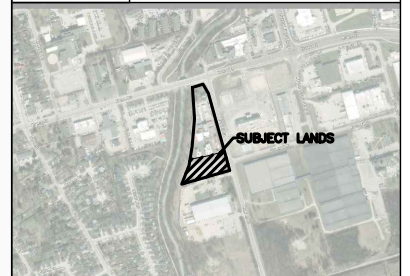


For Use by the Town of Collingwood

KEY PLAN



**SITE PLAN**  
OF  
212 RAGLAN STREET

TOWN OF COLLINGWOOD

SITE STATISTICS  
EXISTING ZONE: M4-5

	REQUIRED	PROPOSED
Gross Lot Area**	0.2 ha	1.77 ha (17,850.85m <sup>2</sup> )
Net SPA App. Area	0.2 ha	0.57 ha
Lot Frontage	30.0 m	30.62 m
Front Yard (Hume)*	35.0 m	25.3 m
Maximum Setback from Hume***	195.0 m	195.0 m
Rear Yard (south property line)	7.5 m	15.69 m
Ext. Side Yard (E)*	9.0 m	3.0 m
Ext. Side Yard (E)**	9.0 m	0.47 m
Int. Side Yard (W)*	7.5 m	7.93 m
Lot Coverage (max)**	50%	30% (5,124.3m <sup>2</sup> )
Landscaped Open Space**	15%	19% (3,383.7m <sup>2</sup> )
Height (max)	15 m	6 m
Height (within 9m of Raglan)***	3 m	3 m
Proposed GFA Subject to SPA	N/A	1,430.7 m <sup>2</sup>
Existing GFA ** Including Sea Cans	N/A	3,693.6 m <sup>2</sup>
Total GFA	N/A	5,124.3 m <sup>2</sup>
Bicycle Parking	4	4
Parking	0	0
Loading/Delivery	1	1
Entrance Width	7.5m-15.0m	7.9 m

\* Existing Condition  
\*\* Based on the entire parcel at 212 Raglan Street  
\*\*\* Provisions approved for portable storage containers ONLY through Minor Variance PLCAM/2024494

o Bollards  
▲ Pedestrian Entrance/Exit

NO.	REVISION	DATE	INITIAL
1	3rd Submission	09-25	KC
1	2nd Submission	09-24	KC

MAKE SPACE INC.  
212 RAGLAN ST



318 Wellington Road, London, Ontario N6C 4P4  
Tel: (519) 474-7137 Fax: (519) 474-2284 e-mail: zp@zplan.com

DRAWN BY: KC PROJECT NO.: MSI/COL/23-01  
DATE: MARCH 2024 SCALE: 1:300

