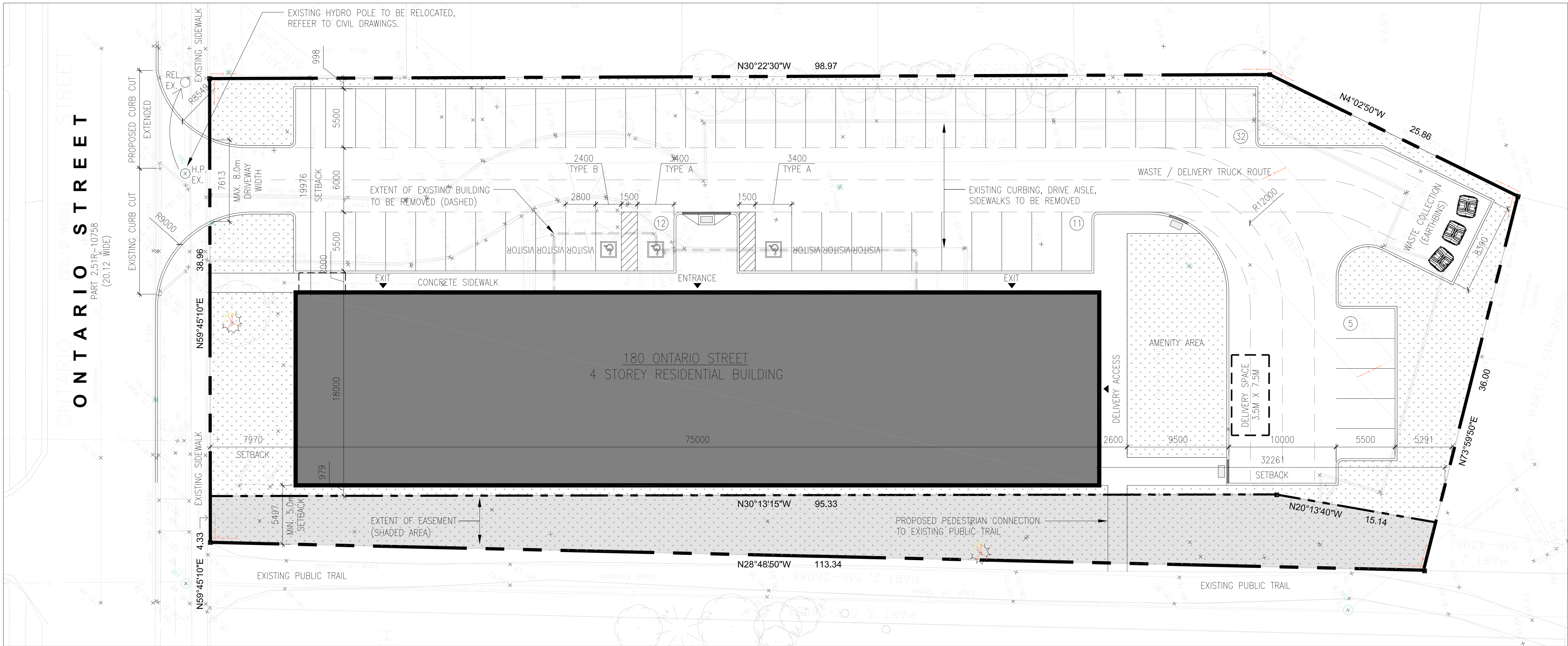


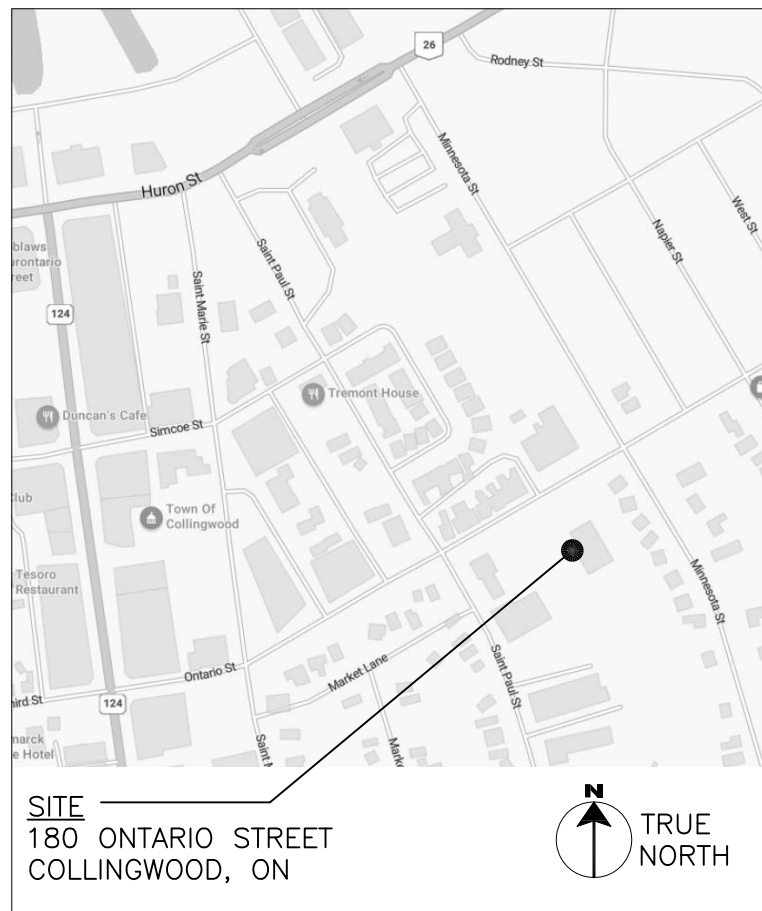


1
A100
PROPOSED SITE PLAN
SCALE: 1:200

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	7.97 m
MINIMUM INTERIOR SIDE YARD (WEST)	7.5 m	5.49 m
MINIMUM INTERIOR SIDE YARD (EAST)	7.5 m	19.97 m
MINIMUM REAR YARD	7.5 m	32.26 m
MAXIMUM HEIGHT	18.0 m	18.00 m
MAXIMUM LOT COVERAGE	40 %	26.00 %
MINIMUM LANDSCAPED OPEN SPACE	40 %	(1,529 sqm) 29.44 %
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		
RESIDENTIAL USE: 1.00 SPACES PER DWELLING UNIT	60 UNITS 60 X 1.00 = 60 SPACES	60 UNITS 60 X 0.90 = 54 SPACES
RESIDENTIAL USE: VISITOR PARKING 0.25 PER UNIT	60 UNITS 60 X 0.25 = 15 SPACES	60 UNITS 60 X 0.10 = 6 SPACES
TOTAL PARKING SPACES	75 SPACES	60 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 5.50 m
ACCESSIBLE STALL SIZE (W X L)		
	4.50 m X 6.00 m	4.50 m X 5.50 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 25%

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.

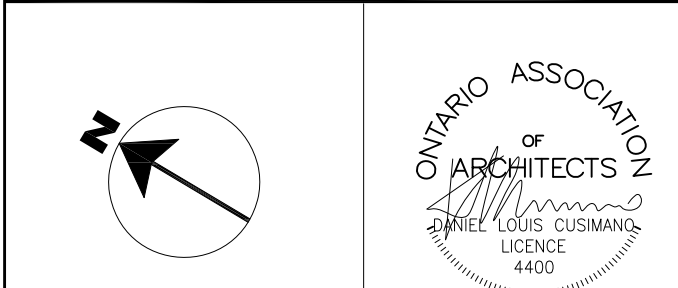
The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

PRINT DATE:

2024-04-04

No.	DESCRIPTION	DATE
REVISIONS		

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 2023	DWN. BY: MR	CH'D. BY: DLC
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DRAWING TITLE:
PROPOSED SITE PLAN & SITE STATISTICS

SCALE: AS NOTED	DRAWING No.: A100
PROJ. NO.: 2024-02	