



# Wasaga Meadows East Phase 4 Concept Plan

SE Corner of Theme Park Drive & Wally Drive  
Wasaga Beach, County of Simcoe

## Legend

-  Subject Lands  
Area: 30,920.4m<sup>2</sup> (7.64 ac)
-  Residential Units

## Residential Units

4-Plex Units:	20
6-Plex Units:	30
8-Plex Units:	16
<b>Total Residential Units:</b>	<b>66</b>

## Site Stats

	Required (R3 Zone)	Proposed
Lot Area (per lot)	210m	261.9m <sup>2</sup>
Lot Frontage	27m	160.1m
Landscaped Open Space	30%	49.2%
Coverage	40% (max)	30.3%
Width Per Unit	7m	8.2m
Dwelling Unit Area	65m <sup>2</sup>	139.9m <sup>2</sup>
Units Per Structure	8 (max)	8 (max)
Parking Spaces	2/Unit	132 + 33 Visitor
<b>Setbacks</b>		
Front Yard	6m	7.7m
Rear Yard	7.6m	7.6m
Int. Side Yard	6m	9.0m
Ext. Side Yard	5m	12.2m

Source: Plan 51R-28360 prepared by Rodney G. Reynolds O.L.S., dated December 3, 1998.

Scale: 1:1,000



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