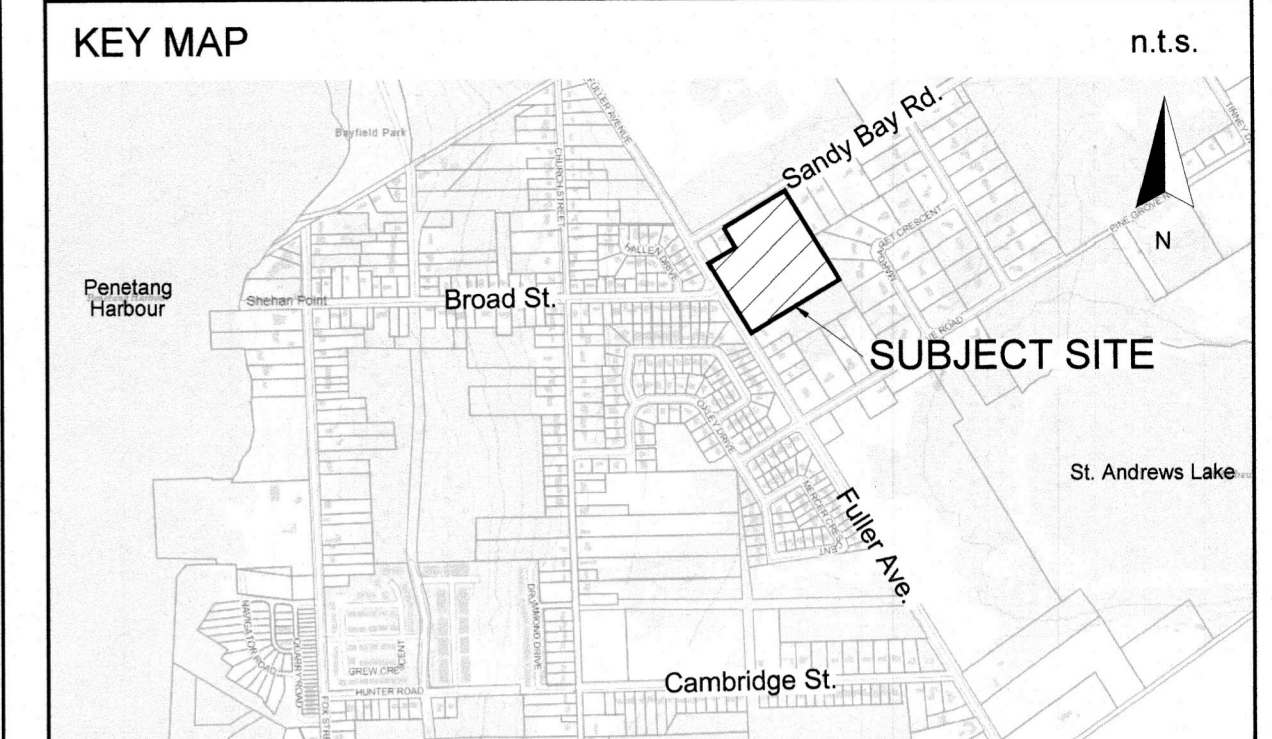


RESIDENTIAL TWO (R2) ZONE: SINGLE DETACHED		
Provisions	Required	Provided
Min. Lot Frontage	15.00m	12.02m
Min Lot Area	460.00m ²	361.71m ²
Min. Front Yard	6.00m	>= 6.00m
Min. Interior Side Yard	1.20m	>= 1.20m
Min. Exterior Side Yard	4.50m	>= 4.50m
Min. Rear Yard	7.50m	>= 7.50m
Min. Setback to Garage	6.00m	>= 6.00m
Max. Height	11.00m	<= 11.00m
Max. Lot Coverage	35%	>= 35%
Required Parking (table 5.3.1.1)	2 parking spaces / dwelling unit	2 parking spaces / dwelling unit

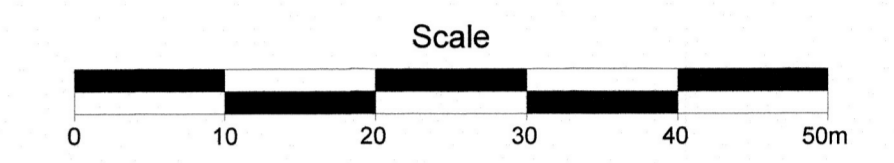
RESIDENTIAL TWO (R2) ZONE: SEMI - DETACHED		
Provisions	Required	Provided
Min. Lot Frontage	11.00m / unit	11.00m
Min Lot Area	330.00m ² / unit	378.80m ²
Min. Front Yard	6.00m	>= 6.00m
Min. Interior Side Yard	1.20m	>= 1.20m
Min. Exterior Side Yard	4.50m	>= 4.50m
Min. Rear Yard	7.50m	>= 7.50m
Min. Setback to Garage	6.00m	>= 6.00m
Max. Height	11.00m	<= 11.00m
Max. Lot Coverage	35%	>= 35%
Required Parking (table 5.3.1.1)	2 parking spaces / dwelling unit	2 parking spaces / dwelling unit

RESIDENTIAL THREE (R3) ZONE: TOWNHOSUE		
Provisions	Required	Provided
Min. Lot Frontage	7.50m	7.50m
Min Lot Area	220.00m ²	213.94m ²
Min. Front Yard	6.00m / unit	>= 6.00m
Min. Interior Side Yard	0.00m	0.00m
Min. Exterior Side Yard	4.50m	>= 4.50m
Min. Rear Yard	7.50m	>= 7.50m
Min. Setback to Garage	6.00m	>= 6.00m
Max. Height	11.00m	<= 11.00m
Max. Lot Coverage	35%	>= 35%
Required Parking (table 5.3.1.1)	2 parking spaces / dwelling unit	2 parking spaces / dwelling unit



DRAFT PLAN OF SUBDIVISION

Topographic Plan of Survey
of Part of Lot B1, Registered Plan No. 69
(Geographic Township of Tay)
Town of Penetanguishene,
County of Simcoe



LEGEND
 SUBJECT LANDS (38,555.09m² / 3.855ha)

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

August 14, 2023

August 14, 2023

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

August 5, 2023

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a) SHOWN ON PLAN	g) SHOWN ON PLAN
b) SHOWN ON PLAN	h) MUNICIPAL WATER
c) SEE KEY PLAN	i) SAND, SILT GLACIAL TILL
d) RESIDENTIAL	j) SHOWN ON PLAN
e) SHOWN ON PLAN	k) MUNICIPAL WATER & SEWAGE
f) SHOWN ON PLAN	l) NONE

LAND USE	LAND USE STATISTICS		
	LOT No. / BLK. No.	UNITS	AREA (ha)
Single - Detached Residential	1 - 20, 23 - 29	27	1.341
Semi - Detached Residential	21 - 22	4	0.226
Standard Townhouse Dwellings	30 - 35	33	0.891
Walk-way / Servicing	36		0.018
S.W.M. Pond	37		0.463
Streets 'A' & 'B'			0.916
TOTAL	37	64	3.855

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: August 1, 2023 Drawn By: A.S.
 File: 23 - 1314 Checked: J.A. / K.B.