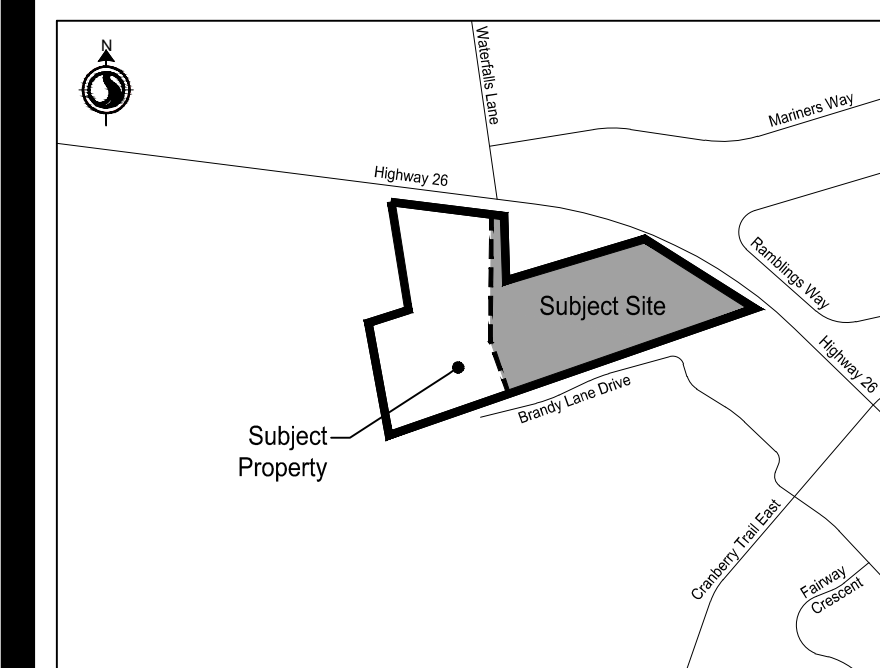


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Key Map NTS.



Details of Development

SITE DETAILS	REQUIRED	PROVIDED
ZONING	RESIDENTIAL THIRD DENSITY (TOWNHOUSE) WITH SITE SPECIFIC PROVISIONS (R3-33)	
MINIMUM LOT AREA	NIL	23468.7m ²
MINIMUM LOT FRONTAGE	NIL	140.6m
MINIMUM FRONT YARD	4.5m	5.0m
MINIMUM EXTERIOR SIDE YARD	4.5m	N/A
MINIMUM INTERIOR SIDE YARD	1.8m	1.9m, 5.1m
MINIMUM REAR YARD	7.5m	7.8m
MAXIMUM HEIGHT	12.0m	9.0m
DENSITY (INCLUDING ROADS/PARKING)	N/A	53 UNITS/ha (124 UNITS)
DENSITY (EXCLUDING WITH ROADS/PARKING)	N/A	68 UNITS/ha (124 UNITS)
MAXIMUM FSI	3.5	0.55
MAXIMUM LOT COVERAGE	45.0% (10560.9m ²)	30.6% (7183.4m ²)
MINIMUM LANDSCAPED OPEN SPACE	35.0% (8214.0m ²)	38.1% (8962.0m ²)
OFF-STREET PARKING	149 SPACES	197 SPACES
BARRIER FREE PARKING	3 SPACES (1 TYPE 'A', 2 TYPE 'B')	4 SPACES (2 TYPE 'A', 2 TYPE 'B')
BICYCLE PARKING	6 SPACES	20 SPACES

Parking Calculation

STACKED TOWNHOUSES:
1 SPACES PER UNIT PLUS 0.2 SPACES PER UNIT FOR VISITOR PARKING
(124 UNITS x 1 SPACES) + (124 UNITS x 0.2 SPACES)
= 124 SPACES + 25 SPACES
= 149 SPACES

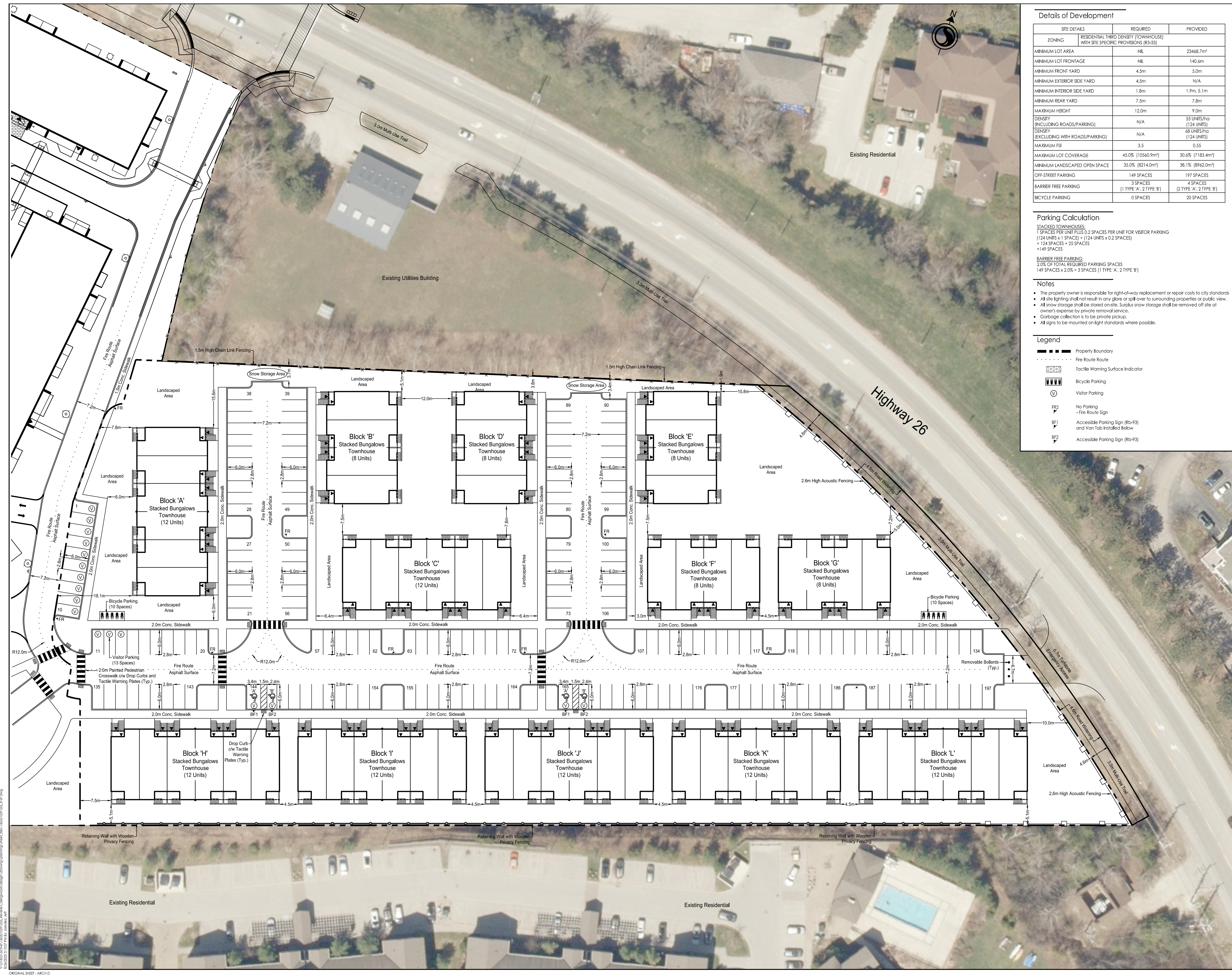
BARRIER FREE PARKING:
2.0% OF TOTAL REQUIRED PARKING SPACES
149 SPACES x 2.0% = 3 SPACES (1 TYPE 'A', 2 TYPE 'B')

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)



Revision	By	Appd	Date
ISSUED FOR I&A AND OPA	JJ	KR	2025.08.26
			YYYY.MM.DD
File Name: 160321029-555_R-SP	JJ	KR	2024.09.30
	Dwn.	Dsgn.	Chkd.
			YYYY.MM.DD

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 1 Sheet 1 of 1 Drawing No. SP-1

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