

NOTES:

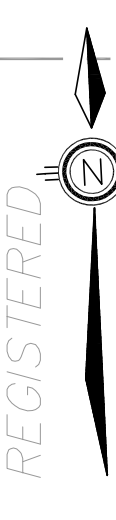
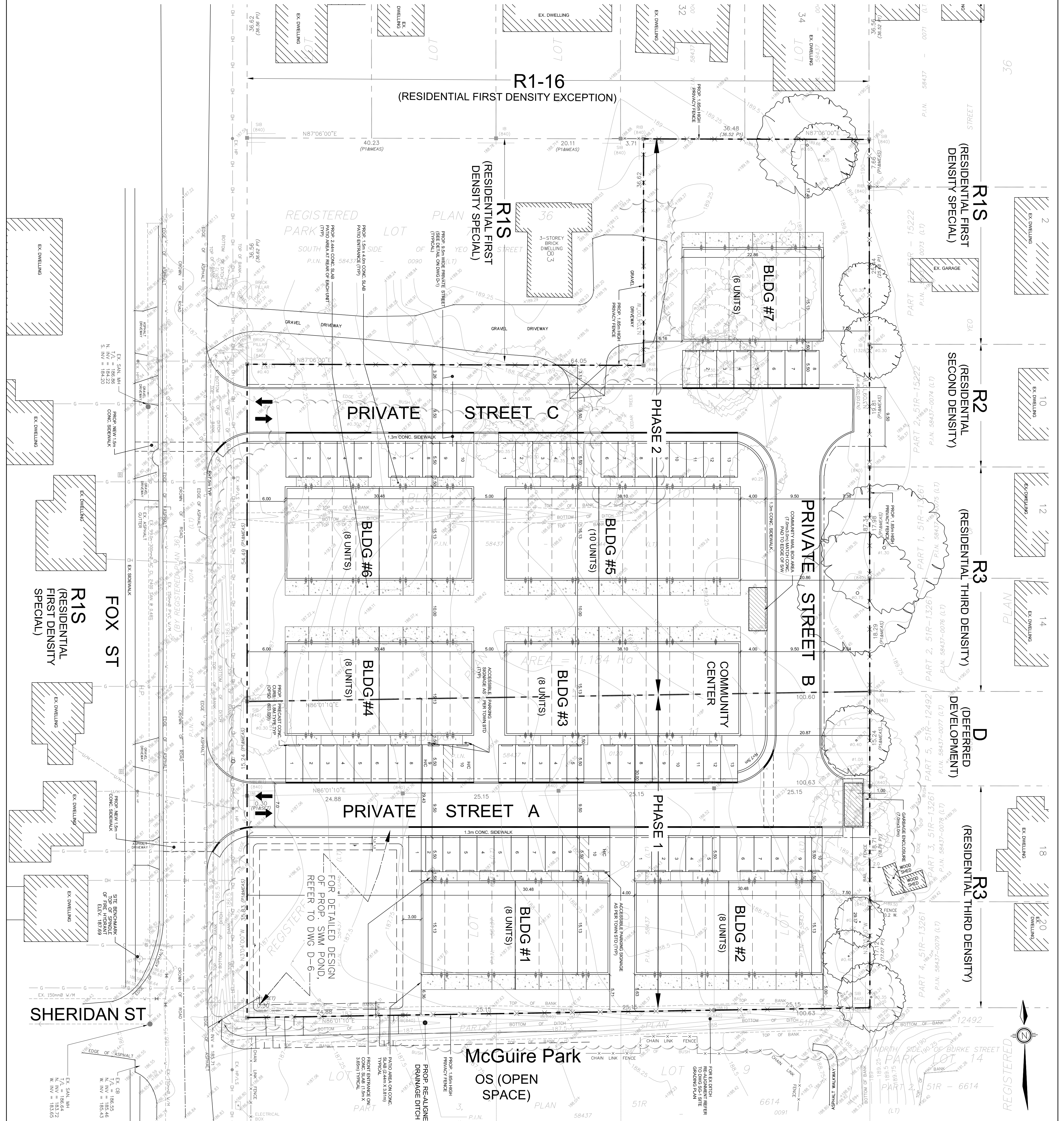
- 1. FOR ALL SITE SERVING WORKS, REFER TO DWG SS-1.
- 2. FOR ALL SITE GRADING WORKS, REFER TO DWG SG-1.
- 3. FOR ALL EROSION AND SEDIMENT CONTROL WORKS, REFER TO DWG ESC-1.
- 4. FOR ALL LANDSCAPE WORKS, REFER TO LANDSCAPE ARCHITECTURAL PLANS.
- 5. FOR ALL STREET AND BUILDING LIGHTING WORKS, REFER TO ELECTRICAL DESIGN DWGS.
- 6. FOR 9.5m WIDE PRIVATE ROAD SECTION, REFER TO CIVIL DESIGN DWGS.
- 7. FOR ALL SIGNAGE AND PARKING PAINTED LINE WORKS, REFER TO DWG P-1.

SITE INFORMATION ZONING CHART

MUNICIPAL ADDRESS: 77 FOX STREET PENETANGUISHENE ON PHASE 1 OP-NEIGHBOURHOOD AREA		
ZONING: RESIDENTIAL THIRD DENSITY R3 (BY LAW 2000-02)		
DESCRIPTION	REQUIRED	PROVIDED
NO. OF UNITS	16	16
MIN. LOT AREA (230m ² /UNIT X 56)	3600m ²	5145m ²
MIN. LOT FRONTAGE	30m	51.7m
MAX. LOT COVERAGE	35%	17.3%
MIN. FRONT YARD	6.0m	28.0m
MIN. REAR YARD	7.5m	7.5m
MIN. NORTH INTERIOR SIDE YARD	6.0m	29.89m
MIN. SOUTH INTERIOR SIDE YARD	2.0m	5.0m
MIN. GROSS FLOOR AREA (FOR 1 BEDROOM UNITS)	51m ²	55.74m ²
MAX. BUILDING HEIGHT	11.0m	
MAX. ACCESSORY BUILDING HEIGHT	4.0m	
MAX. ACCESSORY BUILDING SETBACK FROM SIDEYARD	1.0m	29.17m
REAR YARD	1.0m	1.0m
MINIMUM REAR YARD (BY LAW 2000-02)	288m ²	484m ²
MINIMUM REAR YARD (BY LAW 2000-02)		
TOTAL PARKING SPACES (5.5x2.76)	24	24
ACCESSIBLE SPACES	1 (4% OF TOTAL)	1 (4% OF TOTAL)

DENSITY		
PHASE 1 & 2 EXISTING ZONING: RESIDENTIAL THIRD DENSITY R3 AND DEFERRED DEVELOPMENT D (BY LAW 2000-02) PROPOSED: RESIDENTIAL THIRD DENSITY SPECIAL R3-SP.		
DESCRIPTION	REQUIRED	PROVIDED
NO. OF UNITS	16	56
LOT AREA (230m ² /UNIT X 56)	12,800m ²	11,870m ²
MIN. LOT FRONTAGE	30.0m	105.5m
MAX. LOT COVERAGE	35%	28.3%
MIN. FRONT YARD	6.0m	6.0m
MIN. REAR YARD	7.5m	7.5m
MIN. NORTH INTERIOR SIDE YARD	6.0m	17.48m
MIN. SOUTH INTERIOR SIDE YARD	2.0m	5.0m
MIN. GROSS FLOOR AREA (FOR 1 BEDROOM UNITS)	51m ²	55.74m ²
MAX. BUILDING HEIGHT	11.0m	
MAX. ACCESSORY BUILDING SETBACK FROM SIDEYARD	1.0m	29.17m
REAR YARD	1.0m	1.0m
MINIMUM REAR YARD (BY LAW 2000-02)	1008m ²	1440m ²
MINIMUM REAR YARD (BY LAW 2000-02)		
TOTAL PARKING SPACES (5.5x2.76)	24	74
ACCESSIBLE SPACES	1 (4% OF TOTAL)	3 (4% OF TOTAL)
DENSITY	47.5 UNITS/HA	

CONSULTING ENGINEER: **JFIVE DEVELOPMENTS LTD.**
1 Parker Ct., Berlin, ON L4N 2A6
Call: 705-794-0301 Email: john.foster@five.com



KEY PLAN

N.T.S.

SURVEY NOTES:

1. PERFORM SURVEY AND FIELD PLOTS PER SMM 513, HARVEY AND ASSOCIATES INC. DATED JULY 2019
2. TOPOGRAHICAL SURVEY PROVIDED BY RUDY WAK SURVEYING LTD. O.S. FILE NO. 14347, DATED OCT. 7, 2020.

BENCHMARK:

1. BENCHMARK MARK IS THE TOP OF THE IRON PIPE (513.81) SIDE OF SHERIDAN STREET.
2. BENCHMARK ELEVATION = 187.69m

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION. DIMENSIONS OR ERRORS ARE TO BE REPORTED TO THE CONSULTANT IMMEDIATELY UPON DISCOVERY.
2. NO WORK IS TO PROCEED BEFORE CLEARANCE OF THE CONSULTANT. DISCREPANCIES, ERRORS, OR OMISSIONS ARE TO BE REPORTED TO THE CONSULTANT IMMEDIATELY UPON DISCOVERY.
3. ALL DIMENSIONS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED TO THE CONSULTANT FROM REQUEST FOR REVISIONS. ALL DIMENSIONS AND SPECIFICATIONS SHALL BE REPRODUCED WITHOUT THE PERMISSION OF THE CONSULTANT.
4. CONSULTANT'S WORKS ON MUNICIPAL PROPERTY A ROAD AVENUE, DRIVE OR DEVELOPMENT DERIVED FROM SURVEY BY RUDY WAK SURVEYING, SHALL BE OBTAINED FROM THE TOWN OF PENETANGUISHENE, 51 R STREET, NORTH BAY, ONTARIO, L4N 2A6.
5. ALL EXISTING UTILITIES SHOWN ON THE DRAWING ARE LOCATED APPROXIMATELY AS SHOWN. THEY SHALL BE VERIFIED BY THE CONTRACTOR FOR COMPLETE ACCURACY BEFORE CONSTRUCTION.
6. LANDSCAPING WORKS SHALL BE REFERRED TO THE LANDSCAPE ARCHITECTURAL DRAWINGS - REFER TO THE SURVEY NOTES ON THIS DRAWING
7. BENCHMARK ELEVATIONS - REFER TO THE SURVEY NOTES ON THIS DRAWING

LEGEND:

- SUBJECT PROPERTY
- PROPOSED CURBED LINE
- DASHED DEPRESSED CURBED LINE
- EX. BUILDING
- PROP. BUILDING ADDITION
- EX. HYDRO POLE
- EX. WATER MAIN
- EX. GAS MAIN AND SERVICES
- EX. SANITARY SEWER
- OVERHEAD HYDRO
- UNDERGROUND HYDRO
- EX. STORM SEWER
- PROPOSED PRIVACY FENCE
- PROPOSED STORM SEWER
- NIGHT SKY MOUNTED LIGHTING
- D.M.W.
- DOMESTIC WATER STOP
- PROPOSED S.M. SEWER
- PROPOSED WATER SERVICE
- WALL LIGHT
- EX. VALVE & BOX

ITEM	DESCRIPTION	DATE	BY	APPROVD
1	SITE PLAN SUBMISSION	NOV 20/20	J.F.	J.F.

SCHEDULE OF REVISIONS

PROJECT: Sunshine Village Foxpark Development Corporation Penetangushene, Ontario

TITLE: PROPOSED SITE PLAN

CONSULTING ENGINEER: **JFIVE DEVELOPMENTS LTD.**
1 Parker Ct., Berlin, ON L4N 2A6
Call: 705-794-0301 Email: john.foster@five.com

TOWN OF PENETANGUISHENE

SCALE: SP-1

PROJECT NO: 134

DWG. NO. SP-1

DESIGNED: J.F. DATE: NOV 20/20

CHECKED: J.F.