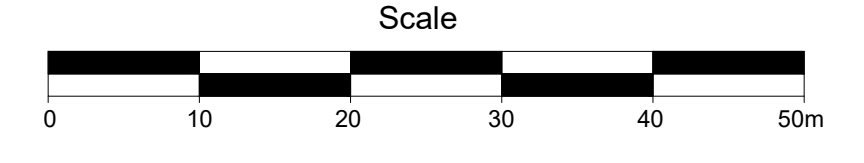


CONCEPTUAL SITE PLAN



- LEGEND**
- Subject Site (7,715.19m² / 0.77ha)
 - Proposed 5 Storey Apartment Building - 44 units / building
 - Private Balconies
 - Sidewalk
 - Landscape Open Space

RESIDENTIAL THREE (R3) ZONE		
Provisions	Required	Provided
Permitted Uses	Multiple Dwelling Unit	Multiple Dwelling Unit
Max. Density (5.4.5.4. RM-4)	36 units	88 units
Min. Lot Frontages (5.4.5.4. RM-4)	30.00m	147.97m (Hope St.)
Min. Lot Area (5.4.5.4. RM-4)	3,500.00m ²	7,715.19m ²
Min. Front Yard Setback (5.4.5.4. RM-4)	4.00m	- 7.68m (platform) - 9.00m (bldg.) (Hope St.)
Min. Interior Side Yard Setback (5.4.5.4. RM-4)	3.00m	- 6.09m (platform) - 8.81m (bldg.) (Fox St.)
Min. Exterior Side Yard Setback (5.4.5.4. RM-4)	3.00m	- 3.00m (platform) - 5.56m (bldg.) (Fox St.)
Min. Rear Yard Setback (5.4.5.4. RM-4)	22.00m	- 8.99m (platform) - 8.99m (bldg.)
Max. Height	14.00m	18.00m (5 storeys)
Max. Lot Coverage (5.4.5.4. RM-4)	40%	32.22% (2,486.32m ² - incl. balconies)
Snow Storage (5.2.10)	(An outdoor lot designed to accommodate 5 or more parking spaces, shall provide an area equivalent to 5% of the number of required spaces for the purpose of snow storage)	> 5.00%
Required Parking: Multiple Dwelling Unit	(1.5 parking spaces / DU + 0.25 parking spaces / DU for visitors)	134 parking spaces
Size of Parking Spaces (5.2.5)	width: 2.75m length: 5.50m	- width: 2.75m - length: 5.50m
Required B.F. Parking Spaces	4 Type 'A' and 4 Type 'B' B.F. space (5% of required parking spaces)	4 Type 'A' and 4 Type 'B' B.F. space
Size of B.F. Space (5.5.a / 5.5.b)	- width: 3.40m + 1.50m aisle - length: 5.50m (Type 'A') - width: 2.40m + 1.50m aisle - length: 5.50m	- width: 3.40m + 1.50m aisle - length: 5.50m - width: 3.10m + 1.50m aisle - length: 5.50m
Parking Aisles Width (5.2.7.a)	6.00m (2-way aisle)	6.00m
Width of Access Ramps & Driveways (5.2.8a)	Access ramps & driveway accessing a parking area or parking garage shall be a min. of 3.00m in width for a one-way and a min. 6.00m in width for two-way traffic	6.00m
Bicycle Parking Requirements (5.6.a)	(In cases where 13 or more motor vehicle parking spaces are required, the min. number of bicycle parking spaces provided shall be 10% of the required number of motor vehicle parking spaces)	T.B.D.
Bicycle Parking Requirements (5.6.b)	- width: 0.90m - length: 1.90m	T.B.D.
Location of Parking (5.7.a)	Parking areas shall be setback a min. 1.20m from any building or structure	1.50m

Source: The Corporation of the Town of Penetanguishene By-Law 2000-02
 Town of Penetanguishene Zoning By-Law No. 2022-17
 The County of Simcoe Interactive Mapping, 2022
 Note: Information shown is approximate and subject to change.

CONCEPTUAL SITE PLAN - 88 UNITS

176 & 200 FOX ST., PENETANGUISHENE, ON

SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: Apr. 3, 2023 Drawn By: A.S.
 File: 21 - 1148 Checked: K.T.