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LICENCE BCDN: 4188 PRACTICE BCDN: 2773
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SCALE: 1:300
DATE: 23.07.14
DRAWN BY: L.H. / E.B. / A.G.

- ISSUE NO. / DATE: ISSUE NO.: 7
- 22.05.13 SCHEMATIC DESIGN
 - 22.05.25 DESIGN DEVELOPMENT
 - 22.06.01 DESIGN DEVELOPMENT
 - 22.06.24 DESIGN DEVELOPMENT
 - 22.06.28 FOR MINOR VARIANCE
 - 22.11.09 FOR MINOR VARIANCE
 - 23.07.14 ZONING BY-LAW AMENDMENT

DRAWING TITLE:
SITE PLAN

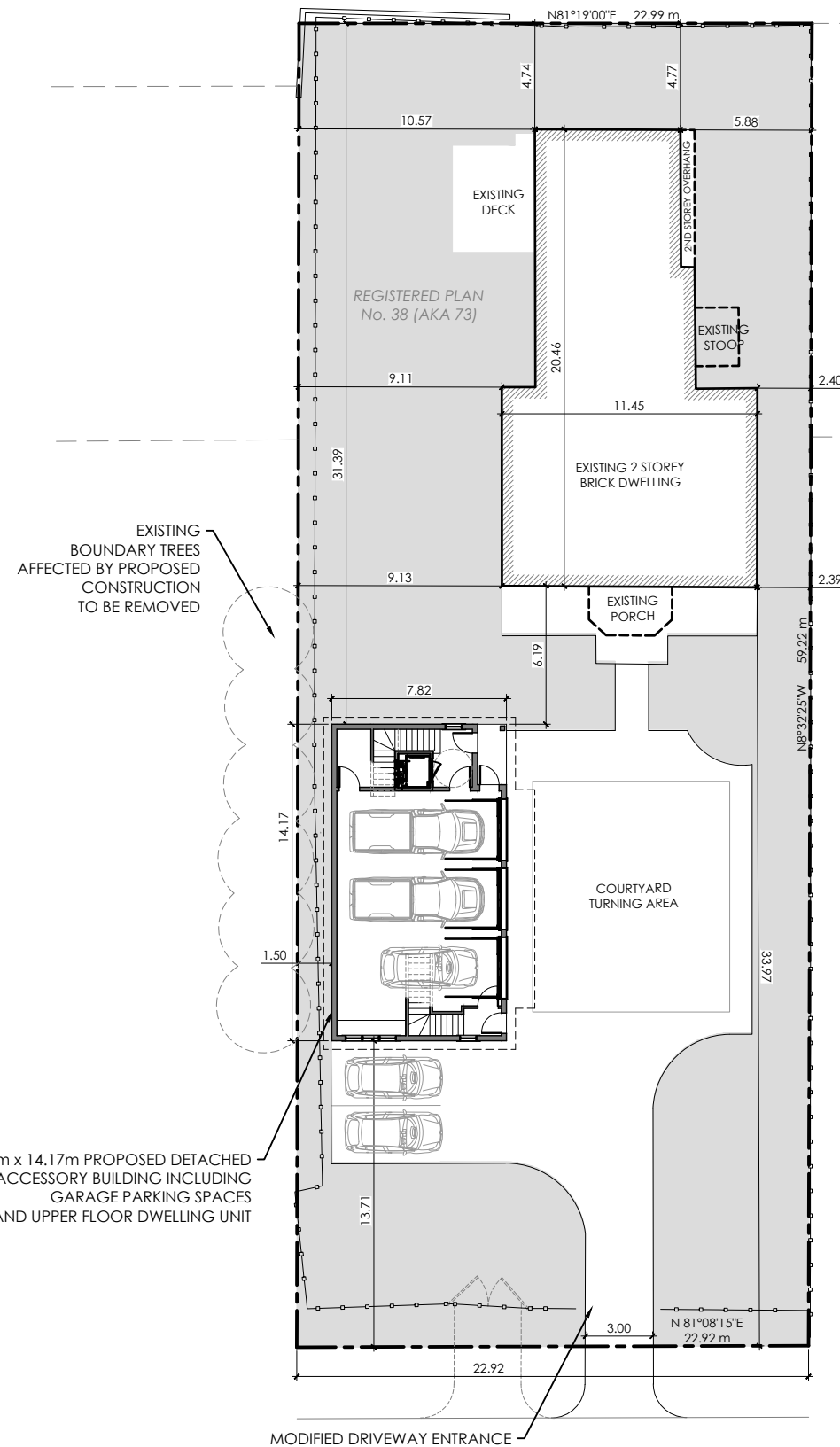
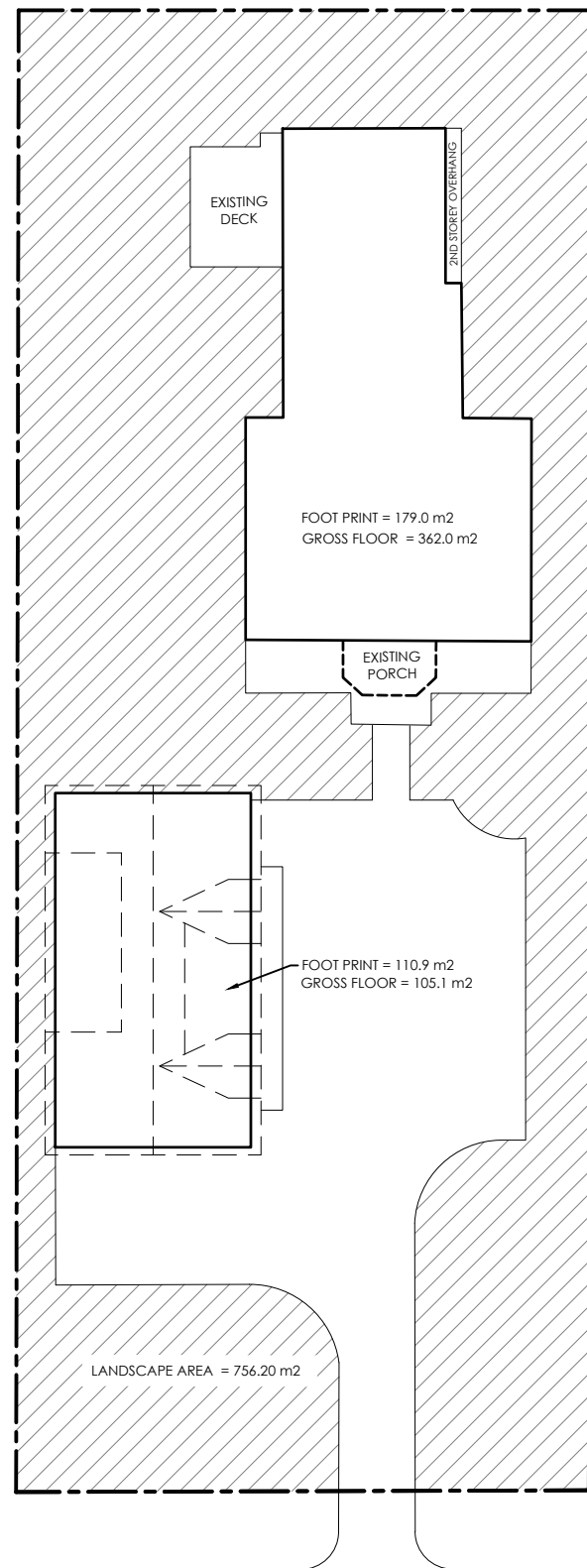
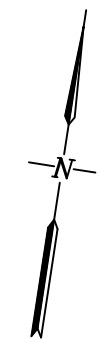
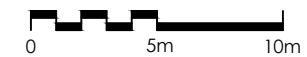
PROJECT:
**329 THIRD STREET
ACCESSORY
BUILDING**
COLLINGWOOD
ONTARIO

PROJECT NO.: 21.670
DRAWING NO.: SP-01



KEY PLAN

NTS



SITE PLAN ANALYSIS		
ZONE: RESIDENTIAL SECOND DENSITY R2		
	REQUIRED	PROVIDED
EXISTING DWELLING		
FRONT YARD SETBACK (m):	4.5m	33.97m
INT. SIDE YARD SETBACK (m):	1.2m	2.39m
REAR YARD SETBACK (m):	7.5m	4.74m LEGAL NON-COMPLYING
BUILDING HEIGHT (m):	12.0m	±9.0m
BUILDING FOOTPRINT (m ²):	-	±179.0m ²
EXISTING HOUSE GFA (m ²):	-	±314.0m ²
ACCESSORY BUILDING		
FRONT YARD SETBACK (m):	4.5m	13.71m
INT. SIDE YARD SETBACK (m):	1.0m	1.5m
REAR YARD SETBACK (m):	1.0m	31.39m
MIN. SEPARATION DISTANCE (m):	2.0m	6.0m
BUILDING HEIGHT (m):	7.0m	8.3m
BUILDING FOOTPRINT (m ²):	75m ² (MAX)	110.9m ²
APARTMENT GFA (m ²):	75m ² (MAX) BUT SHALL NOT EXCEED 40% OF DWELLING GFA	105.1m ² /33%
LOT COVERAGE OF ALL DETACHED ACCESSORY BUILDINGS (m ²):	15% (MAX.)	8.0%
SITE ANALYSIS		
LOT FRONTAGE (m):	15.0m (MIN.)	22.92m
LOT DEPTH (m):	N/A	59.22m
LOT AREA (m ²):	450m ² (MIN.)	1,359.6m ²
TOTAL BUILDING FOOTPRINT:		289.9m ²
LOT COVERAGE:	40% (MAX.)	21.3%
LANDSCAPE OPEN SPACE:	35% (MIN.)	55.6%
PARKING SPACES:	3 spaces	5 spaces
DRIVEWAY ENTRANCE WIDTHS	6.5m OR 50% MAX, WHICHEVER IS LESS	3.0m