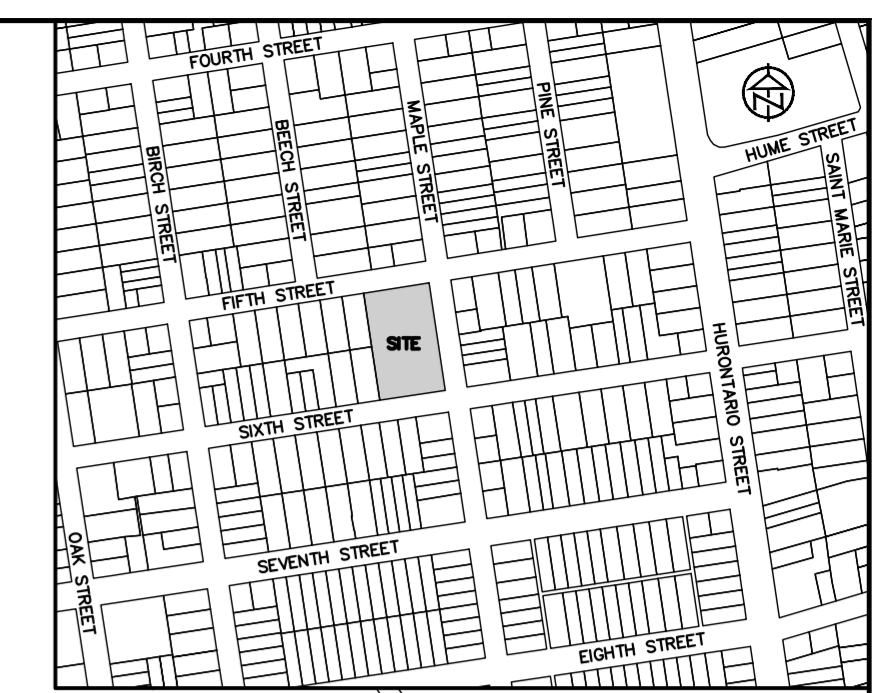
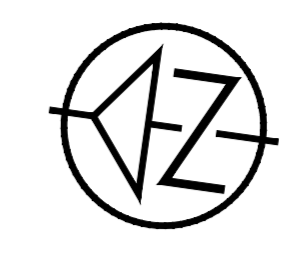
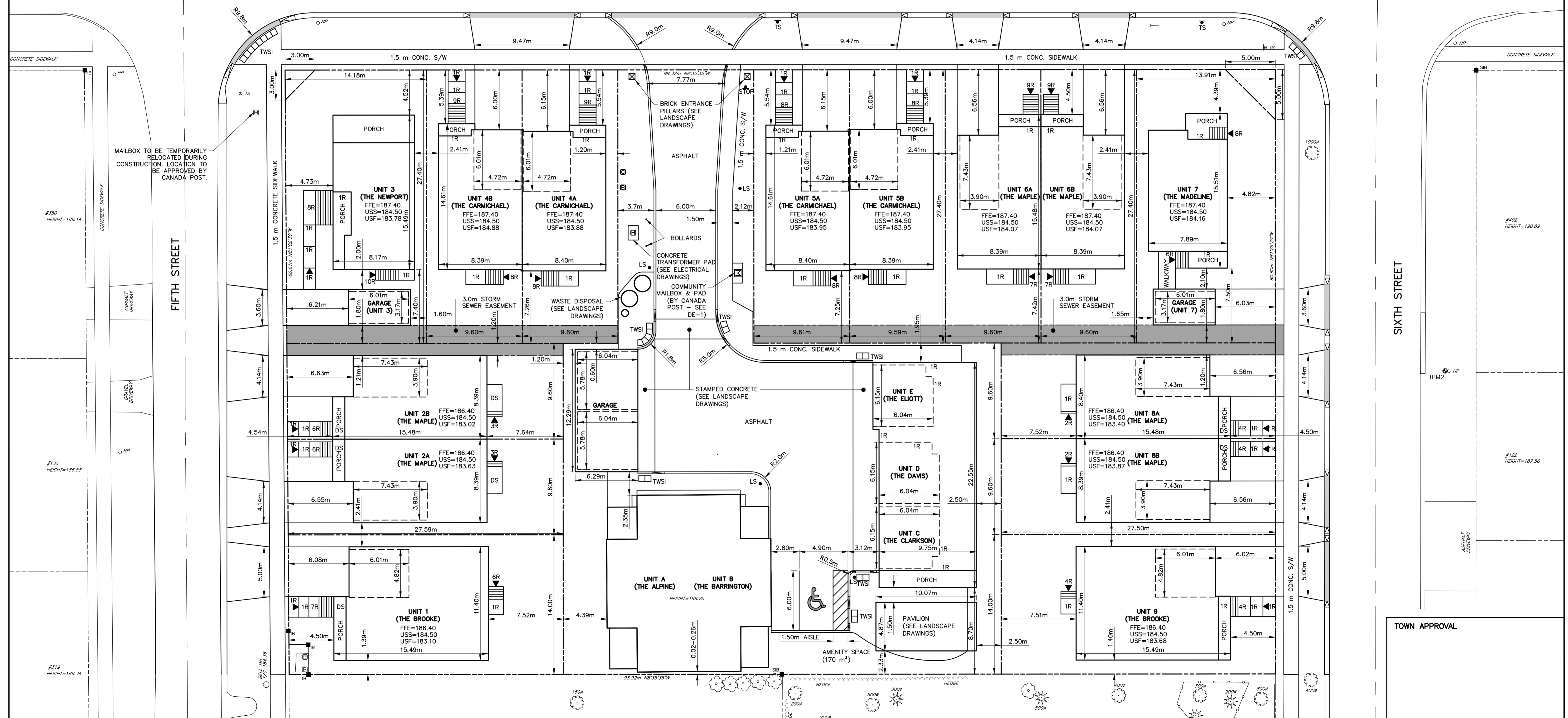


SITE STATISTICS	SINGLES		SEMIS		GROUP/CLUSTER 'R3'	
	'R3' REQUIRED	PROPOSED	'R3' REQUIRED	PROPOSED	'R3' REQUIRED	PROPOSED
ZONE	R3-38					
USE	CONDO/SUBDIVISION					
MUNICIPAL ADDRESS	400 MAPLE STREET, COLLINGWOOD					
PARKING PROVIDED	2 PER UNIT PLUS 1 ACCESSIBLE					
SUBJECT LANDS						
PROPERTY AREA	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.					
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	4.5 m	4.5 m	4.5 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	7.4 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	15.0 m	14.3 m
COVERAGE (MAX)	40%	44%	40%	46%	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

MAPLE STREET



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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.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	FIRST SUBMISSION TO TOWN	NOV 2020	
2.	SECOND SUBMISSION TO TOWN	APR 2021	
3.	SECOND SUBMISSION TO TOWN - REVISED	JUN 2021	
4.	THIRD SUBMISSION TO TOWN	OCT 2021	

VICTORIA ANNEX
GEORGIAN COMMUNITIES
TOWN OF COLLINGWOOD

SITE PLAN

TATHAM ENGINEERING
DESIGN: KRS/MJF FILE: 120174 DWG:
DRAWN: MJF DATE: SEP 2020 **SP-1**
CHECK: KRS SCALE: 1:200 Sheet No. 5 of 9