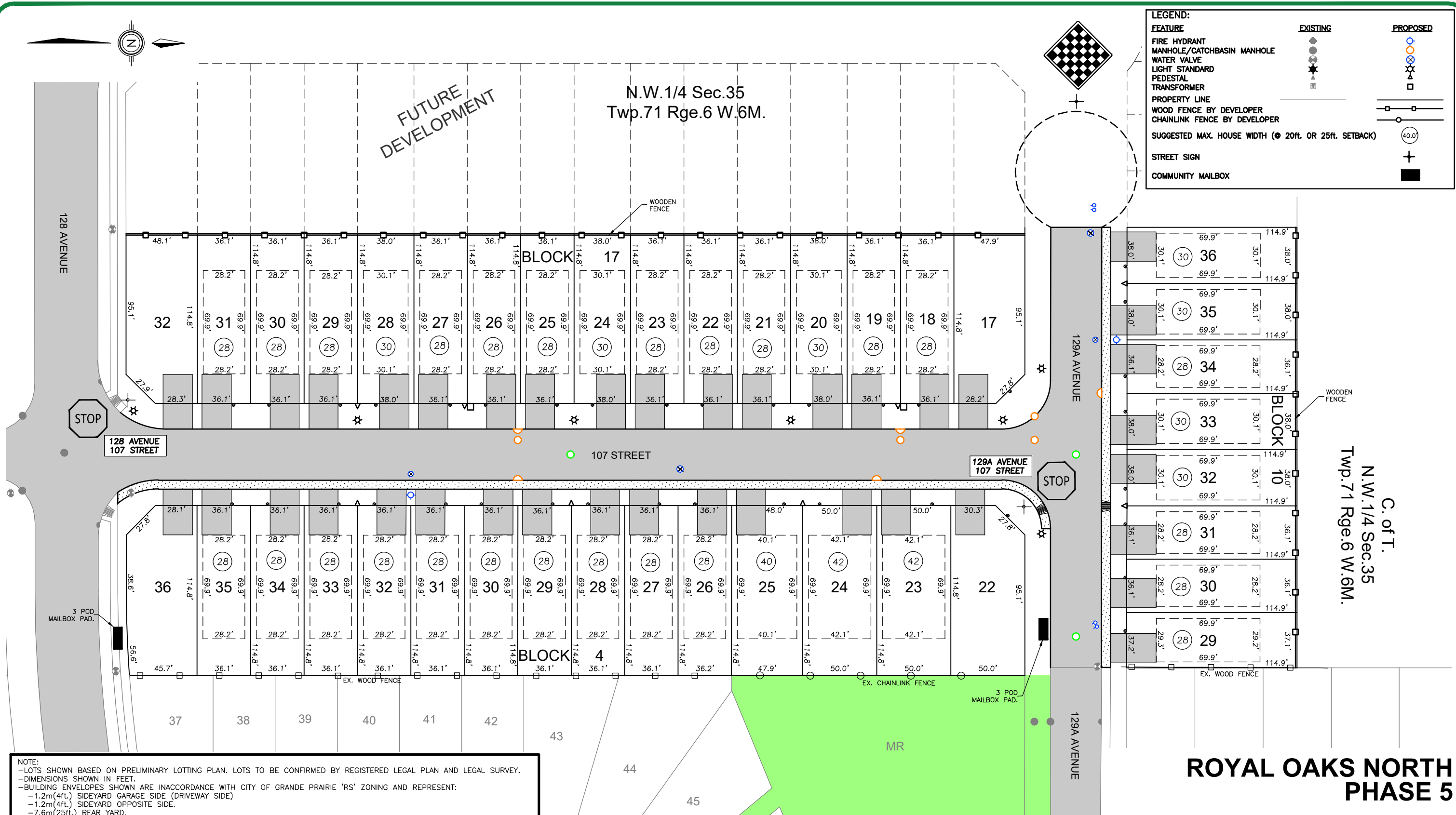




NOTE:
-LOTS SHOWN BASED ON PRELIMINARY LOTTING PLAN. LOTS TO BE CONFIRMED BY REGISTERED LEGAL PLAN AND LEGAL SURVEY.
-DIMENSIONS SHOWN IN FEET.
-BUILDING ENVELOPES SHOWN ARE INACCORDANCE WITH CITY OF GRANDE PRAIRIE 'RS' ZONING AND REPRESENT:
-1.2m(4ft.) SIDEYARD GARAGE SIDE (DRIVEWAY SIDE)
-1.2m(4ft.) SIDEYARD OPPOSITE SIDE.
-7.6m(25ft.) REAR YARD.
-6.1m(20ft.) FRONT SETBACK.
-UNLESS OTHERWISE PERMITTED BY THE CITY OF GRANDE PRAIRIE LAND USE BYLAW, THE MINIMUM SIDE YARD ON A CORNER LOT IN ANY RESIDENTIAL DISTRICT SHALL BE 4.6m AND THE MINIMUM FRONT YARD SETBACK SHALL BE 6.1m. THE SIDE YARD SETBACK MAY BE REDUCED AT A RATE OF 0.15m FOR EACH INCREASE OF 0.3m IN THE FRONT YARD SETBACK. AT NO TIME SHALL THE MINIMUM SIDE YARD SETBACK BE LESS THAN 1.5m ON A CORNER LOT.
-PROPOSED FEATURES SHOWN FOR REPRESENTATION ONLY AND ARE SUBJECT TO CHANGE.
-PLOT PLANS TO BE REVIEWED AND APPROVED BY CITY OF GRANDE PRAIRIE & PRUDENTIAL LANDS PRIOR TO CONSTRUCTION.
-CORNER LOTS REQUIRE SPECIAL CONSIDERATIONS.
-IF AN ATTACHED GARAGE IS NOT PROVIDED A 10' SIDEYARD SETBACK IS REQUIRED ON ONE SIDE.
-WALKOUT LOTS MUST BE CONFIRMED WITH LOT GRADING AND BUILDING PLANS.

**ROYAL OAKS NORTH
PHASE 5**
PRUDENTIAL LANDS
NW.1/4 SEC.35 TWP.71 RGE.6 W.6 MER.