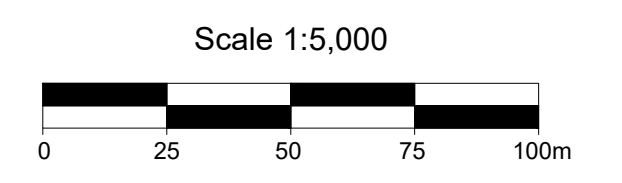


CONCEPTUAL SITE PLAN

PART OF LOT 42,
NORTH SIDE OF POINTZ STREET,
PART OF POINTZ STREET,
(CLOSED BY - INST. R0688086)
REGISTERED PLAN 37,
TOWN OF PENETANGUISHENE,
COUNTY OF SIMCOE



LEGEND

- Subject Site
• Area: 2,027.7m²
- Proposed 5 Unit Apartment Building:
• GFA: 288.3m² (3104.0ft²) - 1st & 2nd flr.
107.5m² (1,158.0ft²) - 3rd flr.
- Entrance / Exit
- Retaining Wall
- Sidewalk
- Open Space

RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

Provisions	Required	Provided
Min. Lot Frontage	30.0m	33.3m
Min. Lot Area of 929.0m ² + 195.0m ² for each additional unit above 4	1,124.0m ²	2,027.7m ²
Min. Front Yard Setback	7.5m	8.1m
Min. Side Yard Setback	6.0m	6.3m
Min. Exterior Side Yard Setback	6.0m	N.A.
Min. Rear Yard Setback	7.5m	37.9m
Min. GFA / Dwelling Unit	65.0m ² (2 Bedroom)	>65.0m ²
Lot Coverage (max.)	30%	14%
Max. Height	14.0m	< 14.0m
Required Parking: Apartment	8 spaces (1.5 space / dwelling)	8 exterior spaces (additional 2 garage spaces)

Source: The Corporation of The Town of Penetanguishene By-Law 2000-02
Note: Information shown is approximate and subject to change.

CONCEPTUAL SITE PLAN - 5 UNITS

95 & 97 POYNTZ STREET, PENETANGUISHENE

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1	Nov. 1, 2021	Underlay engineering sketch;	A.S.

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Date: May 28, 2021 Drawn By: M.P.
File: 21-1077 Checked: G.B.