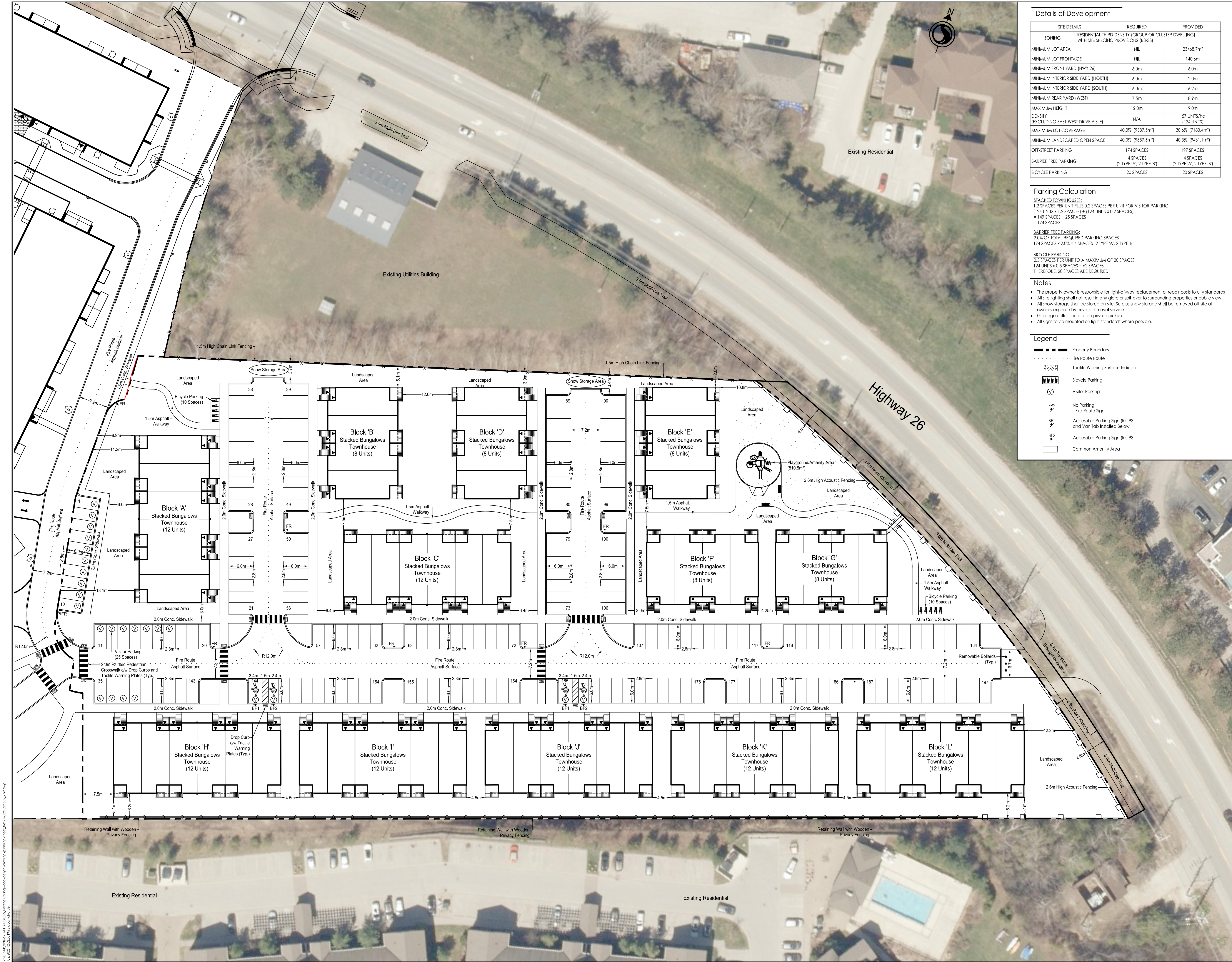




Details of Development

SITE DETAILS		REQUIRED	PROVIDED
ZONING	RESIDENTIAL THIRD DENSITY (GROUP OR CLUSTER DWELLING) WITH SITE SPECIFIC PROVISIONS (R3-33)		
MINIMUM LOT AREA		NIL	23468.7m²
MINIMUM LOT FRONTAGE		NIL	140.6m
MINIMUM FRONT YARD (HWY 26)		6.0m	6.0m
MINIMUM INTERIOR SIDE YARD (NORTH)		6.0m	2.0m
MINIMUM INTERIOR SIDE YARD (SOUTH)		6.0m	6.2m
MINIMUM REAR YARD (WEST)		7.5m	8.9m
MAXIMUM HEIGHT		12.0m	9.9m
DENSITY (EXCLUDING EAST-WEST DRIVE AISLE)		N/A	57 UNITS/ha (124 UNITS)
MAXIMUM LOT COVERAGE		40.0% (9387.5m²)	30.6% (7183.4m²)
MINIMUM LANDSCAPED OPEN SPACE		40.0% (9387.5m²)	40.3% (9461.1m²)
OFF-STREET PARKING		174 SPACES	197 SPACES
BARRIER FREE PARKING		4 SPACES (2 TYPE 'A', 2 TYPE 'B')	4 SPACES (2 TYPE 'A', 2 TYPE 'B')
BICYCLE PARKING		20 SPACES	20 SPACES

Parking Calculation

STACKED TOWNHOUSES:
1.2 SPACES PER UNIT PLUS 0.2 SPACES PER UNIT FOR VISITOR PARKING
(124 UNITS x 1.2 SPACES) + (124 UNITS x 0.2 SPACES)
= 149 SPACES + 25 SPACES
= 174 SPACES

BARRIER FREE PARKING:
2.0% OF TOTAL REQUIRED PARKING SPACES
174 SPACES x 2.0% = 4 SPACES (2 TYPE 'A', 2 TYPE 'B')

BICYCLE PARKING:
0.5 SPACES PER UNIT TO A MAXIMUM OF 20 SPACES
124 UNITS x 0.5 SPACES = 62 SPACES
THEREFORE, 20 SPACES ARE REQUIRED

Notes

- The property owner is responsible for right-of-way replacement or repair costs to city standards
- All site lighting shall not result in any glare or spill over to surrounding properties or public view.
- All snow storage shall be stored on-site. Surplus snow storage shall be removed off site at owner's expense by private removal service.
- Garbage collection is to be private pickup.
- All signs to be mounted on light standards where possible.

Legend

- Property Boundary
- Fire Route Route
- Tactile Warning Surface Indicator
- Bicycle Parking
- Visitor Parking
- No Parking
- Fire Route Sign
- Accessible Parking Sign (Rb-93) and Van Tab Installed Below
- Accessible Parking Sign (Rb-93)
- Common Amenity Area

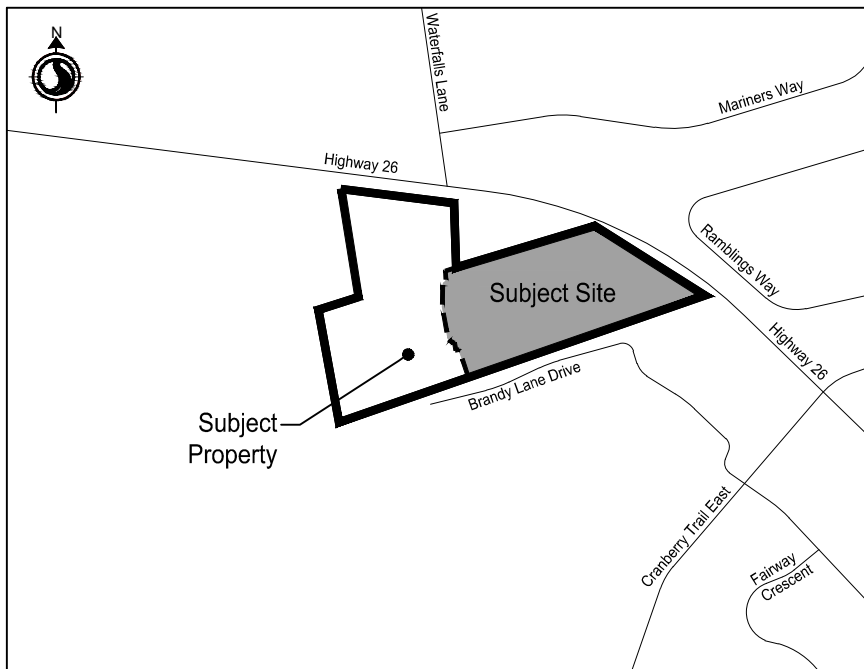


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Key Map NTS.



ISSUED FOR ZBA AND OPA	JJ	KR	2026.07.02
2 REVISED AS PER TOWN COMMENTS	JJ	KR	2026.06.10
ISSUED FOR ZBA AND OPA	JJ	KR	2026.03.31
1 REVISED AS PER TOWN COMMENTS	JJ	KR	2026.03.11
ISSUED FOR ZBA AND OPA	JJ	KR	2025.08.26
Revision	By	Appd	YYYY.MM.DD
File Name: 160321029-555_R-SP	JJ	JJ	2024.09.30
	Dwn.	Dsgn.	Chkd.

Permit-Seal

Client/Project
REID'S HERITAGE HOMES

REVERIE
11403 HIGHWAY 26
COLLINGWOOD, ON

Title

SITE PLAN

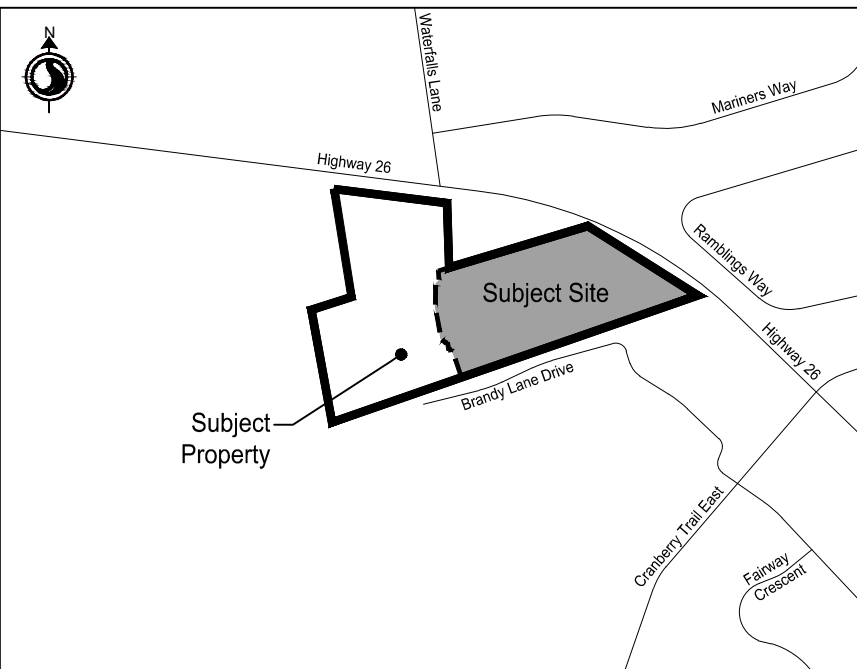
Project No. 160321029-555 Scale 1:400

Revision 2 Sheet 1 of 3 Drawing No. SP-1

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Key Map NTS.



Legend

- Property Boundary
- Tactile Warning Surface Indicator
- Bicycle Parking
- Visitor Parking
- Landscape Open Space (9461.1m²)

Revision	By	Appd	YYYY.MM.DD
ISSUED FOR ZBA AND OPA	JJ	KR	2026.07.03
2 REVISED AS PER TOWN COMMENTS	JJ	KR	2026.06.10
ISSUED FOR ZBA AND OPA	JJ	KR	2026.04.17
1 REVISED AS PER TOWN COMMENTS	JJ	KR	2026.03.11
ISSUED FOR ZBA AND OPA	JJ	KR	2025.08.26
Revision	By	Appd	YYYY.MM.DD
File Name: 160321029-555_R-SP_LA	JJ	JJ	2024.09.30
	Dwn.	Dsgn.	Chkd.

Permit-Seal

Client/Project
REID'S HERITAGE HOMES

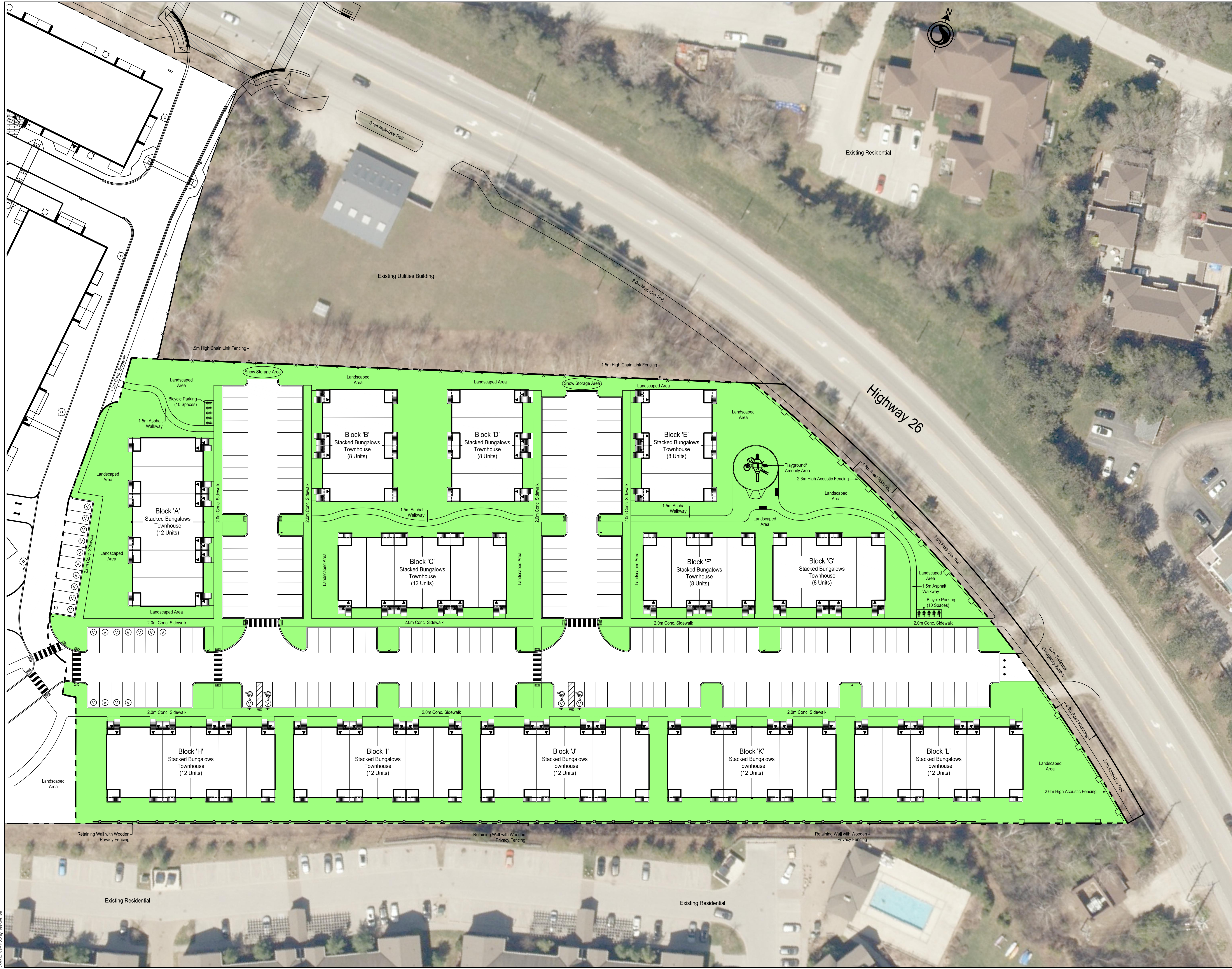
REVERIE
11403 HIGHWAY 26
COLLINGWOOD, ON

Title

LANDSCAPE OPEN SPACE PLAN

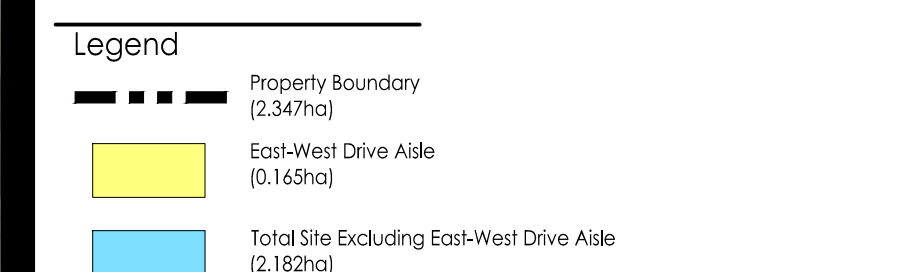
Project No. 160321029-555 Scale 1:400

Revision 2 Sheet 2 of 3 Drawing No. SP-2





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Total Units / Total Site Excluding East-West Drive Aisle
= 124 Units/2.182ha
= 57 Units/ha

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DENSITY CALCULATION PLAN

Revision	Sheet	Drawing No.
1	3 of 3	SP-3