## LEGAL DESCRIPTION

ALL OF LOT 37, 38, 49 AND PART OF LOT 48,
TOWN OF WASAGA BEACH, REGISTERED PLAN 674

## COMBINED SITE INFORMATION

| | | |
|---|---|---|
| SITE ZONING | R3 | |
| SITE AREA | 2,687.15 m² (0.664 ACRES) | |
| BUILDING AREA | 988.28 m² (10,637.75 sq. ft.) | |
| STANDARDS | REQUIRED BY-LAW | PROVIDED |
| LOT AREA (210m2/ UNIT) | 2940 m² MIN. | 2,687 m² |
| LOT FRONTAGE (MOSLEY ST) | 7.0 m MIN. | 20.25 m |
| FRONT YARD, (NORTH) | 6.0 m MIN. | 5.51 m |
| SIDE YARD, (EAST, MOSLEY ST) | 5.0 m MIN. | 4.11 m |
| SIDE YARD, (WEST, DUNKERRON ST) | 5.0 m MIN. | 4.54 m |
| REAR YARD (SOUTH) | 7.6 m MIN. | 11.55 m |
| DISTANCE BETWEEN STRUCTURES | 1.2 m MIN. | 2.97 m |
| LOT COVERAGE (MAX. % OF SITE AREA) | MAX. 45% | SITE A, 36.23 % SITE B, 37.32 % |
| MIN. WIDTH/UNIT | 7.0 m MIN. | 5.50 m |
| MAX. UNIT/STRUCTURE | 8 | 7 |
| LANDSCAPED OPEN SPACE (MIN. % OF SITE AREA) | MIN. 30% | SITE A, 25.55 % SITE B, 23.37 % |
| HT. OF MAIN BUILDINGS | 12.0 m | 10.5 m |
| MIN. PARKING REQUIREMENTS | 2 PARKING | 2 PARKING |
| AISLE WIDTH | 6 m MIN. | 6 m |

| LOT COVERAGE/LOT (MAX. % OF SITE AREA) | BUILDING | LANDSCAPE |
|---|---|---|
| UNIT 1 (311.32 m2) | 71.98 m2 (23.12 %) | 139.44 m2 (44.78 %) |
| UNIT 2 (167.77 m2) | 69.98 m2 (41.69 %) | 28.65 m2 (17.07 %) |
| UNIT 3 (167.78 m2) | 69.98 m2 (41.70 %) | 28.59 m2 (17.04 %) |
| UNIT 4 (167.74 m2) | 69.98 m2 (41.71 %) | 28.55 m2 (17.02 %) |
| UNIT 5 (167.70 m2) | 69.98 m2 (41.72 %) | 28.47 m2 (16.97 %) |
| UNIT 6 (167.66 m2) | 69.98 m2 (41.73 %) | 28.41 m2 (16.94 %) |
| UNIT 7 (213.62 m2) | 71.98 m2 (33.69 %) | 65.16 m2 (30.50 %) |
| UNIT 8 (222.25 m2) | 71.98 m2 (32.38 %) | 66.33 m2 (29.84 %) |
| UNIT 9 (167.65 m2) | 69.98 m2 (41.74 %) | 28.31 m2 (16.88 %) |
| UNIT 10 (167.60 m2) | 69.98 m2 (41.75 %) | 28.31 m2 (16.89 %) |
| UNIT 11 (167.63 m2) | 69.98 m2 (41.74 %) | 28.31 m2 (16.88 %) |
| UNIT 12 (167.63 m2) | 69.98 m2 (41.74 %) | 28.31 m2 (16.88 %) |
| UNIT 13 (167.63 m2) | 69.98 m2 (41.74 %) | 28.31 m2 (16.88 %) |
| UNIT 14 (263.50 m2) | 71.98 m2 (27.31 %) | 98.55 m2 (37.41 %) |

## KEY PLAN

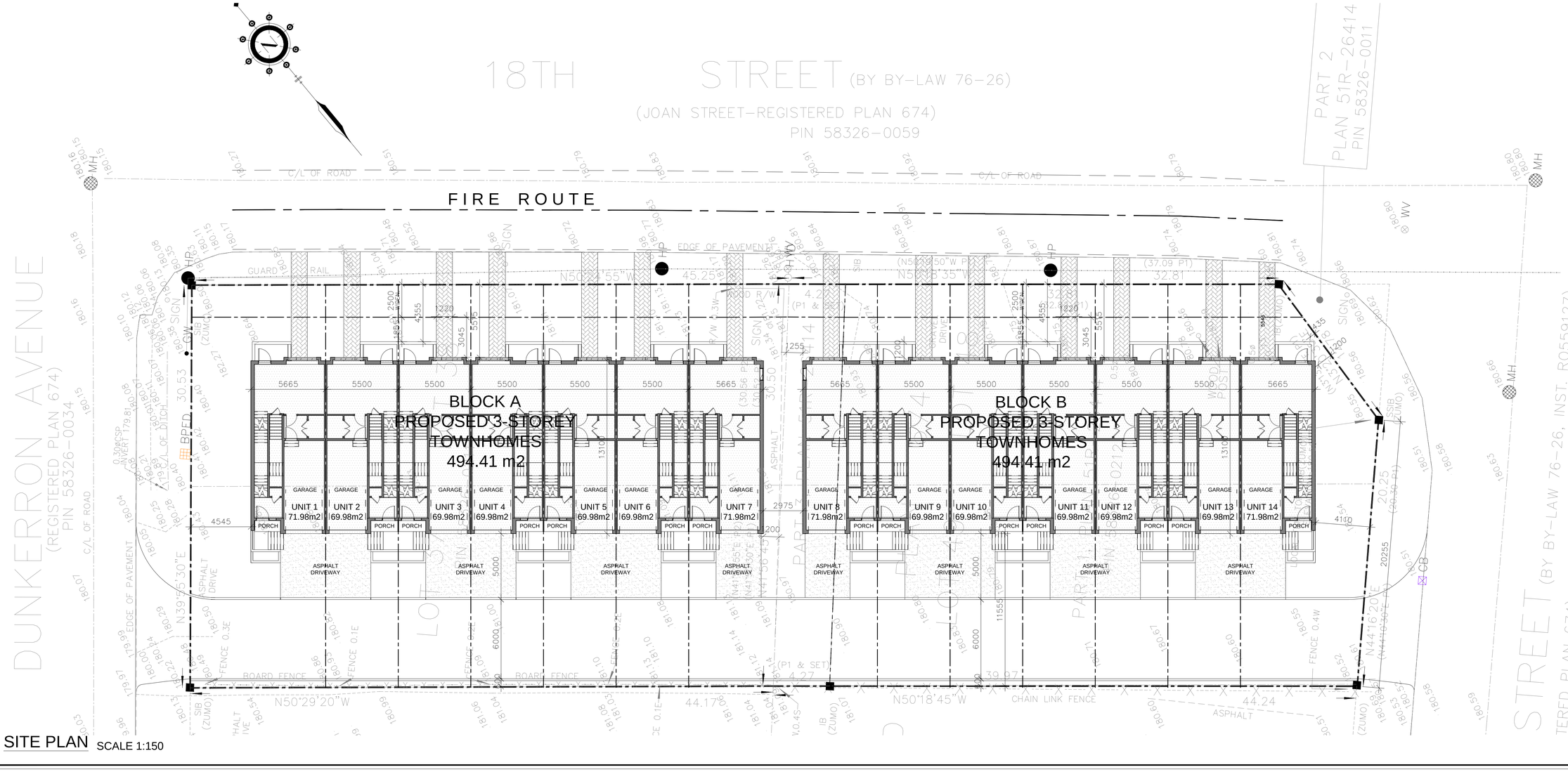
ALL OF LOT 37, 38, 49 AND PART OF LOT 48
REGISTERED PLAN 674
TOWN OF WASAGA BEACH
COUNTY OF SIMCOE

5 0 5 10 15 20 25m

SCALE = 1:300

DINO R.S. ASTRI, O.L.S.






SITE PLAN SCALE 1:150


**Ian S Malcolm** ARCHITECTS
174 BAYFIELD ST
Barrie, ON L4N 3B5
T: 705.726.2342
E: ian@ismarchitects.ca


| No. | ISSUE/ REVISION | DATE |
|---|---|---|
| 1 | CLIENT REVIEW | JULY 13/16 |
| 2 | CLIENT REVIEW | JULY 20/16 |
| 3 | SURVEY ADDED | SEPT 16/16 |
| 4 | RD. WIDENING REVS'D | MAR 29/17 |
| 5 | RD. WIDENING INCRS'D | APR 10/17 |
| 6 | MOSLEY WIDEN. RMVD | APR 11/17 |
| 7 | NORTH BLOCK ADDED | APR 28/17 |
| 8 | UPDATED TOPO SURVEY | MAY 08/17 |
| 9 | ISSUE FOR SUBMISSION | JUL 26/17 |
| 10 | ISSUE FOR O.P & ZBL | SEPT 19/17 |

STAMP
ONTARIO ASSOCIATION OF ARCHITECTS
IAN S. MALCOLM
LICENCE
2853

DO NOT SCALE DRAWINGS.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

A DETAIL No.
B SHEET No. WHERE DETAILED

ORIENTATION

CLIENT
A.D.A. HOMES LTD.
1 CHANNEN COURT,
BARRIE, ONTARIO.
E-MAIL:
andrew-adahomes@hotmail.com

PROJECT
7 TOWNHOMES
MOLSEY STREET,
WASAGA BEACH, ONTARIO

PROJECT INFORMATION

| | |
|---|---|
| PROJECT No.: | 163877 |
| DRAWN BY: | SP |
| CHECKED BY: | ISM |
| DATE: | 20.09.2017 |
| SCALE: | AS NOTED |

DRAWING
SITE PLAN

DRAWING No.
A100

163877 WASAGA TOWNS SP_4