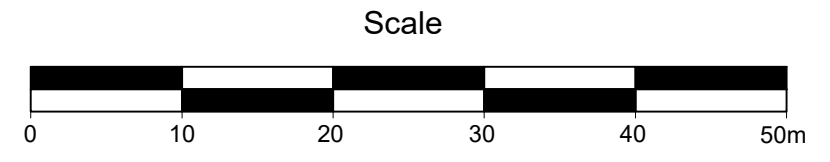


CONCEPTUAL SITE PLAN



- ### LEGEND
- Ownership Area:
 - Area: 66,950.44m² / 6.69ha
 - Development Limit
 - Area: 29,269.89m² / 2.92ha
 - Density: 42.75 units / ha
 - Condo Development Limit
 - Area: 25,097.31m² / 2.51ha
 - Density: 49.40 units / ha
 - Lands to be Conveyed to N.V.C.A.
 - Area: 1,005.16 m²
 - Single Detached - 8 lots
 - 2 Storey Standard Townhouse Dwellings - 34 units
 - Unit Size: 6.10m x 12.00m
 - Unit G.F.A.: 128.40m² (excl. garage)
 - 3 Storey Standard Townhouse Dwellings - 48 units
 - Unit Size: 6.10m x 12.00m
 - Unit G.F.A.: 201.60m² (excl. garage)
 - 3 Storey Stacked Back-to-Back Townhouse Dwellings - 34 units
 - Dwelling Size: 6.65m x 17.50m
 - Unit G.F.A.: 155.57m² / unit (excl. garage)
 - Amenity Area (1,264.54m²)
 - Fire Route
 - N.V.C.A. Reg. Limit
 - Sidewalk

Total Parking: 249 spaces (excl. single detached)

- 17 visitor parking spaces incl. 7 B.F. spaces
- 232 spaces (incl. garage)

Source: Township of Clearview Zoning By-Law
County of Simcoe Interactive Mapping

Note: Information shown is approximate and subject to change.

RESIDENTIAL MULTIPLE LOW DENSITY (RS3) ZONE		
Provisions	Required	Provided
Min. Lot Area	400.0m ²	423.37m ²
Min. Lot Frontage	13.5m	> 13.50m
Min. Front Yard Dwelling	6.0m	> 6.00m
Min. Rear Yard	6.0m	> = 6.0m
Min. Interior Side Yard	1.2m	> = 1.2m
Min. Exterior Side Yard	4.0m	N.A.
Max. Coverage	50%	> 50.00%
Max. Height of Principal Buildings and Structures	10.0m	< 10.00m
Required Parking: Residential	2 spaces / unit	2 spaces / unit (incl. garage)

RESIDENTIAL MULTIPLE MEDIUM DENSITY (RS5) ZONE		
Provisions	Required	Provided
Min. Lot Area	200.0m ² / unit	121.82m ² (3 storey towns)
Min. Lot Frontage	6.1m / unit	6.10m
Min. Front Yard Dwelling	- 6.0m to dwelling	> 6.00m (County Rd. 9)
	- 8.0m where the driveway abuts the dwelling	> 6.00m (County Rd. 9)
Min. Rear Yard	6.0m	6.00m (northern property line)
Min. Interior Side Yard	2.0m and 0.0m on any shared wall	3.44m (western property line)
Min. Exterior Side Yard	6.0m	6.42m (Fairgrounds Rd. S.)
Max. Coverage	50%	31.82% 7,987.39 m ² (bldg areas) / 25,097.31 m ² (condo development limit)
Max. Height of Principal Buildings and Structures	11.0m	< 11.0
Min. Outdoor Amenity Space	1,160m ² for 116 units (10.0m ² / unit)	1,264.54m ²
Parking Screen	Common parking facilities shall be located no closer than 3.0m to a lot line	> 3.00m from a lot line
Required Parking: Residential	2 spaces / unit	2 spaces / unit (incl. garage)
Required Barrier Free Parking	7 B.F. spaces	7 B.F. spaces
Parking Space Size	- width: 3.0m	- width: 3.00m
	- length: 6.0m	- length: 6.00m
Barrier Free Parking Size	- width: 4.6m	- width: 4.60m
	- length: 6.0m	- length: 6.00m
Min. Aisle Width	7.0m	7.00m

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1	2025-06-04	Overlay the survey and update the dev. limits	A.G.
2	2025-06-23	Update the Legend	A.G.

CONCEPTUAL SITE PLAN - 124 UNITS

267 COLLINGWOOD ST., CREEMORE

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 647 WELHAM ROAD, UNIT 9, BARRIE, ON, CAN L0T 0B7
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: June 4, 2025 Drawn By: A.S.
 File: 23 - 1297 Checked: K.B.