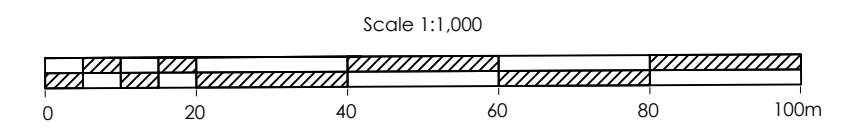


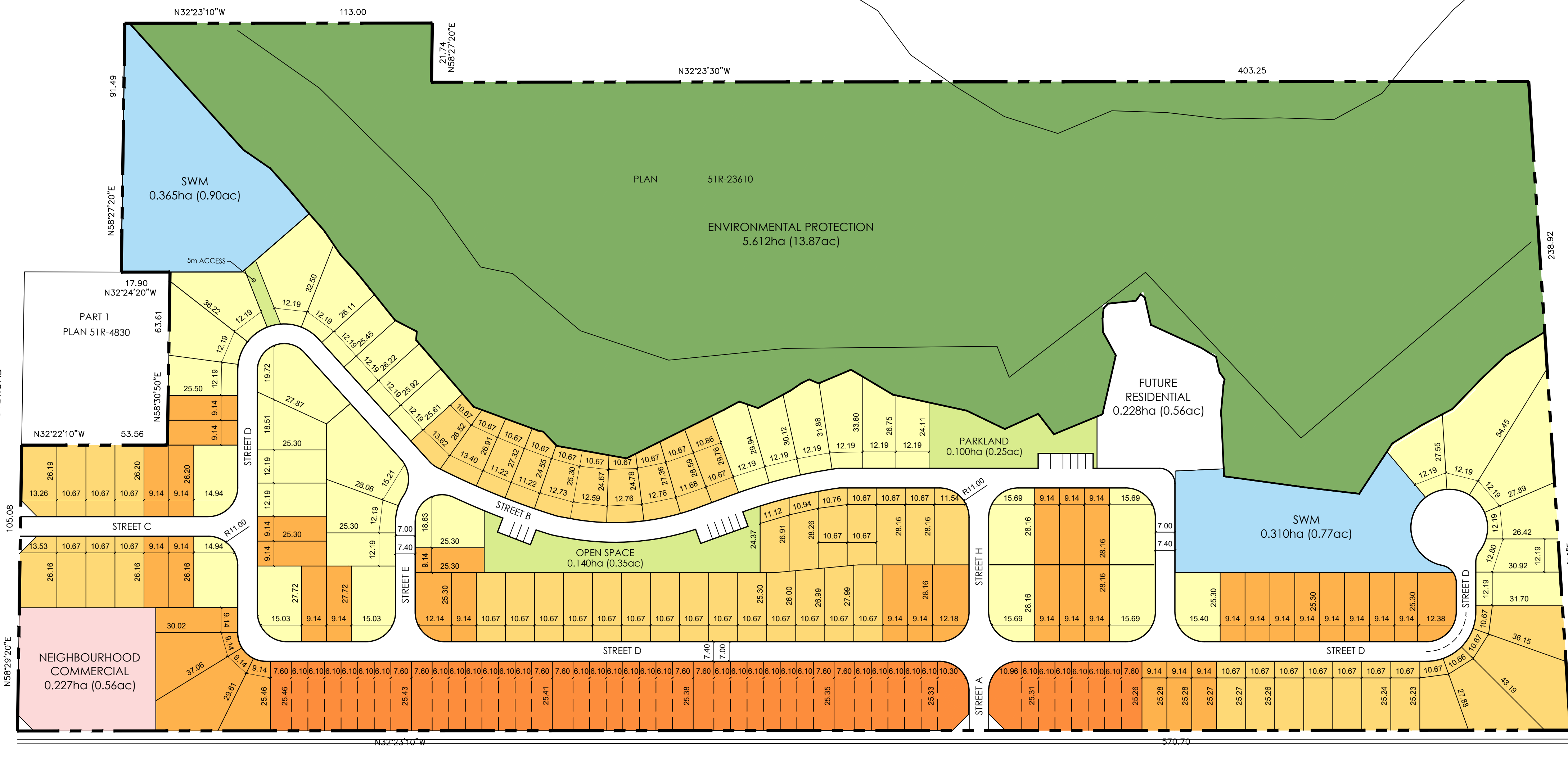
SITE PLAN

LOTS 21B, 53B, 63B, & PART OF LOT 77B
 REGISTERED PLAN 69
 FORMERLY IN THE TOWNSHIP OF TAY
 NOW IN THE
 TOWN OF PENETANGUISHENE
 COUNTY OF SIMCOE
 2018



- LEGEND**
- SUBJECT LANDS
Area: 13.038 ha (32.22 ac)
Visitor Parking: 16
 - 38 Lots SINGLE DETACHED LOTS (40')
 - 50 Lots SINGLE DETACHED LOTS (35')
 - 38 Lots SINGLE DETACHED LOTS (30')
 - 47 Units TOWNHOUSE UNITS (20')
 - FUTURE RESIDENTIAL BLOCK
 - NEIGHBOURHOOD COMMERCIAL
 - STORMWATER MANAGEMENT
 - PARKLAND/OPEN SPACE
 - ENVIRONMENTAL PROTECTION

Note: 3.0m servicing easements will be created in all yards abutting lanes.
 This drawing is for discussion purposes only.



PROPOSED ZONING

	REQUIRED R3 (ROW HOUSE)	PROPOSED R3-XX (ROW HOUSE)		REQUIRED R3 (SINGLE DETACHED)	PROPOSED R3-XX (SINGLE DETACHED)
Min. Lot Frontage	30.0m	30m	Min. Lot Frontage	15.0m	9.0m
Min. Lot Area	230.0m ²	150m ²	Min. Lot Area	511.0m ²	225m ²
Max. Lot Coverage	35%	60%	Max. Lot Coverage	35%	55%
Min. Front Yard Setback	6.0m	4.5m/6.0m	Min. Front Yard Setback	6.0	4.5m/6.0m
Min. Interior Side Yard Setback	4.0m and 6.0m other side	1.5m	Min. Interior Side Yard Setback	1.0m	0.6m
Min. Exterior Side Yard Setback	4.5m	3.0m	Min. Exterior Side Yard Setback	4.5m	3.0m
Min. Rear Yard Setback	7.5m	5.0	Min. Rear Yard Setback	7.5m	5.0m
Max. Height	11.0m	11.0m	Max. Height	11.0m	11.0m
Max. Accessory Building Height	4.0m	4.0m	Max. Accessory Building Height	4.0m	4.0m
Min. Gross Floor Area			Min. Ground Floor Area	74.0m ²	74.0m ²
Bachelor	32.0 m ²	32.0 m ²			
1 Bedroom	51.0 m ²	51.0 m ²			
2 Bedroom	65.0 m ²	65.0 m ²			
	(+ 10.0m ² for each additional bedroom over 2)	(+ 10.0m ² for each additional bedroom over 2)			

ST. ANDREW'S LAKE VILLAGE (173 LOTS) TOWN OF PENETANGUISHENE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
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Date: November 20, 2018 Drawn By: AM
 File: 05-137 Reviewed By: TS