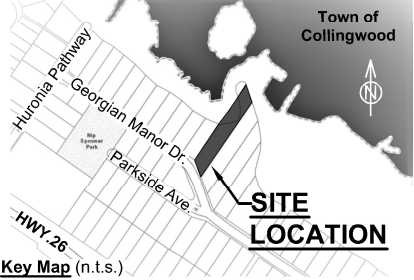


SITE PLAN - ACCESSORY UNIT
UPPER STOREY OF DETACHED COACH HOUSE
23 GEORGIAN MANOR DRIVE
LOT 12, Registered Plan 1082
Town of Collingwood
County of Simcoe



LOT INFORMATION

Official Plan Schedule 'A': Residential
Official Plan Schedule 'C': Rural Residential
Zoning By-law: Residential First Density R1
Lot Frontage: +/-28.23m
Lot Area: +/-3630m²

LEGEND

- approx. PROPERTY BOUNDARY
- DETACHED ACC. BUILDING ENTRANCE LOCATION

ZONING PROVISIONS / MAIN DWELLING
RESIDENTIAL FIRST DENSITY (R1) ZONE

	REQUIRED	PROVIDED
Minimum Lot Area (m²)	1400	+/-3630
Minimum Lot Frontage (m)	20	+/-28.23
Minimum Front Yard (m)	6	+/-114
Minimum Exterior Side Yard (m)	4	n/a
Minimum Interior Side Yard (m)	2	+/-4
Minimum Rear Yard (m)	7.5	+/-15
Maximum Height (m)	12	≤12
Maximum Lot Coverage (other than bungalow)	30%	+/-3.6%
Other Provisions / Parking Space Ratio	Dwelling - 2 Spaces/Unit Accessory Second Unit - 1 Space/Unit	Dwelling - 3 Spaces Accessory Second Unit - 4 Spaces

OTHER ZONING PROVISIONS / COACH HOUSE
RESIDENTIAL FIRST DENSITY (R1) ZONE

	REQUIRED	EXISTING
Minimum Lot Area (m²)	1400	+/-3630
Minimum Lot Frontage (m)	20	+/-28.23
Minimum Front Yard (m)	6	+/-54
Minimum Exterior Side Yard (m)	n/a	n/a
Minimum Interior Side Yard (m)	1	≥2
Minimum Rear Yard (m)	1	+/-89
Maximum Height (m)	7	≤7
Maximum Lot Coverage (other than bungalow)	30%	+/-2.4%
Distance of Entrance to Closest Lot Line	4	+/-8.9

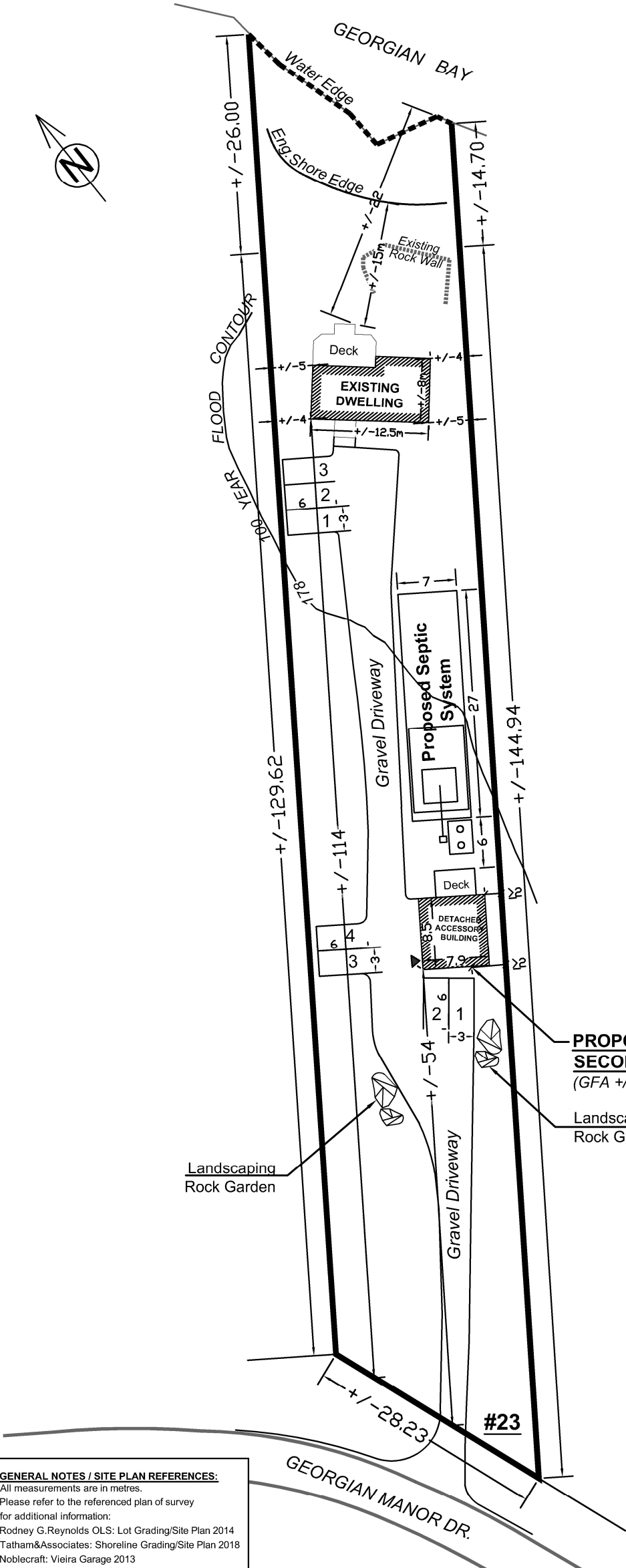
Existing Building Areas / GFA

Existing Dwelling: +/-86m² (Additional Deck Area +/-36m²)
Coach House: +/-64.5m² (Additional Deck Area +/-15m²)
Total Lot Coverage: +/-5.5%

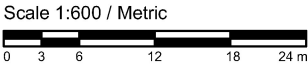
PROPOSED SECOND UNIT
(GFA +/-64.5m²)

Landscaping
Rock Garden

Landscaping
Rock Garden



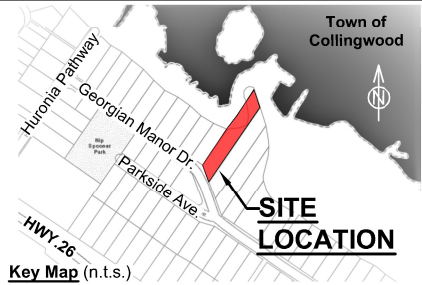
GENERAL NOTES / SITE PLAN REFERENCES:
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Please refer to the referenced plan of survey for additional information:
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Tatham&Associates: Shoreline Grading/Site Plan 2018
Noblecraft: Vieira Garage 2013



GORDON H. RUSSELL
PLANNING & DEVELOPMENT SERVICES
Cell Phone # 705-446-6107

Date(m/d/y): 02 / 23 / 2022

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23 GEORGIAN MANOR DRIVE
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- approx. PROPERTY BOUNDARY
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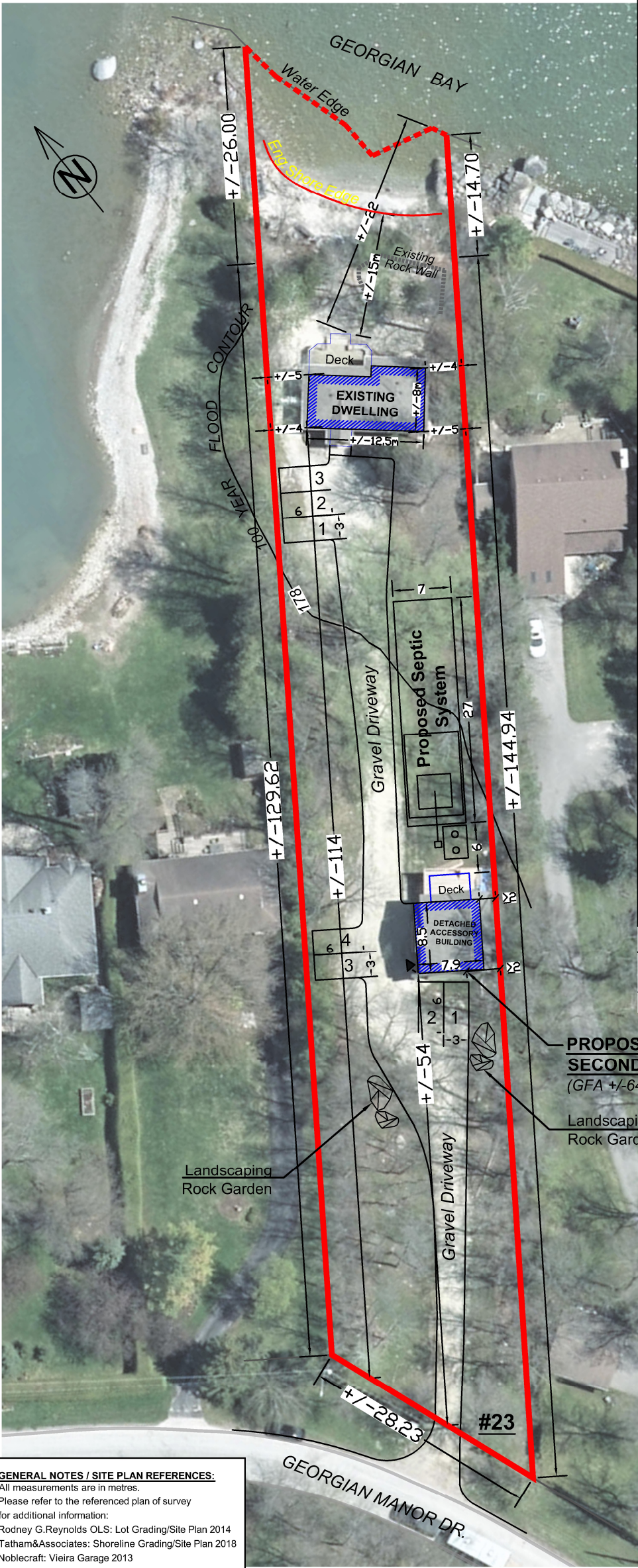
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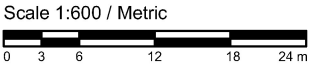
OTHER ZONING PROVISIONS / COACH HOUSE
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