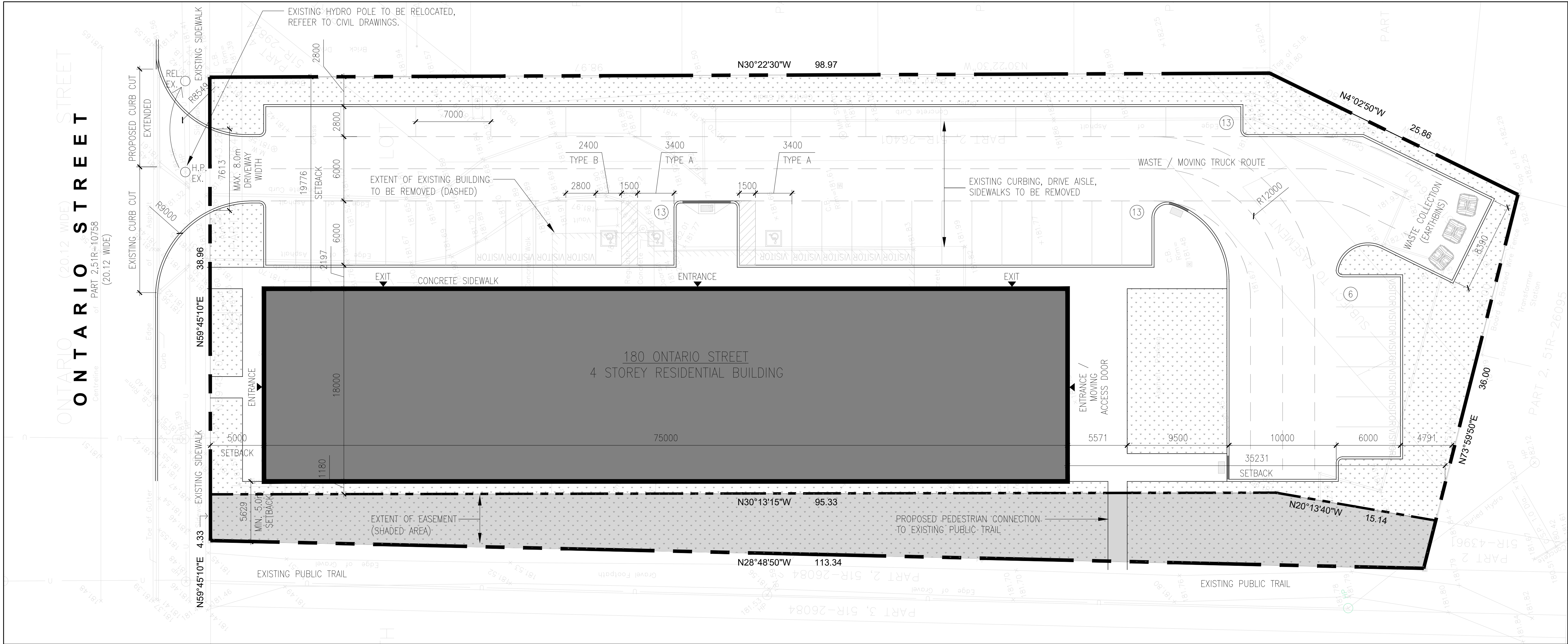




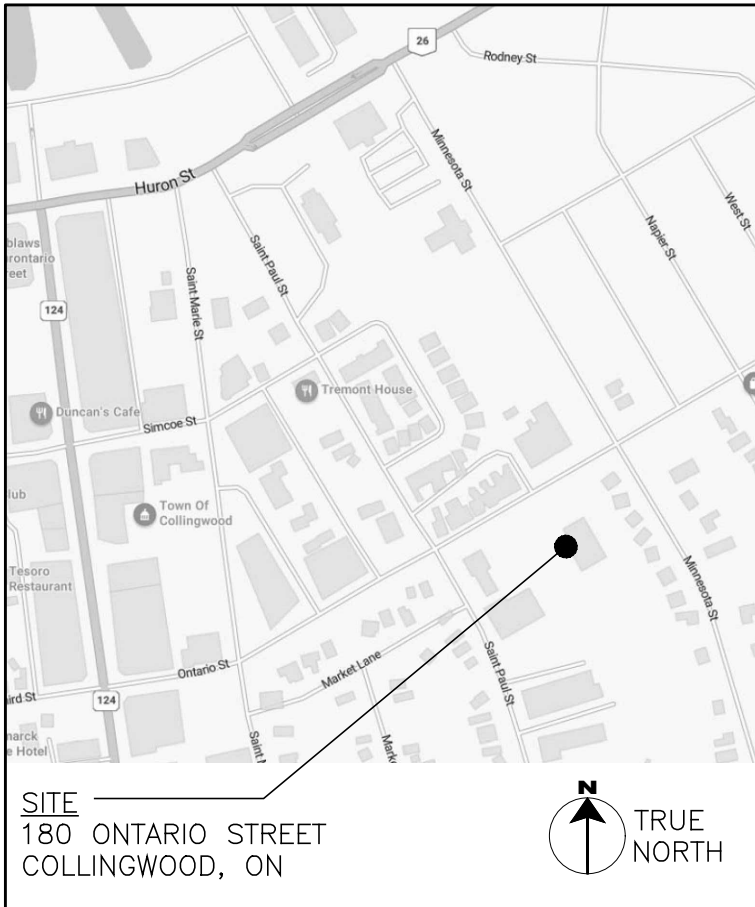
1
A100

PROPOSED SITE PLAN
SCALE: 1:200

ZONING REQUIREMENTS			
ZONING CATEGORY: RESIDENTIAL FOURTH DENSITY (R4) ZONE			
LOT REGULATIONS		REQUIRED	PROVIDED
MINIMUM LOT AREA		NIL	5,193 sqm
MINIMUM LOT FRONTAGE		30.0 m	43.29 m
MINIMUM FRONT YARD		7.5 m	5.00 m
MINIMUM INTERIOR SIDE YARD (WEST)		7.5 m	5.62 m
MINIMUM INTERIOR SIDE YARD (EAST)		7.5 m	19.97 m
MINIMUM REAR YARD		7.5 m	35.23 m
MAXIMUM HEIGHT		18.0 m	18.00 m
MAXIMUM LOT COVERAGE		40 %	26.00 %
MINIMUM LANDSCAPED OPEN SPACE		40 %	(1,513 sqm) 30 %
GROSS FLOOR AREA			
TYPICAL FLOOR AREA		1,350 sqm	14,531 sqft
TOTAL GFA (4 FLOORS)		5,400 sqm	58,124 sqft
UNIT COUNT		15± UNITS PER FLOOR	60± UNITS TOTAL
PARKING REGULATIONS		REQUIRED	PROVIDED
RESIDENTIAL USE: 0.50 SPACES PER DWELLING UNIT		60 UNITS 60 X 0.50 = 30 SPACES	60 UNITS 60 X 0.50 = 30 SPACES
RESIDENTIAL USE: VISITOR PARKING 0.25 PER UNIT		60 UNITS 60 X 0.25 = 15 SPACES	60 UNITS 60 X 0.25 = 15 SPACES
TOTAL PARKING SPACES		45 SPACES	45 SPACES
MINIMUM DRIVE ENTRANCE WIDTH		7.50 m	7.61 m
MINIMUM DRIVE AISLE WIDTH		6.00 m	6.00 m
PARKING STALL SIZE (W X L)		2.80 m X 6.00 m	2.80 m X 6.00 m
ACCESSIBLE STALL SIZE (W X L)		4.50 m X 6.00 m	4.50 m X 6.00 m
DELIVERY SPACE SIZE (W X L)		3.50 m X 6.00 m	3.50 m X 6.00 m

LEGEND	
	PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED BUILDING
	LANDSCAPED AREA MINIMUM LANDSCAPE OPEN SPACE 30%

SITE PLAN INFORMATION IS TAKEN FROM PLAN OF SURVEY
PREPARED BY ZUBEK, EMO PATTEN & THOMSEN LTD.
DATED: DECEMBER 12, 2022
PLAN 51R-43961
PART OF NORTH HALF OF LOT 43
CONCESSION B
(FORMERLY TOWNSHIP OF NOTTAWASAGA)
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE



This drawing, as an instrument of service, is provided by and is the property of DANIEL L. CUSIMANO, ARCHITECT.

The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify DANIEL L. CUSIMANO, ARCHITECT, of any variations from the supplied information.

This drawing is not to be scaled.

The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work.

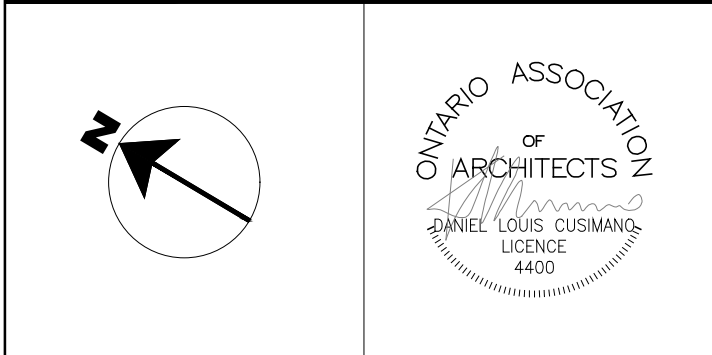
Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from this work.

PRINT DATE:
2024-11-06

2	REVISED FOR REQUIRED PARKING ZONING BY-LAW	2024-10-07
1	REVISED FOR REDUCED PARKING ZONING BY-LAW	2024-08-26
No.	DESCRIPTION	DATE
REVISIONS		

3	ISSUED FOR RESUBMISSION	2024-11-06
2	ISSUED FOR 1ST ZONING BY-LAW AMENDMENT REVIEW	2024-04-04
1	ISSUED FOR CLIENT REVIEW	2023-08-18
No.	DESCRIPTION	DATE
ISSUED FOR		



PROJECT:
PROPOSED RESIDENTIAL BUILDING DEVELOPMENT
180 ONTARIO STREET
COLLINGWOOD, ON L9Y 3S5

DATE: AUGUST 2024	DWN. BY: MR	CH'D. BY: DLG
DRAWING TITLE: PROPOSED SITE PLAN & SITE STATISTICS		
SCALE: AS NOTED	DRAWING No.: A100	
PROJ. NO.: 2024-02		