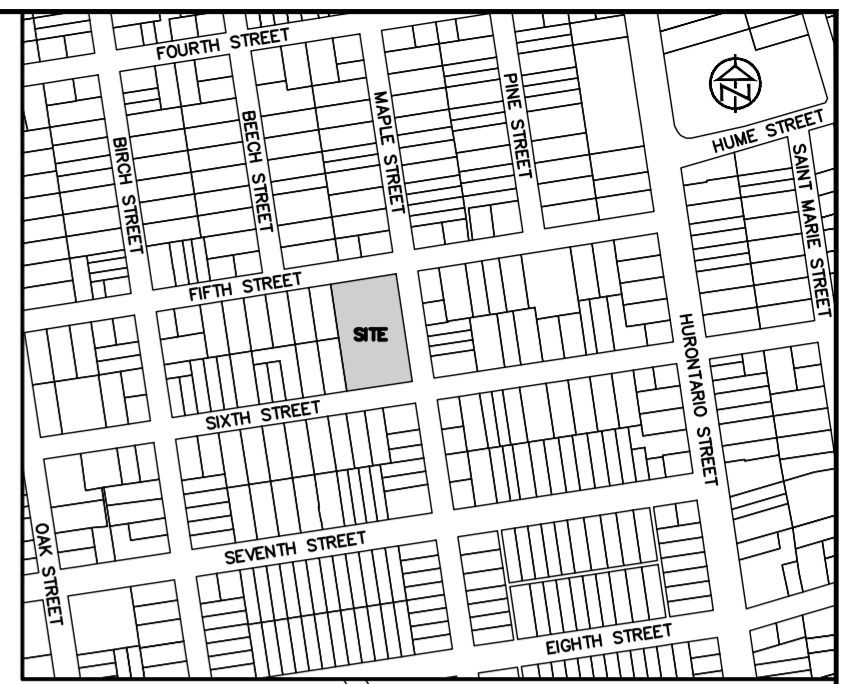
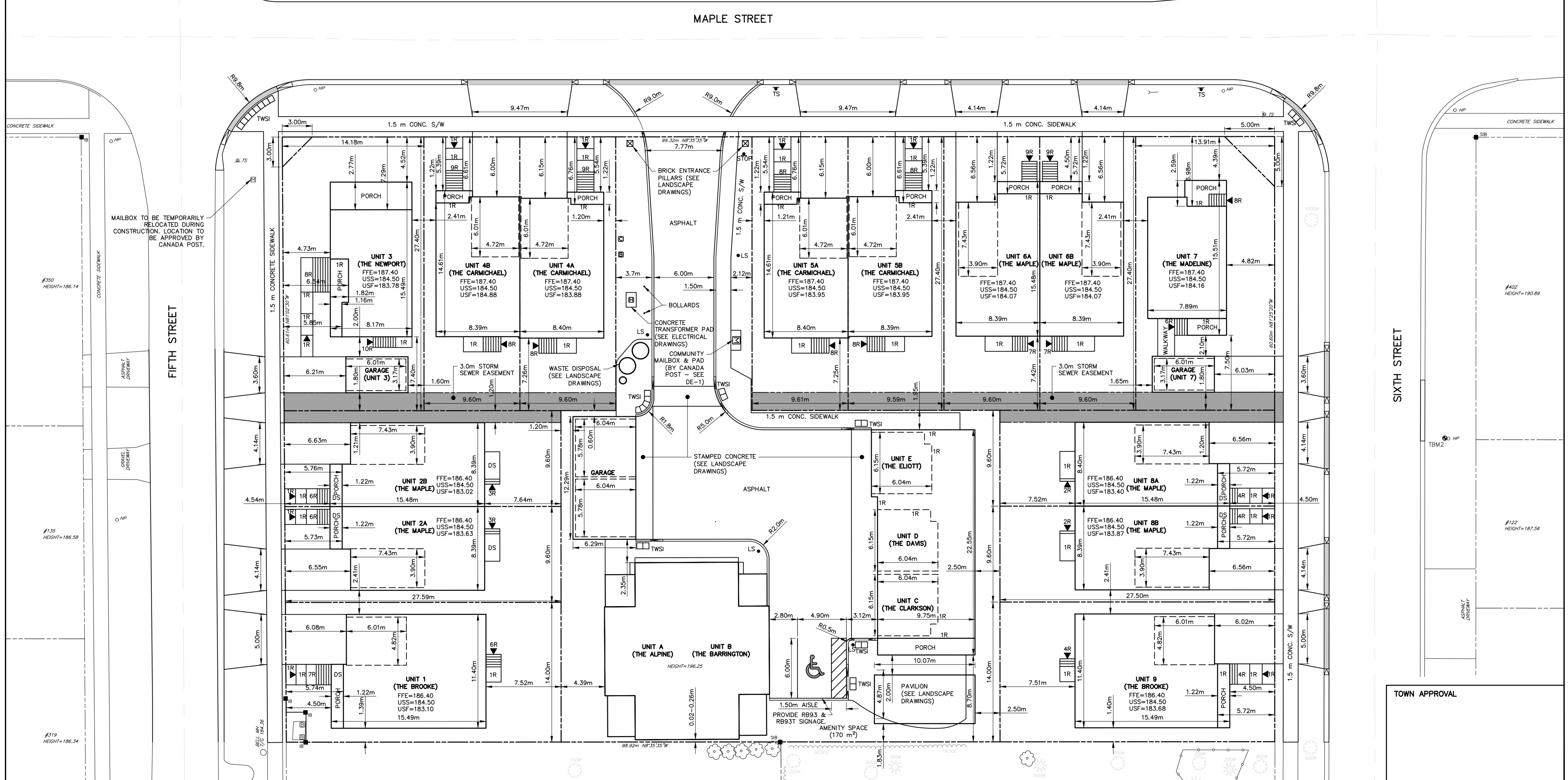


SITE STATISTICS	SINGLES		SEMIS		GROUP/CLUSTER 'R3'	
	R3' REQUIRED	PROPOSED	R3' REQUIRED	PROPOSED	R3' REQUIRED	PROPOSED
ZONE	R3-38					
USE	CONDO/SUBDIVISION					
MUNICIPAL ADDRESS	400 MAPLE STREET, COLLINGWOOD					
PARKING PROVIDED	2 PER UNIT PLUS 1 ACCESSIBLE					
SUBJECT LANDS						
PROPERTY AREA	6011 m ²					
PROPOSED UNITS	19					
MAXIMUM DENSITY	19 UNITS					
SINGLE DETACHED - 4 LOTS						
GFA	379.8 m ² (4,087.9 ft ²) MINIMUM					
SEMI DETACHED - 10 UNITS						
GFA	350.1 m ² (3,768.4 ft ²) MINIMUM					
TOWNHOME - 3 UNITS (COACH HOUSE)						
ABOVE 6 PARKING SPACES						
VICTORIA ANNEX SEMI DETACHED - 2 UNITS						
NOTES						
1. LEGAL SURVEY COMPLETED BY J.D. BARNES DATED NOVEMBER 11, 2020.						
2. SNOW TO BE PLOWED AND HAULED OFF-SITE FOR THE CONDOMINIUM BLOCK.						
3. WASTE REMOVAL TRUCKS WILL ENTER THE SITE IN REVERSE MOTION AND EXIT THE SITE ONTO MAPLE STREET IN A FORWARD MOTION.						
PROVISION						
NUMBER OF UNITS	4	10			5	
LOT AREA (MIN)	325 m ²	381.0 m ²	275 m ²	263.1 m ²	NIL	1832.2 m ²
LOT FRONTAGE	10.0 m	13.9 m	9.0 m	9.6 m	NIL	13.6 m
FRONT YARD	4.5 m	5.6 m	4.5 m	5.7 m	6.0 m	42.6 m
EXTERIOR SIDE YARD	4.5 m	4.7 m	4.5 m	N/A	6.0 m	N/A
INTERIOR SIDE YARD	1.2 m	1.2 m	1.2 m & 0.0	1.2 m & 0.0	6.0 m	2.0-2.5 m
REAR YARD	7.5 m	7.2 m	7.5 m	7.2 m	7.5 m	0.02 m
HEIGHT (MAX)	12.0 m	11.3 m	12.0 m	12.0 m	12.0 m	14.3 m
COVERAGE (MAX)	40%	45%	40%	49%	40%	34%
LANDSCAPED AREA (MIN)	35%	47%	35%	41%	40%	32%
PARKING SPACES	2/UNIT	2/UNIT	2/UNIT	2/UNIT	2/UNIT	8 TOTAL (INCL. 1 VISITOR)
ACCESSIBLE PARKING					1	
ACCESSORY BUILDING		GARAGE				GARAGE PAVILION
NUMBER ACC. BUILDINGS		2				1 1
INTERIOR SIDE YARD	1.0 m	1.6 m			1.0 m	0.6 m 2.3 m
REAR YARD	1.0 m	1.8 m			1.0 m	1.2 m 2.5 m
SETBACK TO BLDGS	2.0 m	2.0 m			2.0 m	2.4 m 1.5 m
COVERAGE (MAX)	15%	6%			15%	4.2% 2.7%
GROUND AREA (MAX)	75 m ²	22.4 m ²			200 m ²	77.3 m ² 49.1 m ²
HEIGHT (MAX)	7.0 m	5.2 m			7.0 m	5.6 m 5.0 m



KEY PLAN
NTS



DISCLAIMER AND COPYRIGHT CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED. TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.	BENCHMARKS TBM1 - ELEVATION 181.18 #010840957 RIB WITH BRONZE CAP AT SOUTHEAST CORNER OF HIGH AND SIXTH STREET ON GRASS BOULEVARD APPROXIMATELY 0.30 m SOUTH OF SOUTH EDGE OF CURB. TBM2 - ELEVATION 185.79 NAIL AND WASHER IN NORTH FACE OF HYDRO POLE LOCATED ON SOUTH SIDE OF SIXTH STREET APPROXIMATELY 40 m WEST OF INTERSECTION OF SIXTH STREET AND MAPLE STREET.	NOTES ALL DIMENSIONS, ELEVATIONS AND SIZES ARE IN METRIC UNITS UNLESS INDICATED. PIPE SIZES ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED. ELEVATIONS ARE IN METRES UNLESS INDICATED.	No. 1.	REVISION DESCRIPTION FIRST SUBMISSION TO TOWN	DATE NOV 2020	ENGINEER STAMP 	VICTORIA ANNEX GEORGIAN COMMUNITIES TOWN OF COLLINGWOOD		DESIGN: KRS/MJF	FILE: 120174	DWG:	
			2.	SECOND SUBMISSION TO TOWN	APR 2021				SITE PLAN	DRAWN: MJF	DATE: SEP 2020	SP-1
			3.	SECOND SUBMISSION TO TOWN - REVISED	JUN 2021					CHECK: KRS	SCALE: 1:200	
			4.	THIRD SUBMISSION TO TOWN	OCT 2021							
			5.	FOURTH SUBMISSION TO TOWN	APR 2022							