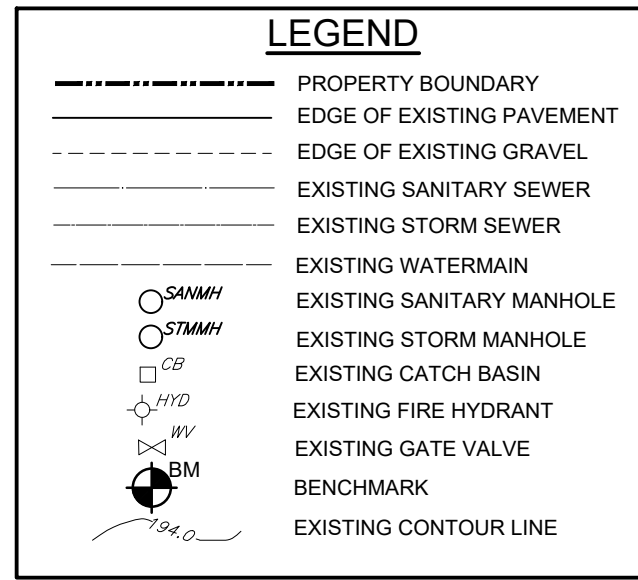
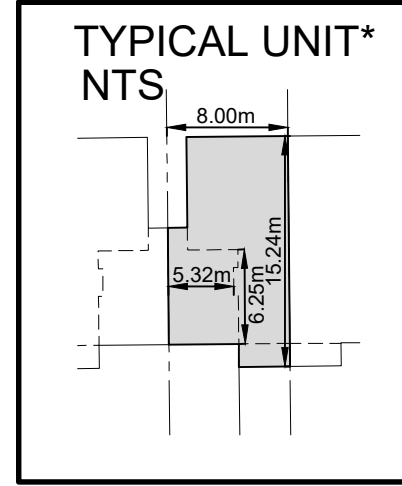
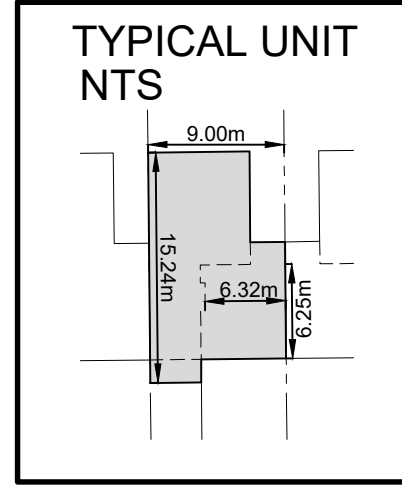
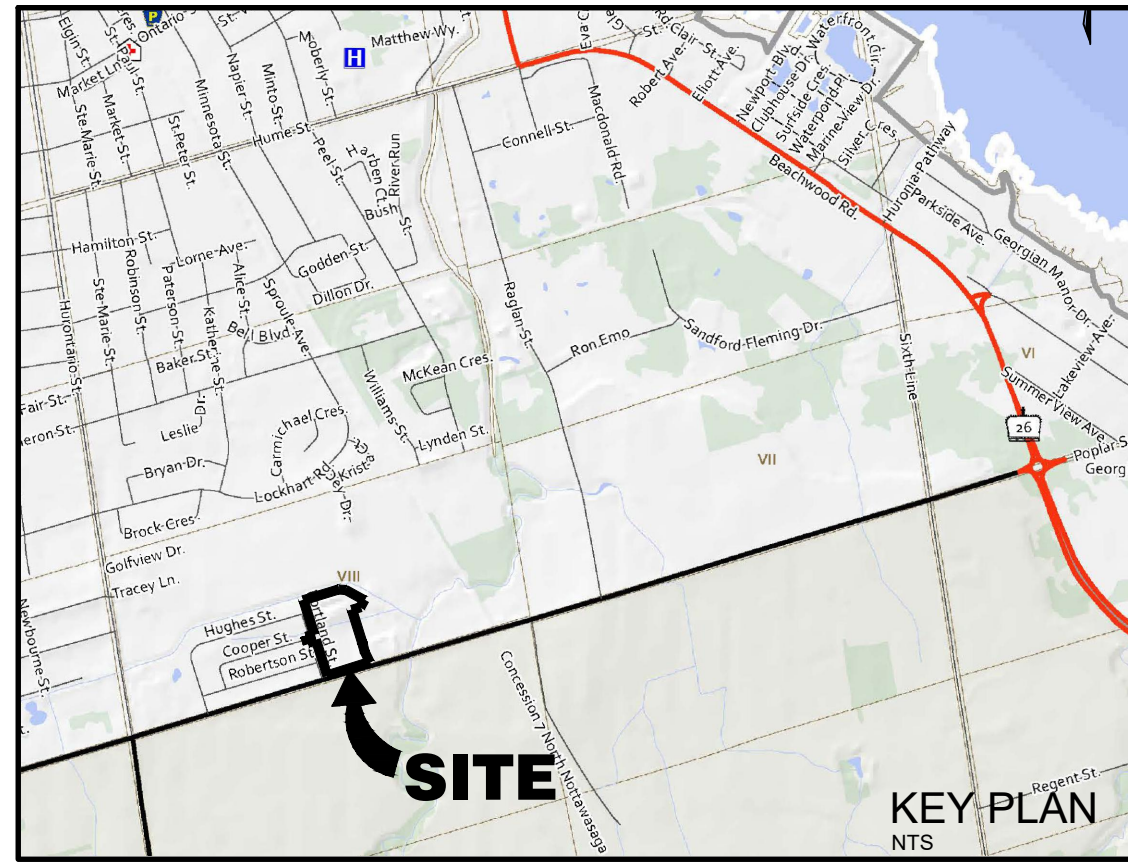
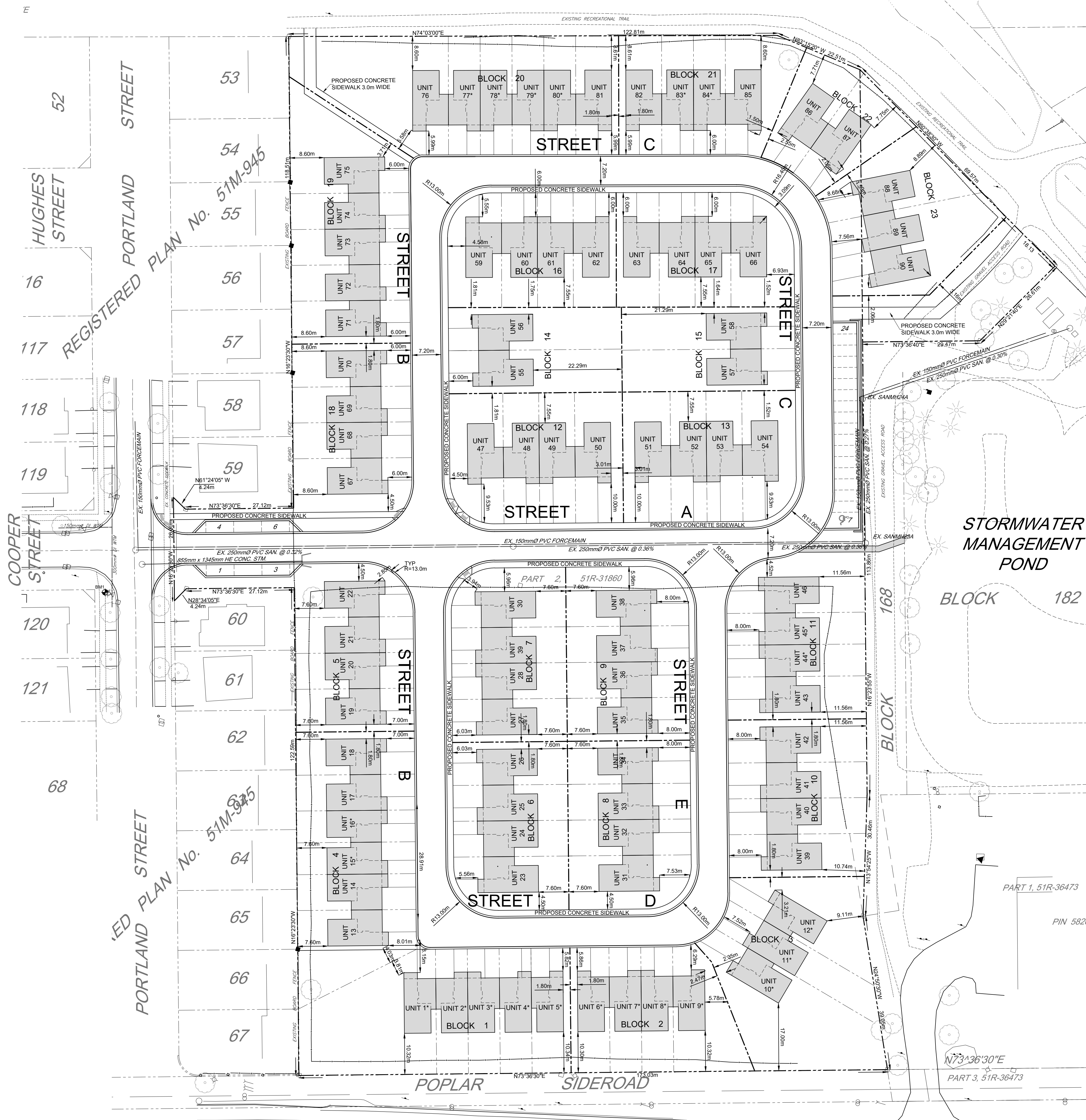


H:\Sunvale Homes\00703 Pretty River Townhouses\Drawings\Submissions\2022-05-02 Second Submission\00703 Base Nov 8-21.dwg May 02, 2022 - 5:07pm



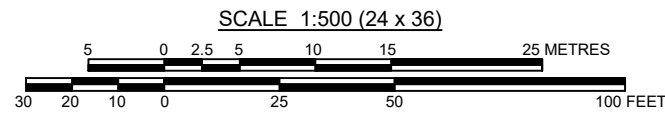
SITE STATISTICS	
PARCEL 1	
AREA = 3.961 ha	
NUMBER OF UNITS = 90	
DENSITY = 22.7 UNITS PER HECTARE	

PROPOSED TOWNHOUSE DEVELOPMENT STATISTICS		
PROPOSED USE: RESIDENTIAL TOWNHOUSE DWELLING		
ZONE: R3-60		
REGULATION	REQUIRED	PROVIDED
MIN. FRONT YARD	6.0 m	7.6 m
MIN. EXTERIOR SIDE YARD	6.0 m	10.16 m
MIN. INTERIOR SIDE YARD	6.0 m	7.75 m
MIN. REAR YARD	7.5 m	7.71 m
MAX. LOT COVERAGE	40%	24.8%
MIN. LANDSCAPED OPEN SPACE	35%	47.0%
EXCEPTION 60-	MINIMUM YARD ABUTTING THE REAR LOT LINE OF A RESIDENTIAL SECOND DENSITY NINE (R2-9) ZONE: 7.5m	7.6 m
	MINIMUM YARD FOR ANY BUILDING OR STRUCTURE ABUTTING A STREET UNDER THE JURISDICTION OF SIMCOE COUNTY: 10m	10.16 m



CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Notes
1. PROPERTY BOUNDARY DERIVED FROM PLAN OF SURVEY BY ZUBEK, EMO, PATTEN AND THOMSEN LTD.



Benchmark Information	
BM1	TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTH-WESTERLY CORNER OF THE INTERSECTION OF COOPER STREET AND PORTLAND STREET. ELEVATION 195.24m

No.	DATE	DESCRIPTION	BY	APPD
1	MAY 2/22	SECOND SUBMISSION	TLB	SJC
0	NOV 08/21	FOR PRE-CONSULTATION	TLB	SJC
REVISION / ISSUE				

Seal not valid unless signed and dated

517 10th Street, Hanover, Ontario N4N 1R4
Telephone: (519) 506-5959
www.cobideeng.com

**PROPOSED TOWNHOUSE DEVELOPMENT
PRETTY RIVER ESTATES
TOWN OF COLLINGWOOD
SITE PLAN**

Client: **SUNVALE HOMES LTD.**

Design: TLB Scale: 1:500
Drawn: JAF Approved:
Checked: SJC
Date: JUN 2021 Design Engineer

DRAWING No. 00703-SP1