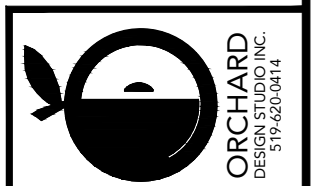


**SITE DATA - R4 ZONING (Apartment) 67 Units**

REGULATION	MINIMUM REQUIRED	PROPOSED
LOT AREA (MINIMUM)	835 sq.m.	12,469.40 sq.m. (1.25Ha)
LOT FRONTAGE (MINIMUM)	30.00 m	159.26 m
FRONT YARD DEPTH (MINIMUM)	6.00 m	15.00 m
EXTERIOR SIDE YARD (MINIMUM)	6.00 m	20.39 m
INTERIOR SIDE YARD (MINIMUM)	6.00 m	70.11 m
REAR YARD (MINIMUM)	6.00 m	62.78 m
BUILDING HEIGHT (MAXIMUM)	12.00 m	*20.70 m
BUILDING GROSS FLOOR (MAXIMUM)	100% OF LOT AREA (12,469 sq.m.)	52.55% (6,552 sq.m.)
LOT (BLDG.) COVERAGE MAX.	35% (4,364.3 sq.m.)	8.76% (1,092.7 sq.m.)
LANDSCAPE OPEN SPACE (MINIMUM)	35% (4,364.3 sq.m.)	59.41% (7,407.84 sq.m.)
RECREATIONAL USE AREA (MINIMUM)	5% ( 623.45 sq.m.)	5.23% (652 sq.m.)

**PARKING REQUIREMENTS:**  
 TOTAL PARKING REQUIRED 1.75 SPACES PER UNIT x 67 = 118 SPACES  
 \*PARKING PROVIDED = 106 SPACES (1.58 SPACES PER UNIT)  
 BARRIER FREE PARKING SPACES REQUIRED = 5  
 BARRIER FREE PARKING SPACES PROVIDED = 5  
 \*VARIANCES REQUIRED FROM R4 ZONE



STATUS	RE-ZONING	DATE	NO.	REVISION
PLOTTED	2020-08-11 10:08 PM			
SCALE	1:200			
DRAWN BY	USP			
DATE	AUGUST 2020			

**PROJECT**  
**BEACHWOOD RESIDENTIAL DEVELOPMENT**  
 BLOCK 43  
 Beachwood Road, Town of Wasaga Beach, Ontario

**TITLE**  
 SITE PLAN

SHEET No. **A1.2**

FILE: BLK 43 - SitePlan.dwg

FOLDER: ROMANIN

BEACHWOOD ROAD

BLOCK 49  
0.3m RESERVE