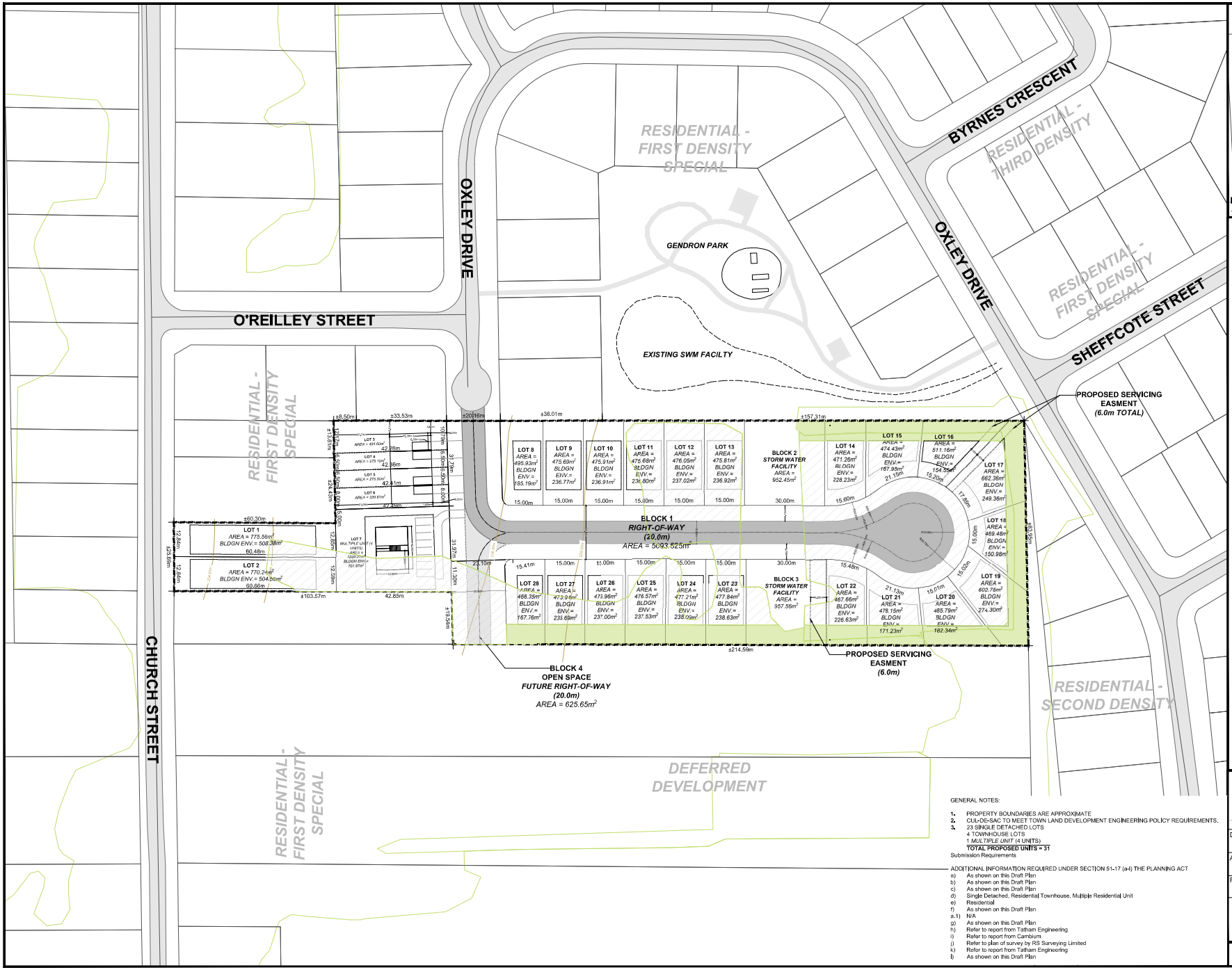

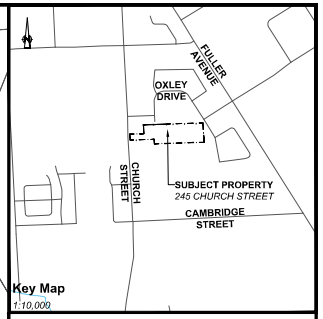

Key Map
1:10,000

- SUBJECT BOUNDARY
- EX. PARCEL
- EX. BUILDING
- EX. CONTOUR ELEVATION (2.0m INTERVAL) (Retrieved from County GIS)
- EX. WOODLAND TO REMAIN
- EX. WOODLAND TO BE REMOVED
- PR. LOT/BLOCK LINE
- PR. BUILDING ENVELOPE
- POTENTIAL BLDGN FOOTPRINT
- PR. RIGHT-OF-WAY CENTRELINE (MIN. CL TURNING RADIUS = R12.0m)

OWNER'S CERTIFICATE
I hereby authorize EcoVue Consulting Services Inc. to prepare and submit this plan to the Region of Durham

Date

SURVEYOR'S CERTIFICATE
This Draft Plan accurately shows the boundaries of all lands proposed to be subdivided.
Certified by:

Date
Ontario Land Surveyor

CONCEPT ZONING STATISTICS		
R3 - ZONE REGULATIONS - SINGLE DETACHED DWELLINGS	REQUIRED	PROPOSED
MIN. LOT FRONTAGE	15m	12.84m
MIN. LOT AREA	460 sq.m	466.35 sq.m
MAX. LOT COVERAGE	35%	<35%
MIN. FRONT YARD SETBACK	6m	6.0m
MIN. SIDE YARD SETBACK	1.2m	1.2m
MIN. EXT. SIDE YARD SETBACK	4.5m	4.5m
MIN. REAR YARD	7.5m	11m
MAX. HEIGHT	11m	<11.0m
TOWNHOUSE	REQUIRED	PROPOSED
MIN. LOT FRONTAGE	30m	31.79m
MIN. LOT AREA	220 sq.m/unit	275.10 sq.m/unit
MAX. LOT COVERAGE	35%	36.4%
MIN. FRONT YARD SETBACK	6m	6.5m
MIN. INT. SIDE YARD SETBACK	0m	1.5m
MIN. EXT. SIDE YARD SETBACK	4.5m	N/A
MIN. REAR YARD	11.0m	20.74m
MAX. HEIGHT	6.0m	<11.0m
MULTIPLE UNIT	REQUIRED	PROPOSED
MIN. LOT FRONTAGE	30.0m	31.97m
MIN. LOT AREA	930 sq.m/unit	1333.21 sq.m/unit
MAX. LOT COVERAGE	30%	30.00%
MIN. FRONT YARD SETBACK	7.5m	15.69m
MIN. INT.SIDE YARD SETBACK	6.0m	1.0m
MIN. EXT. SIDE YARD SETBACK	4.5m	N/A
MIN. REAR YARD	7.5m	>11.0m
MAX. HEIGHT	14m	<11.0m

GENERAL NOTES:

1. PROPERTY BOUNDARIES ARE APPROXIMATE
2. CUL-DE-SAC TO MEET TOWN LAND DEVELOPMENT ENGINEERING POLICY REQUIREMENTS.
3. 23 SINGLE DETACHED LOTS
   4 TOWNHOUSE LOTS
   1 MULTIPLE UNIT (4 UNITS)
   TOTAL PROPOSED UNITS = 31

Submission Requirements

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 (a-l) THE PLANNING ACT

a) As shown on this Draft Plan
b) As shown on this Draft Plan
c) As shown on this Draft Plan
d) Single Detached, Residential Townhouse, Multiple Residential Unit
e) Residential
f) As shown on this Draft Plan
a.1) N/A
g) As shown on this Draft Plan
h) Refer to report from Tatham Engineering
i) Refer to report from Cambium
j) Refer to plan of survey by RS Surveying Limited
k) Refer to report from Tatham Engineering
l) As shown on this Draft Plan

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DRAWN BY: MC/PP	PROJECT No.: 21-2132
APPROVED BY:	HORIZ. SCALE: 1:600
REVISION DATE: DECEMBER 14, 2023	PLOT DATE: DECEMBER 14, 2023

CHURCH STREET SUBDIVISION
KOENIG DEVELOPMENTS LTD.
245 CHURCH STREET,
TOWN OF PENETANGUISHENE, ON

DRAFT PLAN | **DP1**