

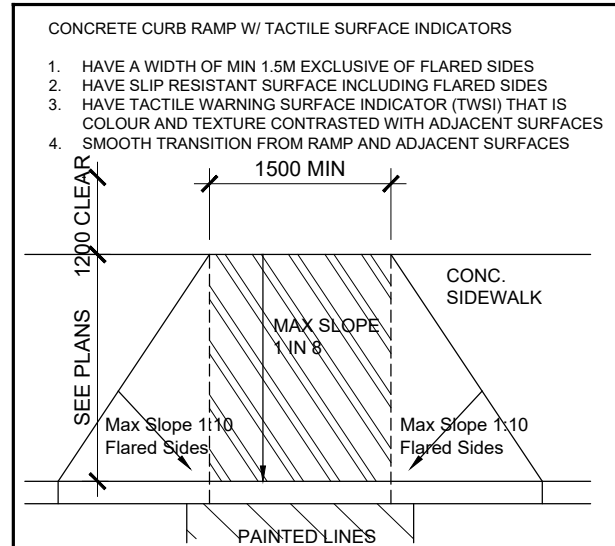
THE OWNER IS REQUIRED TO REMOVE SNOW OFF SITE AND MAINTAIN REQUIRED PARKING UNENCUMBERED BY SNOW DURING MAJOR SNOW EVENTS.
THE OWNER IS REQUIRED TO REMOVE SNOW AND ICE FROM ALL EXIT PATHS AND STAIRS.
SNOW WILL BE REMOVED FROM SITE BY PRIVATE COMPANY.

DRIVEWAYS ARE TO BE 1.2' CLEAR OF UTILITY STRUCTURES AND HYDRANTS.
BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS, AND OTHER SERVICES
IF MINIMUM DIMENSION IS NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
BUILDER TO VERIFY SERVICE CONNECTION ELEVATIONS PRIOR TO CONSTRUCTING FOUNDATIONS.

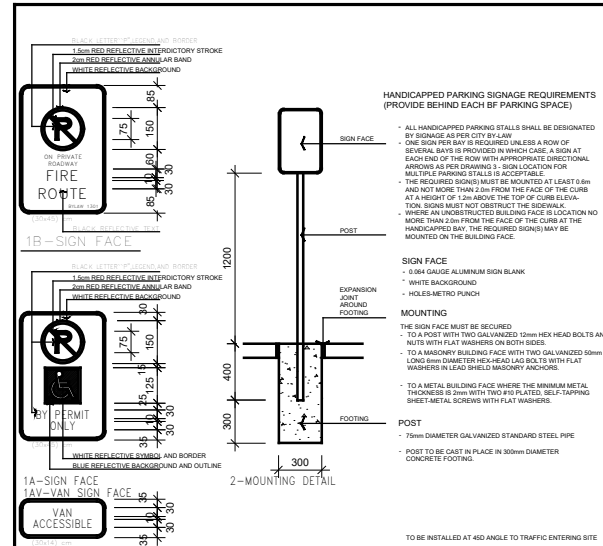
PRIOR TO THE COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICE DEPARTMENT, TOWN OF COLLINGWOOD, FOR THE PURPOSE OF VEHICULAR ACCESS TO THE PROPERTY, (ENTRANCE PERMIT), AND SERVICING EXCAVATIONS (ROAD ALLOWANCE PERMIT) WITHIN THE THE PROPERTY, (ENTRANCE PERMIT), AND SERVICING.

PARKING STALL DELINEATION TO BE 100MM WIDE WHITE OR YELLOW MARKINGS
VISITOR PARKING TO BE MARKED WITH A PAINTED V.
RESIDENT PARKING TO BE MARKED WITH PAINTED NUMBERS.

ALL REFUSE WILL BE STORED INTERNALLY.
WASTE TO BE COLLECTED BY PRIVATE SERVICE.



3 PLAN DETAIL



4 DETAIL

- ◀ APARTMENT PRINCIPAL/ VISITOR ENTRY
- ◀ APARTMENT EXIT DOOR
- ◀ UNDERGROUND PARKING GARAGE ENTRY
- ◀ UNDERGROUND SERVICE ENTRY
- R RESIDENT PARKING SPACE
- P PATIO @ GRADE
- BFC BARRIER FREE CURB

- | | |
|---|---|
|  | VERTICAL ACCESSIBLE PARKING SIGN |
|  | VERTICAL ACCESSIBLE PARKING SIGN W/ VAN SIGN |
|  | PAINTED BARRIER FREE PARKING SYMBOL
AS PER MUNICIPAL STANDARDS |
|  | STOP SIGN |
|  | HYDRANT |
|  | SIAMESE CONNECTION |
|  | FIRE ACCESS ROUTE SIGN |
|  | STREETLIGHT |
|  | TRANSFORMER |
|  | ELECTRICAL SERVICE |
|  | CONCRETE SIDEWALK |
|  | LANDSCAPE |
|  | SOD |
|  | ZEBRA PATTERN LINE PAINTING |

132 UNITS TOTAL
122 UG SPACES +27 TANDEM
42 SURFACE SPACES
164 TOTAL SPACES (164 REQ'D)
19 PARALLEL STREET SPACES (BONUS)

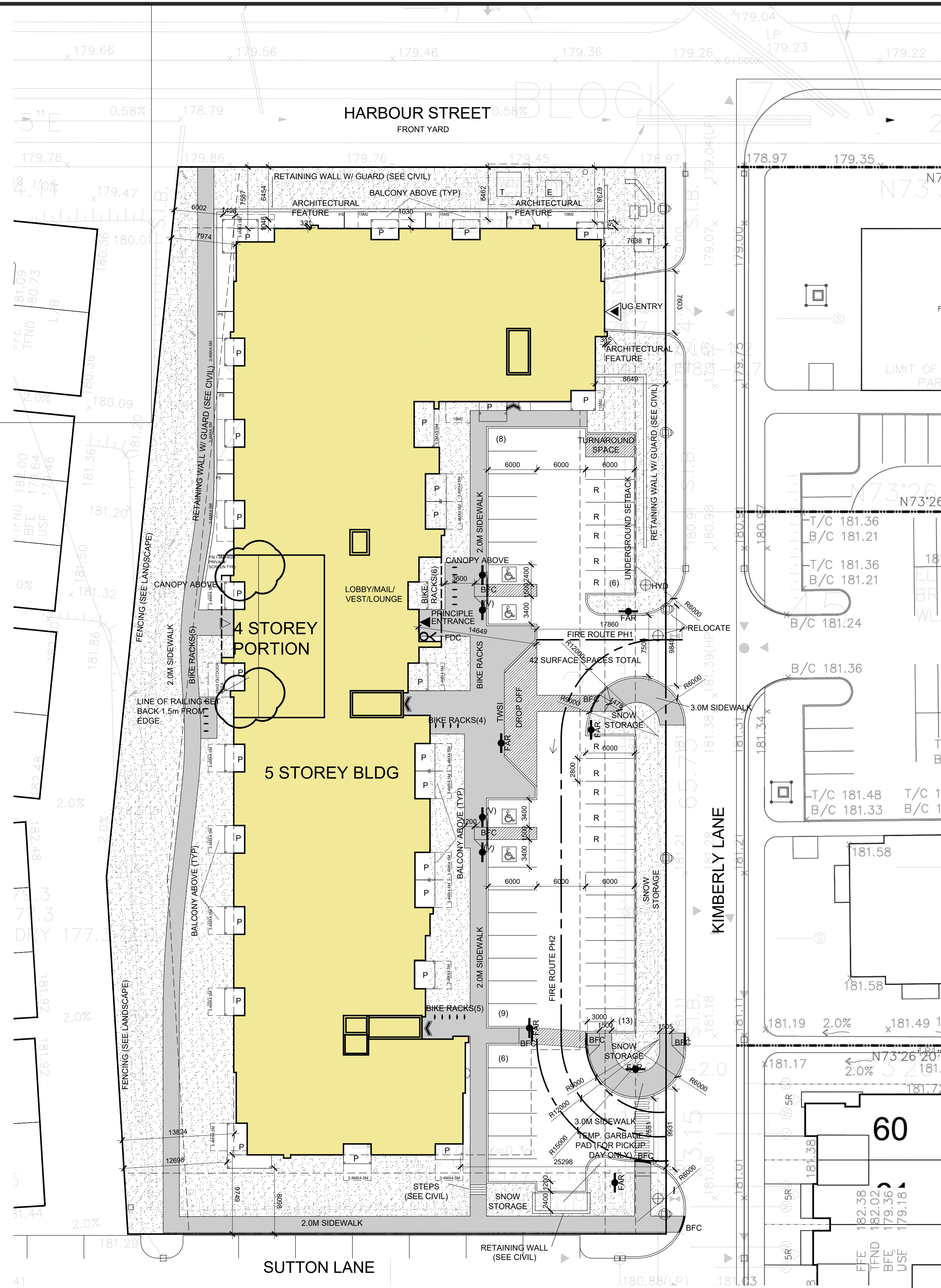
T = SURFACE TENANT SPACE

ZONING BY-LAW SUMMARY

TOWN OF COLLINGWOOD ZONING BYLAW 2010-040
OFFICIAL PLAN DESIGNATION "RESIDENTIAL MIXED USE"

132 UNITS

GENERAL INFORMATION:			R4-4 (H-18) AS AMENDED	MINOR VARIANCE NO D13118	CONSENT NO D01118
ZONING	LOT AREA		8595.75M	0.860HA	
TABLE 6.3.1.3 - RESIDENTIAL FOURTH DENSITY (R4) PROVISIONS					
USE				REQUIRED FOR APARTMENT	PROVIDED
MIN LOT AREA				NIL	8595.7 m2 (0.859 HA)
MIN LOT FRONTAGE				30.0M	59.91M
MIN FRONT YARD				7.5M	7.5M
MIN EXTERIOR SIDE YARD				7.5M	7.5M
MIN INTERIOR SIDE YARD				7.5M	7.5M
MIN REAR YARD				7.5M	9.7M
MAX HEIGHT				18M (SUPERCEDED BELOW BY VARIANCE) HEIGHT IS VERTICAL DISTANCE MEASURED FROM GRADE TO HIGHEST POINT OF ROOF DECK SURFACE OR TOP OF RIDGE OF SLOPED ROOF (GRADE IS AVERAGE LEVEL OF PROPOSED OR FINISHED GROUND AT ALL WALLS)	19M (PER VARIANCE) 5 STORIES
MAX LOT COVERAGE				40% (SUPERCEDED BELOW BY VARIANCE)	36% (3088M2)
MIN LANDSCAPED OPEN SPACE				40%	41% (3550M2)
DENSITY				133 UNITS	132 UNITS
UNDERGROUND PARKING SETBACK				FRONT YARD - HALF OF THAT REQUIRED FOR THE MAIN BUILDING OR MAIN USE SUPERCEDED BELOW BY VARIANCE) EXTERIOR SIDE YARD - HALF OF THAT REQUIRED FOR THE MAIN BUILDING OR MAIN USE INTERIOR SIDE YARD - NIL REAR YARD - NIL	7.5M
UNDERGROUND PARKING DEPTH				ANY PORTION MUST BE 0.6M BELOW EXISTING GRADE	0.6M
ENTRANCE WIDTH GC 5.3				ENTRANCE WIDTH FOR GROUP OR CLUSTER DWELLINGS = 7.5M	7.5M
RESIDENTIAL FOURTH DENSITY EXCEPTION FOUR - R4-4 ZONE THE FOLLOWING EXEMPTIONS SHALL APPLY					
PARKING				1 SPACE PER UNIT PLUS AN ADDITIONAL 0.25 SPACES PER UNIT FOR VISITOR PARKING (SUPERCEDED BELOW BY VARIANCE)	122 UG (+27 TANDEM) 42 SURFACE 164 TOTAL (+27 TANDEM)
PARKING				THE REQUIRED PARKING MAY BE LOCATED ON AN ABUTTING LOT	NOT REQUIRED
PARKING				THE MINIMUM FRONT YARD SETBACK FOR AN UNDERGROUND PARKING GARAGE IS NIL	
MINOR VARIANCE NOP D13118					
MAX COVERAGE				42%	
MAX HEIGHT				19.0M	
PARKING				DECREASE THE PARKING FROM 162 SPACES TO 153 SPACES, THUS A DECREASE OF 9 SPACES.	
GENERAL CONDITIONS EXEMPTIONS					
ENCROACHMENTS				ARCHITECTURAL FEATURES 0.6M UNENCLOSED PORCH 1.5M BUT NOT CLOSER THAN 1.2M TO LOT LINE, UP TO 3.0M SETBACK IN REAR YARD	
				ENCLOSED BALCONY 1.5M BUT NOT CLOSER THAN 1.2M TO LOT LINE CANOPY MAY PROJECT HALFWAY INTO A REQUIRED YARD	
PARKING AISLE SIZE GREATER THAN 7.0DEGREES				6.0M	6.0M
PARKING SPACE SIZE (PERPENDICULAR)				6.0M X 2.8M	6.0M X 2.8M
PARKING SPACE SIZE (PARALLEL)				7.0M X 2.8M	7.0M X 2.8M
BF PARKING SPACE SIZE (PERPENDICULAR)				6.0M X 4.5M	AODA SUPERCEDES
BF PARKING SPACE SIZE (PARALLEL)				7.0M X 4.5M	
BF PARKING QUANTITY				1-25 - 1 26-50 - 2 51-100 - 3 OVER 100 - 2% = 3.4 REQ'D	4 SPACES
LOADING SPACE REQUIRED				NONE	NONE
BICYCLE SPACES				ANY GROUP OR CLUSTER RESIDENTIAL 0.5SPACES PER UNIT TO A MAX OF 20 SPACES	20



1 SITE PLAN
SP1 SITE PLAN
1/4" = 1'-0"

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB
CONDITIONS BEFORE PROCEEDING WITH WORK

ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS
FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE
ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK

THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED
FOR CONSTRUCTION* MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS
FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK

KEY TO DETAIL LOCATION

No. _____
 No. _____

DRAWING SETS ISSUED	No.	DATE (DD,MM,YY)	BY
CONCEPT 1 - 133 UNITS	1.	13.06.19	MB
CONCEPT 2 - 132 UNITS	2.	27.06.19	MB
PRE-CONSULTATION	3.	09.07.19	MB
TE PLAN APPROVAL	4.	06.01.20	MB
P.A. RESUBMISSION	5.	24.07.20	MB
P.A. RESUBMISSION	6.	16.11.20	MB
P.A. RESUBMISSION	7.	25.03.21	MB

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

[illegible]

BUILDING PERMIT NUMBER:

NOT FOR CONSTRUCTION WITHOUT PERMIT

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ARCHITECTURE • SOLUTIONS

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ROYAL WINDSOR AT BALMORAL VILLAGE

KIMBERLY LANE
COLLINGWOOD, ONTARIO

DRAWING SHEET TITLE:

SITE PLAN

DRAWING SCALE:

1:200

PROJECT NUMBER:

9029

DRAWN BY:	CHECKED:
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HECKED BY:

DRAWING SHEET NUMBER:

DRAWING VERSION:

001

SP1

NOT DATE:

March 25, 202