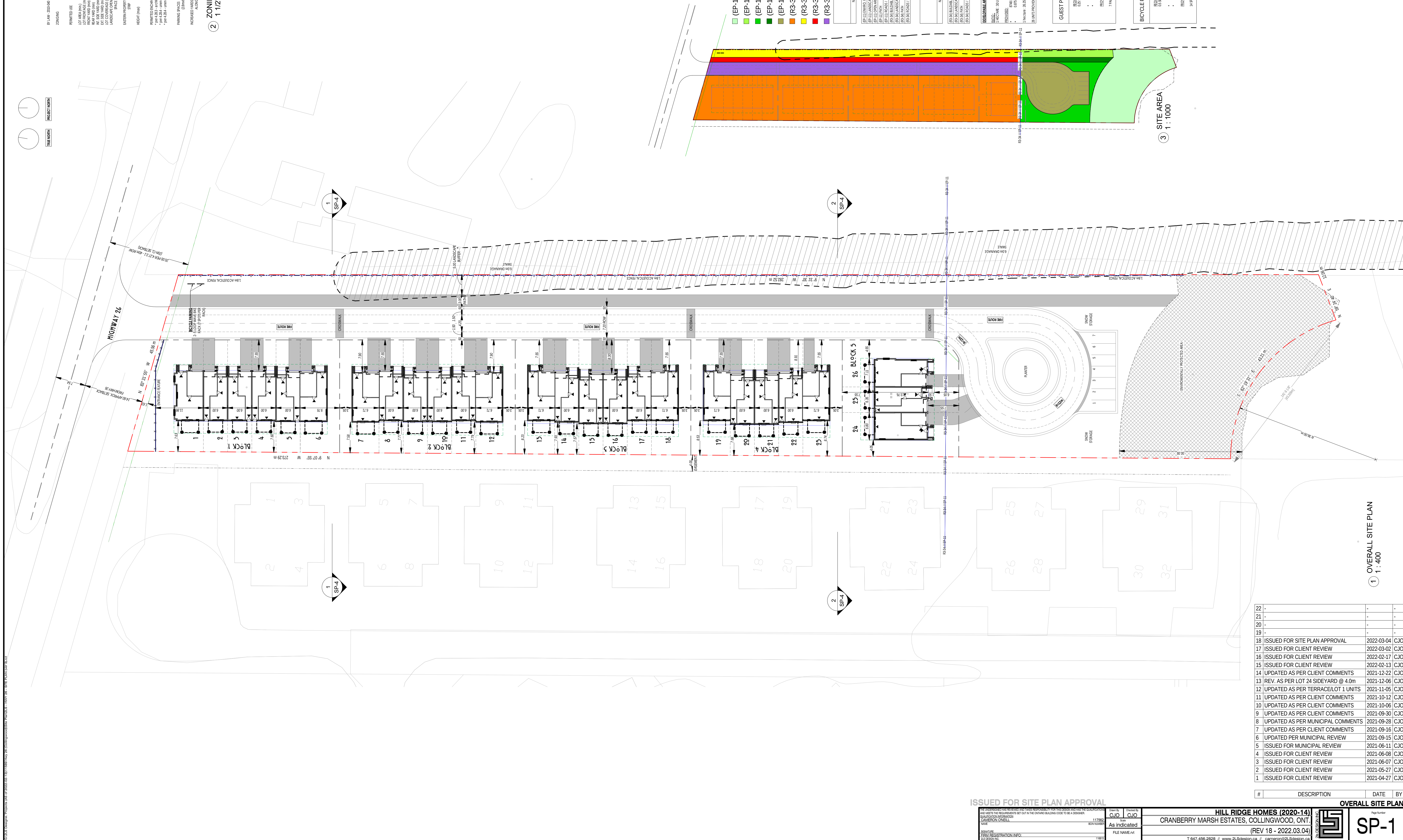


[illegible]

② ZONING STANDARDS
20.0' CL SETBACK
1 1/2" = 1'-0"



SITE AREA	
Name	Area
RP-111 ENVR. PROTECTED AREA	152.02 m ²
RP-111 LANDSCAPE BUFFER	283.90 m ²
RP-111 OPEN AREA	665.11 m ²
RP-111 PATH	167.88 m ²
RP-111 ROADS / OPEN AREA	1071.05 m ²
RP-341 BUILDABLE AREA	5625.71 m ²
RP-341 LANDSCAPE BUFFER	955.54 m ²
RP-341 PATH	578.63 m ²
RP-341 ROADS / OPEN AREA	1590.63 m ²
	12657.53 m ²

BUILDABLE AREA	
Name	Area
R2-341 BUILDABLE AREA	5625.71 m ²
R2-341 LANDSCAPE BUFFER	165.54 m ²
R2-341 PA TH	575.68 m ²
R2-341 ROADS / OPEN AREA	1550.83 m ²

DEVELOPABLE AREA: 63-34 ONLY

RATIO:
1 HECTARE : 30 UNITS max

PROVIDED:

- 8748.56 m²
- 0.875 hectare

1 hectare : 26.25 UNITS (MAX)

26 UNITS PROVIDED

GUEST PARKING REQUIREMENTS	
REQUIRED:	0.25 SPACES PER DWELLING UNIT
•	26 UNITS
•	6.5 PARKING SPACES
PROVIDED:	7 PARKING SPACES

BICYCLE PARKING REQUIREMENTS	
REQUIRED:	0.5 SPACES PER DWELLING UNIT
•	26 UNITS
•	13 PARKING SPACES
PROVIDED:	
	14 SPACES

22	-	-	-	-
21	-	-	-	-
20	-	-	-	-
19	-	-	-	-
18	ISSUED FOR SITE PLAN APPROVAL	2022-03-04	CJC	CJC
17	ISSUED FOR CLIENT REVIEW	2022-03-02	CJC	CJC
16	ISSUED FOR CLIENT REVIEW	2022-02-17	CJC	CJC
15	ISSUED FOR CLIENT REVIEW	2022-02-13	CJC	CJC
14	UPDATED AS PER CLIENT COMMENTS	2021-12-22	CJC	CJC
13	REV. AS PER LOT 24 SIDEWAY @ 4.0m	2021-12-06	CJC	CJC
12	UPDATED AS PER TERRACE/LOT 1 UNITS	2021-11-05	CJC	CJC
11	UPDATED AS PER CLIENT COMMENTS	2021-10-12	CJC	CJC
10	UPDATED AS PER CLIENT COMMENTS	2021-10-06	CJC	CJC
9	UPDATED AS PER CLIENT COMMENTS	2021-09-30	CJC	CJC
8	UPDATED AS PER MUNICIPAL COMMENTS	2021-09-28	CJC	CJC
7	UPDATED AS PER CLIENT COMMENTS	2021-09-16	CJC	CJC
6	UPDATED PER MUNICIPAL REVIEW	2021-09-15	CJC	CJC
5	ISSUED FOR MUNICIPAL REVIEW	2021-06-11	CJC	CJC
4	ISSUED FOR CLIENT REVIEW	2021-06-08	CJC	CJC
3	ISSUED FOR CLIENT REVIEW	2021-06-07	CJC	CJC
2	ISSUED FOR CLIENT REVIEW	2021-05-27	CJC	CJC
1	ISSUED FOR CLIENT REVIEW	2021-04-27	CJC	CJC

#	DESCRIPTION	DATE	BY
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ISSUED FOR SITE PLAN APPROVAL

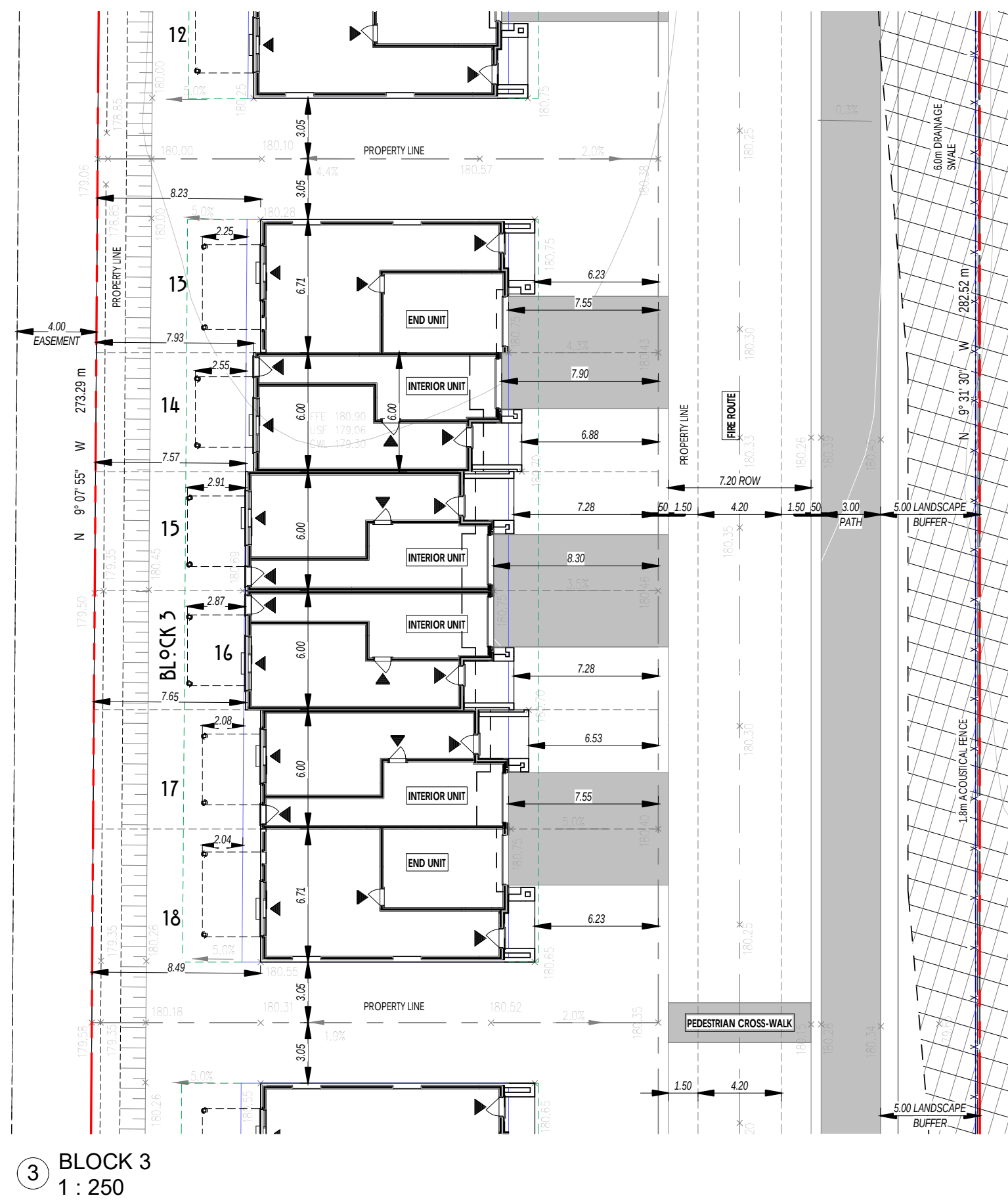
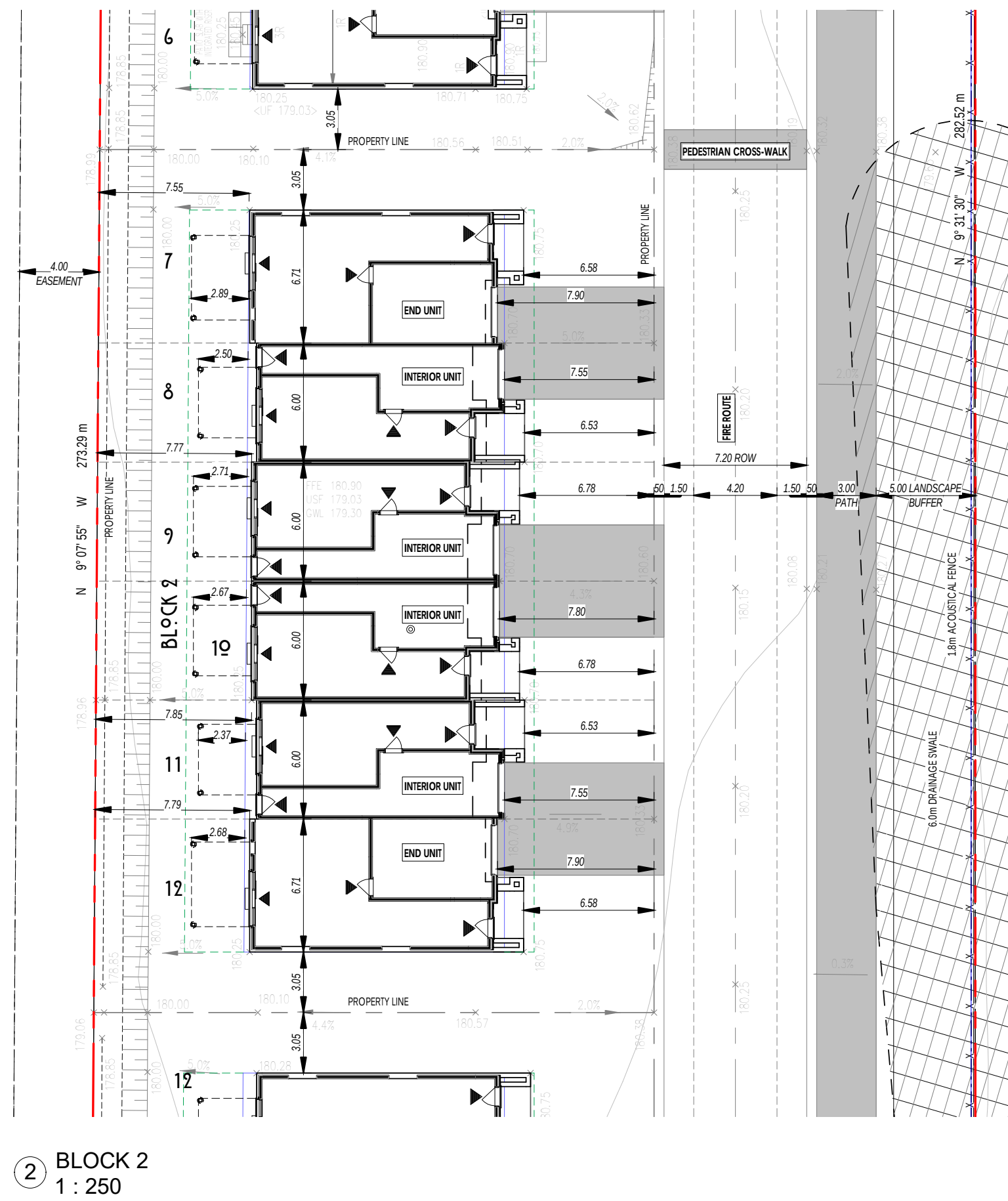
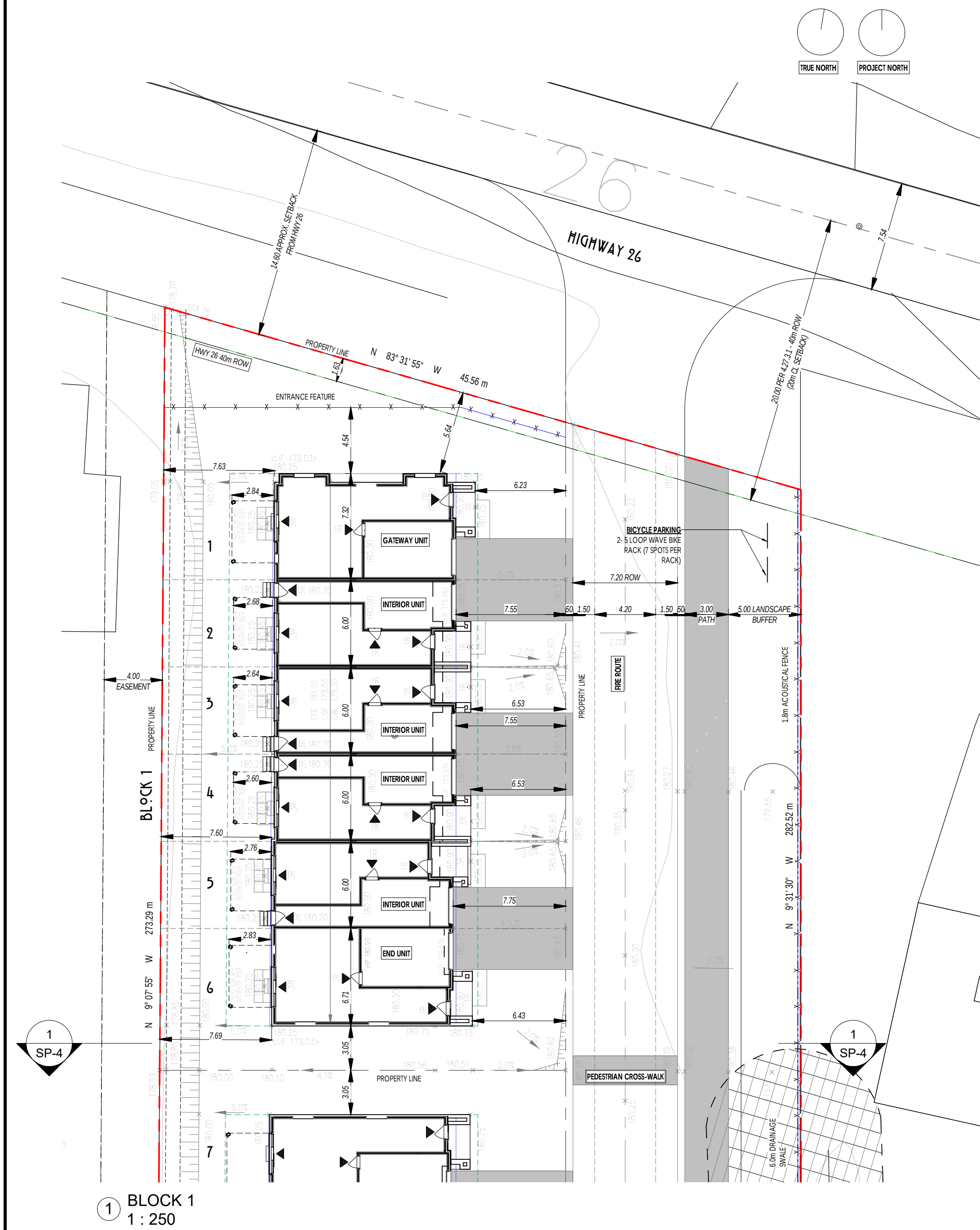
THE REGISTRAR HAS RECEIVED THIS POWER OF ATTORNEY FROM THE PERSON NAMED IN THE CAPTIONED AREA. HE AGREES THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.		Chair's CJO		Deput's CJO	
IDENTIFICATION INFORMATION CAMERON ONHELL NAME 117562 BORN		As indicated Issued		HILL RIDGE HOMES (2020-14) CRANBERRY MARSH ESTATES, COLLINGWOOD, ONT.	
SIGNATURE PRM REGISTRATION INFO:		FILE NAME: 141		(REV 18 - 2022.03.04) T 647-456-2828 // www.21sdesion.ca // cameron@21sdesion.ca	
10815					



24x7 DESIGN INC.

1 OVERALL SITE PLAN
1:400

SP-1



BLOCK 1 - AREA & COVERAGE		
Lot #	Area	LAND USE (%)
BLOCK 1 (BLDG. AREA)		
BLOCK 1 - LOT 1 YARD	494.97 m ²	36.68%
BLOCK 1 - LOT 2 YARD	516.74 m ²	23.47%
BLOCK 1 - LOT 3 YARD	58.31 m ²	5.54%
BLOCK 1 - LOT 4 YARD	58.56 m ²	5.58%
BLOCK 1 - LOT 5 YARD	58.04 m ²	5.52%
BLOCK 1 - LOT 6 YARD	59.02 m ²	5.62%
BLOCK 1 - LOT 7 YARD	1163.77 m ²	113.02%
BLOCK 1 - LOT 8 YARD	1349.40 m ²	100.00%
BLOCK 1 - OPEN LANDSCAPE AREA		
Type	Area	LAND USE (%)
1 HARDSCAPE	135.59 m ²	10.00%
2 SOFTSCAPE	722.86 m ²	53.14%
3 BUILT AREA	494.97 m ²	36.68%
	1349.40 m ²	100.00%
BLOCK 1 - LOT AREA		
Lot #	Area	
Lot 1	494.97 m ²	
Lot 2	516.74 m ²	
Lot 3	58.31 m ²	
Lot 4	58.56 m ²	
Lot 5	58.04 m ²	
Lot 6	59.02 m ²	
Lot 7	1163.77 m ²	
Lot 8	1349.40 m ²	

ZONING STANDARD (BLOCK 1)			
BY LAW - 2010-04-01			
ZONING	R3-34	REQUIRED	PROPOSED
LOT AREA (m ²)	140m ² /UNIT	SEE CHART	SEE CHART
LOT FRONTAGE (m)	6.0m	SEE CHART	SEE CHART
REAR YARD (m)	7.5m	SEE CHART	SEE CHART
INT. SIDE YARD (m)	3.0m	SEE CHART	SEE CHART
EXT. SIDE YARD (m)	4.5m	SEE CHART	SEE CHART
LOT COVERAGE (max)	45%	SEE CHART	SEE CHART
LANDSCAPE OPEN (min)	35%	SEE CHART	SEE CHART
SPACE			
HEIGHT (max)	12.0m	11.96m	
PERMITTED ENCHROACHMENTS			
* per 4.28.3 - architectural elements			
* per 4.28.4 - unenclosed porches			
* per 4.28.4 - unenclosed porch in a rear yard			

BLOCK 2 - AREA & COVERAGE		
Lot #	Area	LAND USE (%)
BLOCK 2 (BLDG. AREA)		
BLOCK 2 - LOT 7 YARD	490.23 m ²	40.50%
BLOCK 2 - LOT 8 YARD	184.46 m ²	15.06%
BLOCK 2 - LOT 9 YARD	90.10 m ²	7.37%
BLOCK 2 - LOT 10 YARD	90.10 m ²	7.39%
BLOCK 2 - LOT 11 YARD	90.10 m ²	7.40%
BLOCK 2 - LOT 12 YARD	90.10 m ²	7.43%
BLOCK 2 - LOT 13 YARD	184.46 m ²	15.06%
1223.18 m ²		100.00%
BLOCK 2 - OPEN LANDSCAPE AREA		
Type	Area	LAND USE (%)
1. HARDSCAPE	132.55 m ²	10.56%
2. SOFTSCAPE	600.09 m ²	48.56%
3. BUILT AREA	490.23 m ²	40.50%
1223.18 m ²		100.00%
BLOCK 2 - LOT AREA		
Lot #	Area	
Lot 7	273.25 m ²	
Lot 8	268.26 m ²	
Lot 9	166.57 m ²	
Lot 10	166.89 m ²	
Lot 11	168.01 m ²	
Lot 12	175.44 m ²	
1223.18 m ²		

ZONING STANDARD (BLOCK 2)			
BY LAW - 2010-04-01			
ZONING	R3-34	REQUIRED	PROPOSED
LOT AREA (m ²)	140m ² /UNIT	SEE CHART	SEE CHART
LOT FRONTAGE (m)	6.0m	SEE CHART	SEE CHART
REAR YARD (m)	7.5m	SEE CHART	SEE CHART
INT. SIDE YARD (m)	3.0m	SEE CHART	SEE CHART
EXT. SIDE YARD (m)	4.5m	SEE CHART	SEE CHART
LOT COVERAGE (max)	45%	SEE CHART	SEE CHART
LANDSCAPE OPEN (min)	35%	SEE CHART	SEE CHART
SPACE			
HEIGHT (max)	12.0m	11.96m	
PERMITTED ENCHROACHMENTS			
* per 4.28.3 - architectural elements			
* per 4.28.4 - unenclosed porches			
* per 4.28.4 - unenclosed porch in a rear yard			

BLOCK 3 - AREA & COVERAGE			
Lot #	Area	LAND USE (%)	
BLOCK 3 (BLDG. AREA)			
BLOCK 3 - LOT 13 YARD	491.19 m ²	36.74%	
BLOCK 3 - LOT 14 YARD	187.23 m ²	15.15%	
BLOCK 3 - LOT 15 YARD	92.22 m ²	7.38%	
BLOCK 3 - LOT 16 YARD	92.22 m ²	7.42%	
BLOCK 3 - LOT 17 YARD	92.22 m ²	7.42%	
BLOCK 3 - LOT 18 YARD	187.23 m ²	15.34%	
BLOCK 3 - LOT 19 YARD	1226.15 m ²	100.00%	
BLOCK 3 - OPEN LANDSCAPE AREA			
Type	Area	LAND USE (%)	
1 HARDSCAPE	134.73 m ²	10.60%	
2 SOFTSCAPE	600.23 m ²	48.57%	
3 BUILT AREA	491.19 m ²	39.74%	
	1226.15 m ²	100.00%	
BLOCK 3 - LOT AREA			
Lot #	Area		
lot 13	278.05 m ²		
lot 14	170.05 m ²		
lot 15	170.05 m ²		
lot 16	170.05 m ²		
lot 17	170.05 m ²		
lot 18	278.15 m ²		
lot 19	278.15 m ²		

ZONING STANDARD (BLOCK 3)			
BY LAW - 2010-04-01			
ZONING	R3-34	REQUIRED	PROPOSED
LOT AREA (m ²)	140m ² /UNIT	SEE CHART	SEE CHART
LOT FRONTAGE (m)	6.0m	SEE CHART	SEE CHART
REAR YARD (m)	7.5m	SEE CHART	SEE CHART
INT. SIDE YARD (m)	3.0m	SEE CHART	SEE CHART
EXT. SIDE YARD (m)	4.5m	SEE CHART	SEE CHART
LOT COVERAGE (max)	45%	SEE CHART	SEE CHART
LANDSCAPE OPEN (min)	35%	SEE CHART	SEE CHART
SPACE			
HEIGHT (max)	12.0m	11.96m	
PERMITTED ENCHROACHMENTS			
* per 4.28.3 - architectural elements			
* per 4.28.4 - unenclosed porches			
* per 4.28.4 - unenclosed porch in a rear yard			

22	-	-	-
21	-	-	-
20	-	-	-
19	-	-	-
18	ISSUED FOR SITE PLAN APPROVAL	2022-03-04	CJO
17	ISSUED FOR CLIENT REVIEW	2022-03-02	CJO
16	ISSUED FOR CLIENT REVIEW	2022-02-17	CJO
15	ISSUED FOR CLIENT REVIEW	2022-02-13	CJO
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12	UPDATED AS PER CLIENT COMMENTS	2021-10-12	CJO
11	UPDATED AS PER CLIENT COMMENTS	2021-10-06	CJO
10	UPDATED AS PER MUNICIPAL COMMENTS	2021-09-28	CJO
9	UPDATED AS PER MUNICIPAL COMMENTS	2021-09-16	CJO
8	UPDATED PER MUNICIPAL REVIEW	2021-09-15	CJO
7	ISSUED FOR CLIENT REVIEW	2021-06-11	CJO
6	ISSUED FOR CLIENT REVIEW	2021-06-08	CJO
5	ISSUED FOR CLIENT REVIEW	2021-06-07	CJO
4	ISSUED FOR CLIENT REVIEW	2021-05-27	CJO
3	ISSUED FOR CLIENT REVIEW	2021-04-27	CJO

PROPERTY LINE

PROPERTY LINE

① SITE SECTION 1
1/8" = 1'-0"

2.6%

ASSUMED EXISTING GRADE

ASSUMED FINISHED FLOOR HEIGHT OF EXISTING PROPERTY

PROPERTY LINE

PROPERTY LINE

② SITE SECTION 2
1/8" = 1'-0"

2.1%

ASSUMED EXISTING GRADE

ASSUMED FINISHED FLOOR HEIGHT OF EXISTING PROPERTY

C:\Users\cameron\OneDrive\Documents\2022-03-13\115891199-26\Collingwood\Hill Ridge Homes\2022-03-13\115891199-26\2021-04-27\115891199-26\115891199-26.dwg

22	-	-	-
21	-	-	-
20	-	-	-
19	-	-	-
18	ISSUED FOR SITE PLAN APPROVAL	2022-03-04	CJO
6	UPDATED PER MUNICIPAL REVIEW	2021-09-15	CJO
5	ISSUED FOR MUNICIPAL REVIEW	2021-06-11	CJO
4	ISSUED FOR CLIENT REVIEW	2021-06-08	CJO
3	ISSUED FOR CLIENT REVIEW	2021-06-07	CJO
2	ISSUED FOR CLIENT REVIEW	2021-05-27	CJO
1	ISSUED FOR CLIENT REVIEW	2021-04-27	CJO

ISSUED FOR SITE PLAN APPROVAL

Drawn By	CJO	Checked By	CJO
DATE	1/8" = 1'-0"	FILE NAME	int
SIGNATURE			
PRM REGISTRATION INFO			

HILL RIDGE HOMES (2020-14)	
CRANBERRY MARSH ESTATES, COLLINGWOOD, ONT.	
(REV 18 - 2022.03.04)	
T 647.456.2828 // www.2lsdesign.ca // cameron@2lsdesign.ca	



SITE SECTIONS

Page Number

SP-4