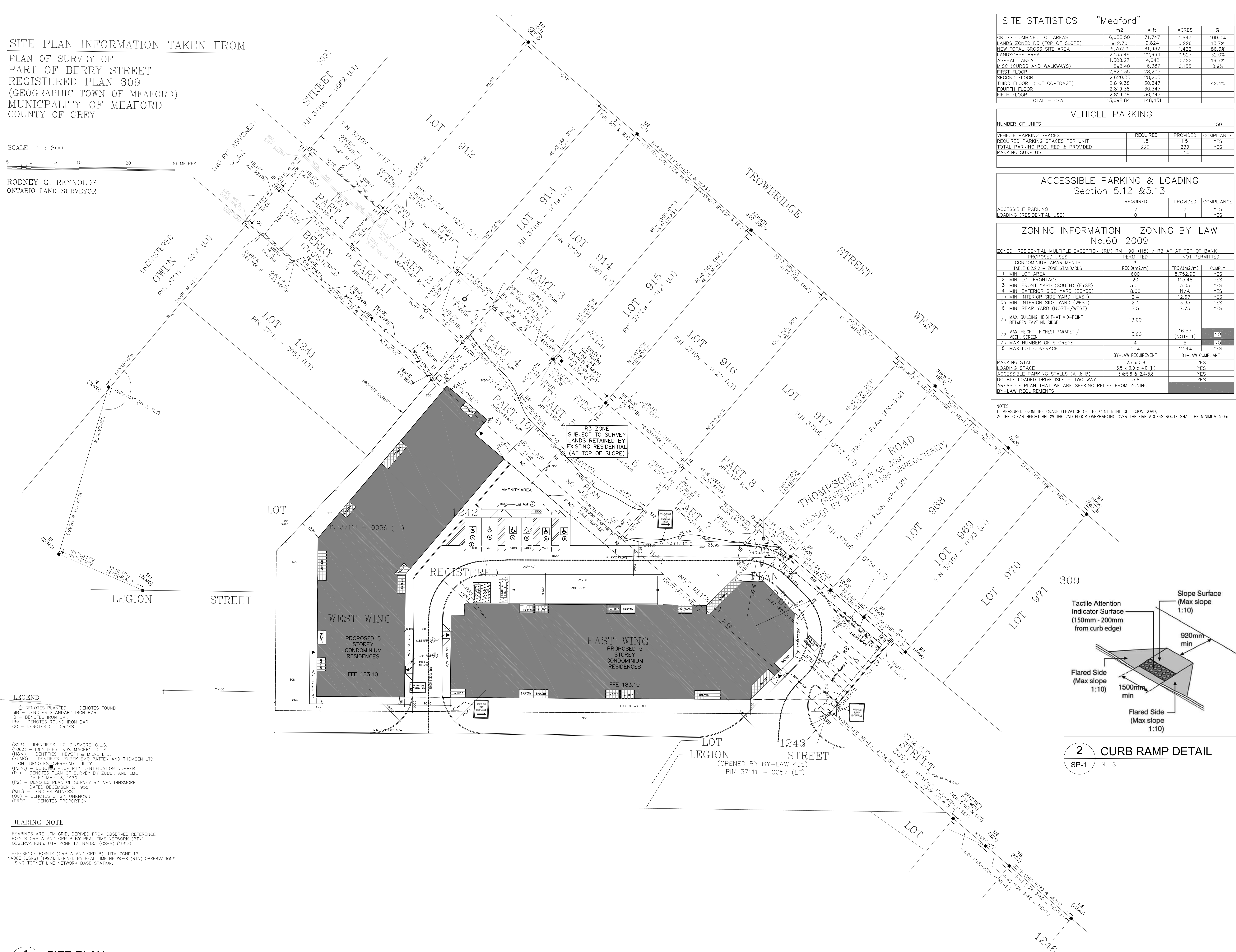


SITE PLAN INFORMATION TAKEN FROM
 PLAN OF SURVEY OF
 PART OF BERRY STREET
 REGISTERED PLAN 309
 (GEOGRAPHIC TOWN OF MEAFORD)
 MUNICIPALITY OF MEAFORD
 COUNTY OF GREY

SCALE 1 : 300

RODNEY G. REYNOLDS
 ONTARIO LAND SURVEYOR



- LEGEND**
- DENOTES PLANTED DENOTES FOUND
 - SIB - DENOTES STANDARD IRON BAR
 - IB - DENOTES IRON BAR
 - IB# - DENOTES ROUND IRON BAR
 - CC - DENOTES CUT CROSS

- (B23) - IDENTIFIES I.C. DINSMORE, O.L.S.
- (1063) - IDENTIFIES R.W. MACKAY, O.L.S.
- (1086) - IDENTIFIES HEWETT & MILNE LTD.
- (C200) - IDENTIFIES ZUBEK EMO PATTEN AND THOMSEN LTD.
- OH - DENOTES OVERHEAD UTILITY
- (P.I.N.) - IDENTIFIES PROPERTY IDENTIFICATION NUMBER
- (P1) - DENOTES PLAN OF SURVEY BY ZUBEK AND EMO DATED MAY 13, 1970
- (P2) - DENOTES PLAN OF SURVEY BY IVAN DINSMORE DATED DECEMBER 8, 1955
- (W.T.) - DENOTES WITNESS
- (O.U.) - DENOTES ORIGIN UNKNOWN
- (PROP.) - DENOTES PROPORTION

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS ORP A AND ORP B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (1997).
 REFERENCE POINTS (ORP A AND ORP B): UTM ZONE 17, NAD83 (CSRS) (1997), DERIVED BY REAL TIME NETWORK (RTN) OBSERVATIONS, USING TOPNET LIVE NETWORK BASE STATION.

1 SITE PLAN
 SP-1 SCALE 1:300

SITE STATISTICS - "Meaford"

	m2	sq.ft.	ACRES	%
GROSS COMBINED LOT AREAS	6,655.50	71,747	1.647	100.0%
LANDS ZONED R3 (TOP OF SLOPE)	912.70	9,824	0.226	13.7%
NEW TOTAL GROSS SITE AREA	5,742.8	61,932	1.422	86.3%
LANDSCAPE AREA	2,133.48	22,964	0.527	32.0%
ASPHALT AREA	1,308.27	14,042	0.322	19.7%
MISC CURBS AND WALKWAYS	593.40	6,387	0.155	8.9%
FIRST FLOOR	2,620.35	28,205		
SECOND FLOOR	2,620.35	28,205		
THIRD FLOOR (LOT COVERAGE)	2,819.38	30,347		42.4%
FOURTH FLOOR	2,819.38	30,347		
FIFTH FLOOR	2,819.38	30,347		
TOTAL - GFA	13,698.84	148,451		

VEHICLE PARKING

	REQUIRED	PROVIDED	COMPLIANCE
NUMBER OF UNITS		150	
VEHICLE PARKING SPACES			
REQUIRED PARKING SPACES PER UNIT	1.5	1.5	YES
TOTAL PARKING REQUIRED & PROVIDED	225	239	YES
PARKING SURPLUS		14	

ACCESSIBLE PARKING & LOADING
 Section 5.12 & 5.13

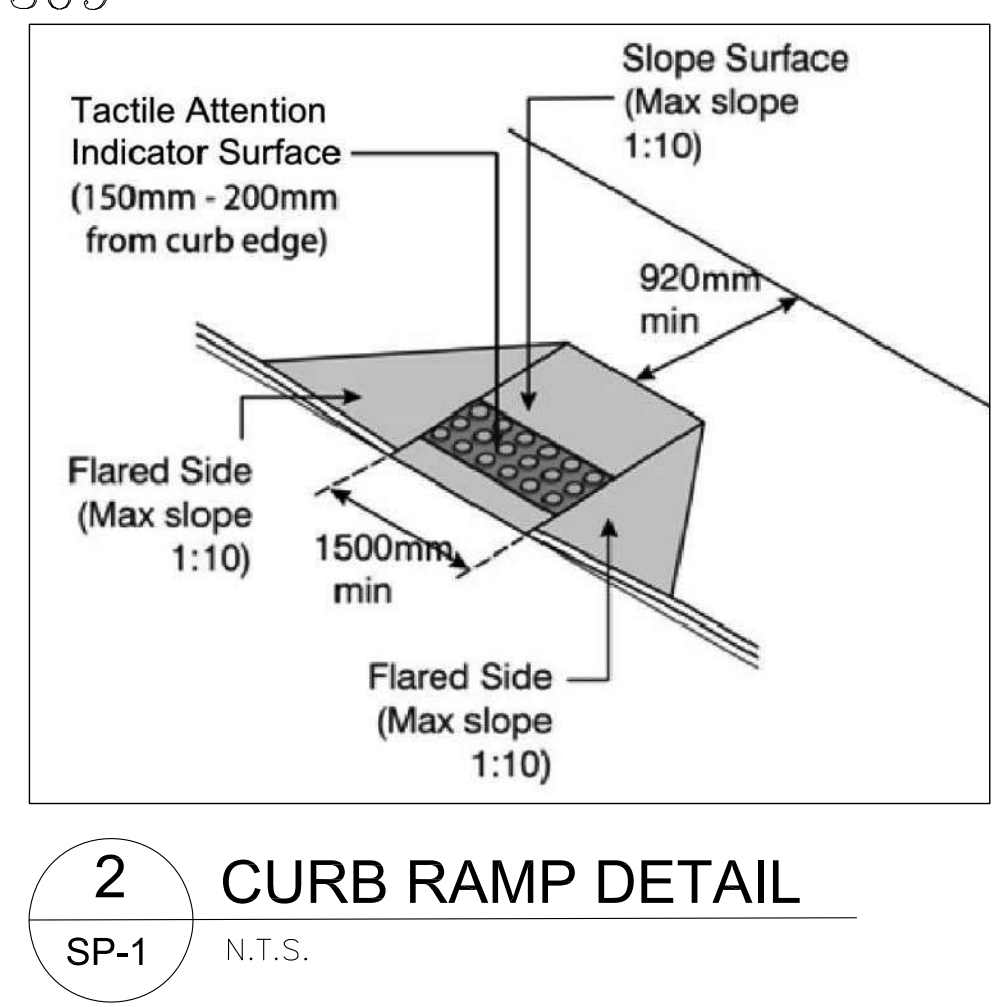
	REQUIRED	PROVIDED	COMPLIANCE
ACCESSIBLE PARKING	7	7	YES
LOADING (RESIDENTIAL USE)	0	1	YES

ZONING INFORMATION - ZONING BY-LAW
 No.60-2009

ZONED: RESIDENTIAL MULTIPLE EXCEPTION (RM) RM-190-(H5) / R3 AT TOP OF BANK

PROPOSED USES	PERMITTED	NOT PERMITTED
CONDOMINIUM APARTMENTS	X	
TABLE 6.2.27 - ZONE STANDARDS		
1. MIN. LOT AREA	600	5,752.90
2. MIN. LOT FRONTAGE	20	115.48
3. MIN. FRONT YARD (SOUTH) (EYSB)	3.05	3.05
4. MIN. EXTERIOR SIDE YARD (EYSYB)	8.60	17.6
5a. MIN. INTERIOR SIDE YARD (EAST)	2.4	12.67
5b. MIN. INTERIOR SIDE YARD (WEST)	2.4	3.35
6. MIN. REAR YARD (NORTH/WEST)	7.5	7.75
7a. MAX. BUILDING HEIGHT-AT MID-POINT BETWEEN EAVE AND RIDGE	13.00	
7b. MAX. HEIGHT- HIGHEST PARAPET / MECH. SCREEN	13.00	16.57 (NOTE 1)
7c. MAX. NUMBER OF STOREYS	4	5
8. MAX. LOT COVERAGE	50%	42.4%
	BY-LAW REQUIREMENT	BY-LAW COMPLIANT
PARKING STALL	2.7 x 5.8	YES
LOADING SPACE	3.5 x 9.0 x 4.0 (H)	YES
ACCESSIBLE PARKING STALLS (A & B)	3.4x5.8 & 2.4x5.8	YES
DOUBLE LOADED DRIVE ISLE - TWO WAY	5.8	YES
AREAS OF PLAN THAT WE ARE SEEKING RELIEF FROM ZONING BY-LAW REQUIREMENTS		

NOTES:
 1. MEASURED FROM THE GRADE ELEVATION OF THE CENTERLINE OF ZONING ROAD.
 2. THE CLEAR HEIGHT BELOW THE 2ND FLOOR OVERHANGING OVER THE FIRE ACCESS ROUTE SHALL BE MINIMUM 5.0m

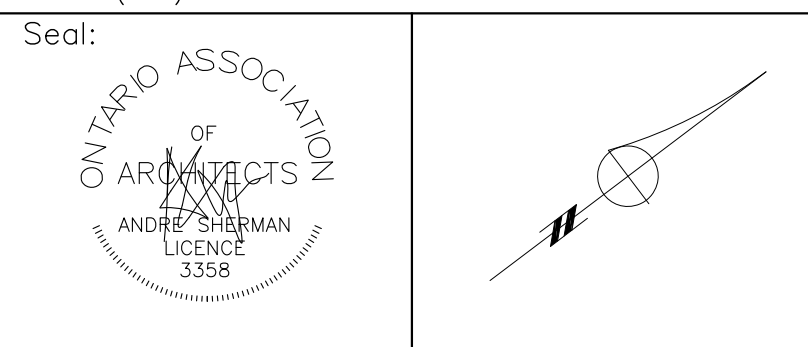


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- READ ALL DRAWINGS IN CONJUNCTION WITH THE GENERAL NOTES AND SPECIFICATIONS.
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Architect of Record:

ANDRE SHERMAN ARCHITECT
 135 HOLMES AVE. TORONTO, ON, M2N 4M5
 TEL: (416) 733-9000 E-mail: info@shermanarchitect.com



Revisions:

No:	Date:	Rev.:
1	21/07/20	FOR CLIENT REVIEW
2	22/07/20	FOR CLIENT REVIEW
3	29/07/20	FOR CLIENT REVIEW
4	10/08/20	FOR CLIENT REVIEW
5	25/09/20	FOR SITE PLAN APPROVAL
6	14/04/21	FOR SITE PLAN APPROVAL
7	22/04/21	FOR REVIEW
8	26/04/21	FOR REVIEW
9	27/04/21	FOR REVIEW
10	30/04/21	FOR ZONING AMENDMENT
11	02/05/21	FOR ZONING AMENDMENT
12	07/06/21	FOR SITE PLAN APPROVAL
13	09/06/21	REVISED PROPERTY LINE AND FFE
14	24/06/21	REVISED TOPO UNDERLAY
15	24/07/01	REVISED SITE STATISTICS

Project Name:
GEORGIAN BAY TERRACE

1 LEGION ROAD, MEAFORD, ON.
 Drawing Title:
SITE PLAN

SCALE	AS INDICATED	DATE	19/06/20
DRAWN BY:	AS	CHECKED BY:	
		DRAWING NO.:	SP-1