

LOT 1 AREA			
Number	Comments	Area	%
Lot 1	1 HARDSCAPE	21.38 m <sup>2</sup>	5.22%
Lot 1	2 SOFTSCAPE	283.99 m <sup>2</sup>	69.35%
Lot 1	3 BUILT AREA	104.10 m <sup>2</sup>	25.42%

LOT 19 AREA			
Number	Comments	Area	%
Lot 19	1 HARDSCAPE	21.38 m <sup>2</sup>	7.66%
Lot 19	2 SOFTSCAPE	158.54 m <sup>2</sup>	56.84%
Lot 19	3 BUILT AREA	99.03 m <sup>2</sup>	35.50%

LOT 7 AREA			
Number	Comments	Area	%
Lot 7	1 HARDSCAPE	22.39 m <sup>2</sup>	8.19%
Lot 7	2 SOFTSCAPE	151.80 m <sup>2</sup>	55.55%
Lot 7	3 BUILT AREA	99.06 m <sup>2</sup>	36.25%

LOT 24 AREA			
Number	Comments	Area	%
Lot 24	1 HARDSCAPE	13.33 m <sup>2</sup>	4.78%
Lot 24	2 SOFTSCAPE	159.82 m <sup>2</sup>	57.30%
Lot 24	3 BUILT AREA	105.75 m <sup>2</sup>	37.92%

LOT 13 AREA			
Number	Comments	Area	%
Lot 13	1 HARDSCAPE	21.36 m <sup>2</sup>	7.74%
Lot 13	2 SOFTSCAPE	155.60 m <sup>2</sup>	56.37%
Lot 13	3 BUILT AREA	99.08 m <sup>2</sup>	35.89%

LOT 25 AREA			
Number	Comments	Area	%
Lot 25	1 HARDSCAPE	13.58 m <sup>2</sup>	8.33%
Lot 25	2 SOFTSCAPE	52.51 m <sup>2</sup>	32.21%
Lot 25	3 BUILT AREA	96.95 m <sup>2</sup>	59.46%

LOT 14 AREA			
Number	Comments	Area	%
Lot 14	1 HARDSCAPE	22.67 m <sup>2</sup>	13.33%
Lot 14	2 SOFTSCAPE	60.93 m <sup>2</sup>	35.83%
Lot 14	3 BUILT AREA	86.45 m <sup>2</sup>	50.84%

LOT 26 AREA			
Number	Comments	Area	%
Lot 26	1 HARDSCAPE	13.24 m <sup>2</sup>	4.45%
Lot 26	2 SOFTSCAPE	177.99 m <sup>2</sup>	59.83%
Lot 26	3 BUILT AREA	106.25 m <sup>2</sup>	35.72%

LOT 15 AREA			
Number	Comments	Area	%
Lot 15	1 HARDSCAPE	23.83 m <sup>2</sup>	13.99%
Lot 15	2 SOFTSCAPE	59.95 m <sup>2</sup>	35.19%
Lot 15	3 BUILT AREA	86.57 m <sup>2</sup>	50.82%

LOT 27 AREA			
Number	Comments	Area	%
Lot 27	1 HARDSCAPE	21.68 m <sup>2</sup>	12.69%
Lot 27	2 SOFTSCAPE	62.66 m <sup>2</sup>	36.69%
Lot 27	3 BUILT AREA	86.45 m <sup>2</sup>	50.62%

LOT 16 AREA			
Number	Comments	Area	%
Lot 16	1 HARDSCAPE	23.80 m <sup>2</sup>	13.96%
Lot 16	2 SOFTSCAPE	60.12 m <sup>2</sup>	35.25%
Lot 16	3 BUILT AREA	86.63 m <sup>2</sup>	50.79%

LOT 28 AREA			
Number	Comments	Area	%
Lot 28	1 HARDSCAPE	21.38 m <sup>2</sup>	7.68%
Lot 28	2 SOFTSCAPE	157.95 m <sup>2</sup>	56.74%
Lot 28	3 BUILT AREA	99.03 m <sup>2</sup>	35.58%

ISSUED FOR SITE PLAN APPROVAL #2

HILL RIDGE HOMES (2020-24) COLLEENWOOD, ONT. DATE: FEB 23 - 2022 12:05

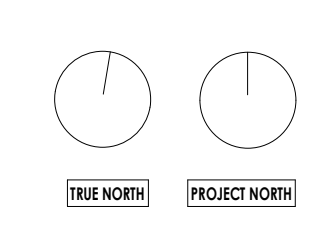
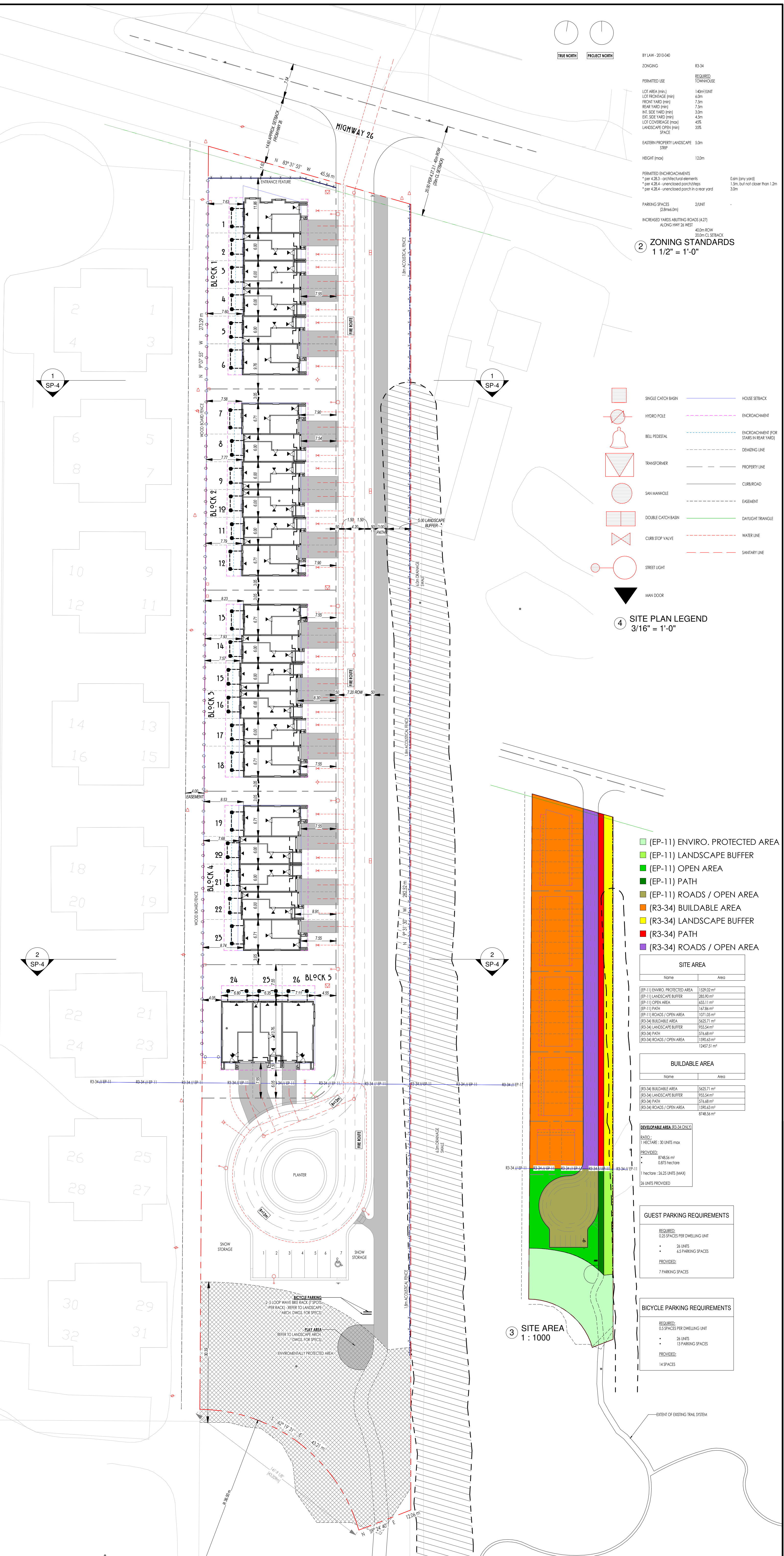
CRANBERRY MARSH ESTATES COLLINGWOOD, ONT. DATE: FEB 23 - 2022 12:05

DESIGN BY: SP-1

OVERALL SITE PLAN

#	DESCRIPTION	DATE	BY
1	ISSUED FOR CLIENT REVIEW	2021-04-27	CJO
2	ISSUED FOR CLIENT REVIEW	2021-05-27	CJO
3	ISSUED FOR CLIENT REVIEW	2021-06-07	CJO
4	ISSUED FOR CLIENT REVIEW	2021-06-08	CJO
5	ISSUED FOR MUNICIPAL REVIEW	2021-06-11	CJO
6	ISSUED FOR MUNICIPAL REVIEW	2021-09-15	CJO
7	UPDATED PER MUNICIPAL REVIEW	2021-09-16	CJO
8	UPDATED AS PER MUNICIPAL COMMENTS	2021-09-28	CJO
9	UPDATED AS PER CLIENT COMMENTS	2021-10-06	CJO
10	UPDATED AS PER CLIENT COMMENTS	2021-10-12	CJO
11	UPDATED AS PER CLIENT COMMENTS	2021-11-15	CJO
12	UPDATED AS PER CLIENT COMMENTS	2021-11-22	CJO
13	REV./AS PER LOT 7A SIDEWALK @ 4.0m	2021-12-06	CJO
14	UPDATED AS PER CLIENT COMMENTS	2021-12-22	CJO
15	ISSUED FOR CLIENT REVIEW	2022-02-17	CJO
16	ISSUED FOR CLIENT REVIEW	2022-02-17	CJO
17	ISSUED FOR CLIENT REVIEW	2022-03-02	CJO
18	ISSUED FOR SITE PLAN APPROVAL	2022-03-04	CJO
19	REVISED AS PER MUNICIPAL COMMENTS	2022-03-19	CJO
20	REVISED AS PER MUNICIPAL COMMENTS	2022-03-21	CJO
21	REV./AS PER MUNICIPAL COMMENTS	2022-11-25	CJO
22	ISSUED FOR SITE PLAN APPROVAL	2022-12-05	CJO
23	ISSUED FOR SITE PLAN APPROVAL	2022-12-05	CJO
24	REV./AS PER CIVIL ENG. COMMENTS	2022-11-25	CJO

OVERALL SITE PLAN 1:400



BY-LAW: 2010-040

ZONING: R3-34

PERMITTED USE: RESIDENTIAL TOWNHOUSE

LOT AREA (m<sup>2</sup>): 1400 (UNIT)

LOT FRONTAGE (m): 4.0m

FRONT YARD (m): 3.0m

REAR YARD (m): 7.0m

INT. SIDE YARD (m): 3.0m

EXT. SIDE YARD (m): 4.0m

LOT COVERAGE (max): 45%

LANDSCAPE OPEN SPACE: 15%

EASTERN PROPERTY LANDSCAPE: 5.0m

DRP: 120m

HIGH (max): 12.0m

PERMITTED ENCROACHMENTS:

- \* per 4.2.3 - architectural elements: 0.6m (any yard)
- \* per 4.2.4 - unenclosed porches: 1.5m, but not closer than 1.2m
- \* per 4.2.4 - unenclosed porch in rear yard: 3.0m

PARKING SPACES: 20/21

INCREASED PARALLEL ABUTTING ROADS (H-27) ALONG HIGHWAY 26 WEST: 40m ROW

2 ZONING STANDARDS 1 1/2" = 1'-0"

4 SITE PLAN LEGEND 3/16" = 1'-0"

SINGLE CATCH BASIN	HOUSE SETBACK
HYDRO PILE	ENCROACHMENT
BELL PEDESTAL	ENCROACHMENT FOR STAIRS IN REAR YARD
TRANSFORMER	DEMOLITION LINE
SAN MANHOLE	PROPERTY LINE
DOUBLE CATCH BASIN	CURBROAD
CURB STOP VALVE	EASEMENT
STREET LIGHT	DAYLIGHT TRIANGLE
MAN DOOR	WATER LINE
	SANITARY LINE

3 SITE AREA 1:1000

Category	Area
(EP-11) ENVIRO. PROTECTED AREA	1529.02 m <sup>2</sup>
(EP-11) LANDSCAPE BUFFER	289.90 m <sup>2</sup>
(EP-11) OPEN AREA	465.11 m <sup>2</sup>
(EP-11) PATH	142.86 m <sup>2</sup>
(EP-11) ROADS / OPEN AREA	1071.05 m <sup>2</sup>
(R3-34) BUILDABLE AREA	5625.71 m <sup>2</sup>
(R3-34) LANDSCAPE BUFFER	955.54 m <sup>2</sup>
(R3-34) PATH	574.68 m <sup>2</sup>
(R3-34) ROADS / OPEN AREA	1590.63 m <sup>2</sup>
<b>TOTAL</b>	<b>12467.51 m<sup>2</sup></b>

Category	Area
(R3-34) BUILDABLE AREA	5625.71 m <sup>2</sup>
(R3-34) LANDSCAPE BUFFER	955.54 m <sup>2</sup>
(R3-34) PATH	574.68 m <sup>2</sup>
(R3-34) ROADS / OPEN AREA	8748.56 m <sup>2</sup>

DEVELOPABLE AREA (R3-34 ONLY)

RATIO: 1 hectare = 30 UNITS max

PROVIDED: 8748.56 m<sup>2</sup> = 0.875 hectare

1 hectare = 26.25 UNITS (MAX)

26 UNITS PROVIDED

GUEST PARKING REQUIREMENTS

REQUIRED: 0.25 SPACES PER DWELLING UNIT

- 26 UNITS
- 6.5 PARKING SPACES

PROVIDED: 7 PARKING SPACES

BICYCLE PARKING REQUIREMENTS

REQUIRED: 0.5 SPACES PER DWELLING UNIT

- 26 UNITS
- 13 PARKING SPACES

PROVIDED: 14 SPACES

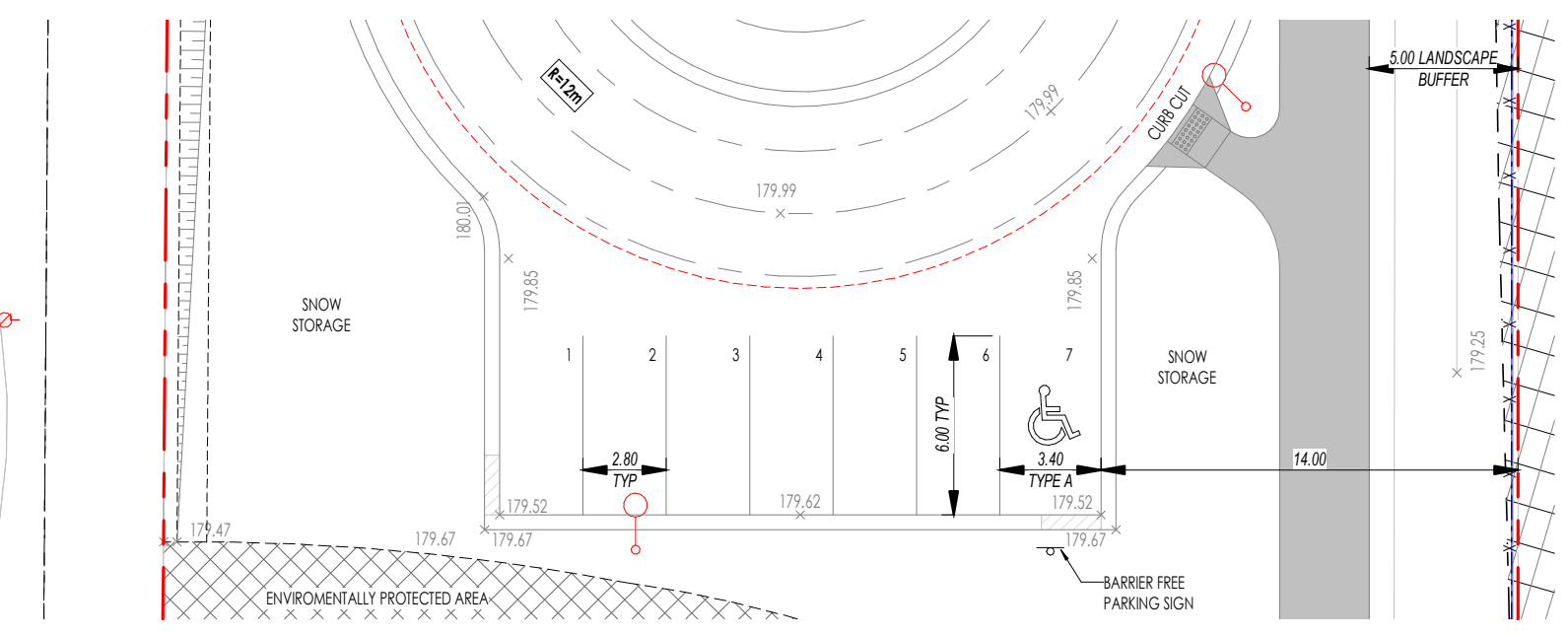
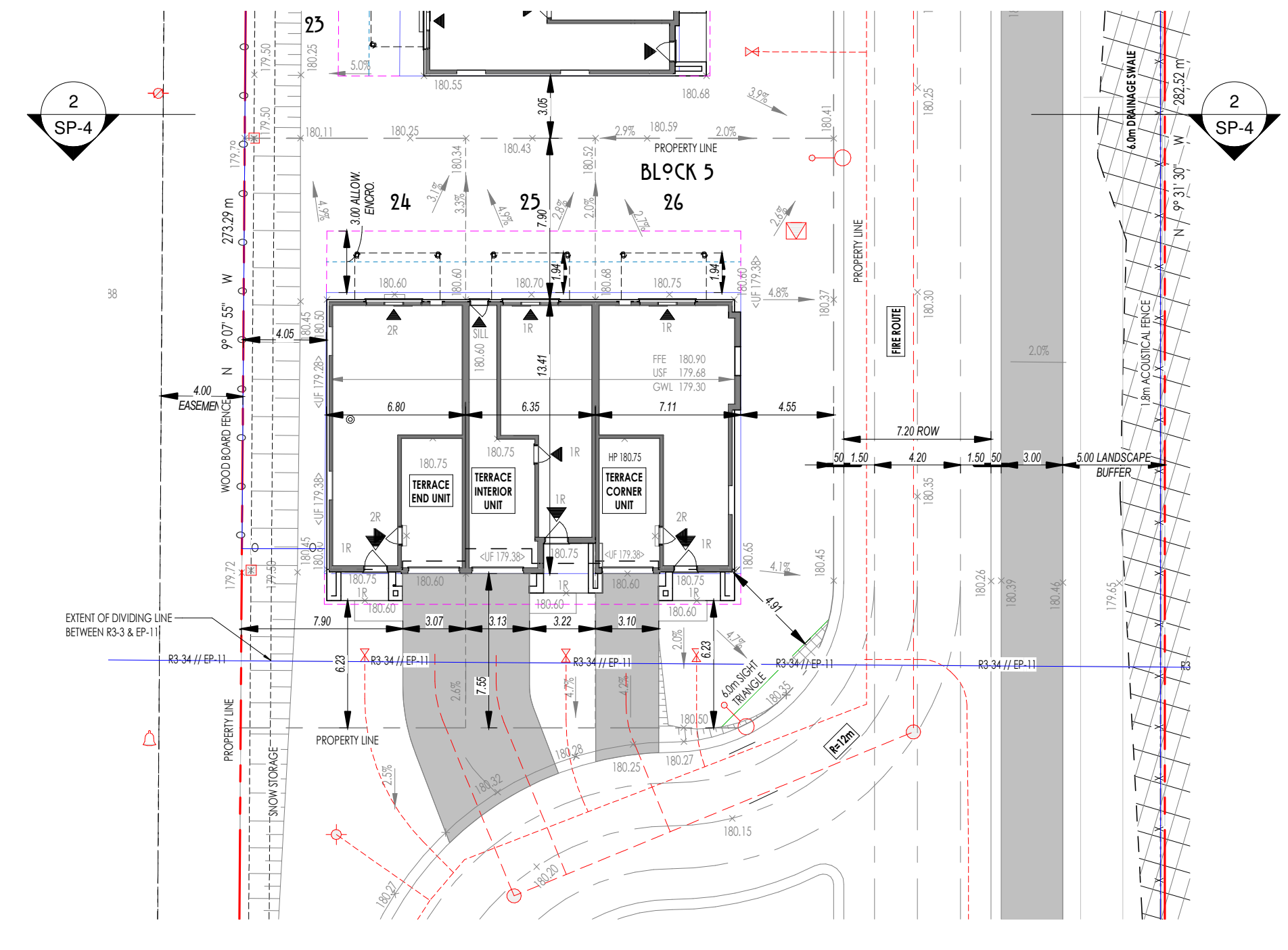
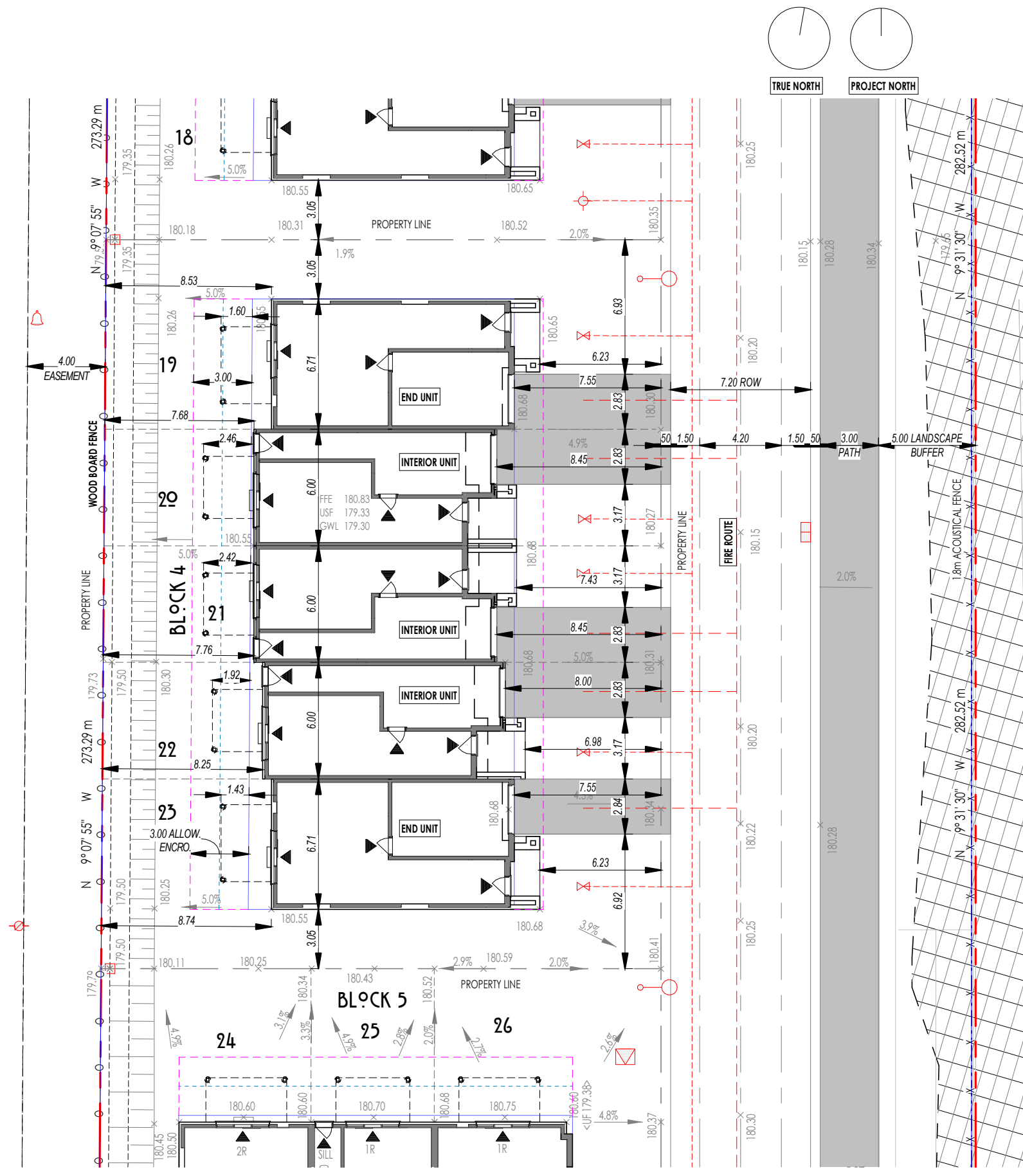
EXTENT OF EXISTING TRAIL SYSTEM



EXTERIOR ELEMENTS	MANUFACTURER	COLLECTION	COLOR
HORIZONTAL SIDING	JAMES HARDIE	SELECT CEDARWALL	EVENING BLUE
WINDOW & DOOR TRIM	JAMES HARDIE	SELECT CEDARWALL	ARCTIC WHITE
BOARD & BATTEN SIDING	JAMES HARDIE	VERTICAL SIDING - SELECT CEDARWALL	EVENING BLUE
PANEL SIDING	JAMES HARDIE	PANEL SIDING - STATMENT COLLECTION	ARCTIC WHITE
MASONRY	ARRICRAFT	STAGEL	TRADITIONAL GREY
SHINGLES	ROY	CAMBRIDGE	DIAM BLACK
SHINGLES	ROY	CAMBRIDGE	BLACK
FRONT DOOR	SHERWIN WILLIAMS	See Spec 2W7615	See Spec 2W7615
GARAGE DOOR	SHERWIN WILLIAMS	See Spec 2W7615	See Spec 2W7615
WINDOWS	ROY	ROY PICKETS	BLACK
RAILINGS	ROY	ROY PICKETS	BLACK



EXTERIOR ELEMENTS	MANUFACTURER	COLLECTION	COLOR
HORIZONTAL SIDING	JAMES HARDIE	SELECT CEDARWALL	IRON GRAY
WINDOW & DOOR TRIM	JAMES HARDIE	SELECT CEDARWALL	IRON GRAY
BOARD & BATTEN SIDING	JAMES HARDIE	VERTICAL SIDING - SELECT CEDARWALL	IRON GRAY
PANEL SIDING	JAMES HARDIE	PANEL SIDING - STATMENT COLLECTION	IRON GRAY
MASONRY	ARRICRAFT	PERCO	SILVERADO
SHINGLES	ROY	CAMBRIDGE	DIAM BLACK
SHINGLES	ROY	CAMBRIDGE	BLACK
FRONT DOOR	SHERWIN WILLIAMS	See Spec 2W7615	See Spec 2W7615
GARAGE DOOR	SHERWIN WILLIAMS	See Spec 2W7615	See Spec 2W7615
WINDOWS	ROY	ROY PICKETS	BLACK
RAILINGS	ROY	ROY PICKETS	BLACK



3 VISTOR PARKING  
1 : 250

1 BLOCK 4  
1 : 250

BLOCK 4 - AREA & COVERAGE			
Lot #	Area	LAND USE (%)	
BLOCK 4 (BUILT AREA)	457.87 m <sup>2</sup>	46.33%	
BLOCK 4 - LOT 18 YARD	179.97 m <sup>2</sup>	18.27%	
BLOCK 4 - LOT 19 YARD	85.42 m <sup>2</sup>	7.94%	
BLOCK 4 - LOT 20 YARD	85.41 m <sup>2</sup>	7.93%	
BLOCK 4 - LOT 21 YARD	85.43 m <sup>2</sup>	7.95%	
BLOCK 4 - LOT 22 YARD	85.41 m <sup>2</sup>	7.94%	
BLOCK 4 - LOT 23 YARD	85.49 m <sup>2</sup>	8.85%	
BLOCK 4 - LOT 24 YARD	107.23 m <sup>2</sup>	10.92%	

BLOCK 4 - OPEN LANDSCAPE AREA			
Type	Area	LAND USE (%)	
HARDSCAPE	114.13 m <sup>2</sup>	10.40%	
SOFTSCAPE	504.43 m <sup>2</sup>	46.67%	
BUILT AREA	457.87 m <sup>2</sup>	42.93%	
	107.23 m <sup>2</sup>	100.00%	

BLOCK 4 - LOT AREA	
Lot #	Area
Lot 18	179.97 m <sup>2</sup>
Lot 19	85.42 m <sup>2</sup>
Lot 20	85.41 m <sup>2</sup>
Lot 21	85.43 m <sup>2</sup>
Lot 22	85.41 m <sup>2</sup>
Lot 23	85.49 m <sup>2</sup>
Lot 24	107.23 m <sup>2</sup>

LOT 19 AREA				
Number	Comments	Area	Land Use (%)	%
Lot 19	1 HARDSCAPE	21.38 m <sup>2</sup>	7.66%	
Lot 19	2 SOFTSCAPE	168.54 m <sup>2</sup>	56.84%	
Lot 19	3 BUILT AREA	99.03 m <sup>2</sup>	35.50%	

LOT 20 AREA				
Number	Comments	Area	Land Use (%)	%
Lot 20	1 HARDSCAPE	24.25 m <sup>2</sup>	14.11%	
Lot 20	2 SOFTSCAPE	61.17 m <sup>2</sup>	35.59%	
Lot 20	3 BUILT AREA	86.48 m <sup>2</sup>	50.31%	

LOT 21 AREA				
Number	Comments	Area	Land Use (%)	%
Lot 21	1 HARDSCAPE	24.25 m <sup>2</sup>	14.10%	
Lot 21	2 SOFTSCAPE	61.36 m <sup>2</sup>	35.67%	
Lot 21	3 BUILT AREA	86.42 m <sup>2</sup>	50.24%	

LOT 22 AREA				
Number	Comments	Area	Land Use (%)	%
Lot 22	1 HARDSCAPE	22.96 m <sup>2</sup>	13.32%	
Lot 22	2 SOFTSCAPE	62.96 m <sup>2</sup>	36.52%	
Lot 22	3 BUILT AREA	86.48 m <sup>2</sup>	50.16%	

LOT 23 AREA				
Number	Comments	Area	Land Use (%)	%
Lot 23	1 HARDSCAPE	21.29 m <sup>2</sup>	7.58%	
Lot 23	2 SOFTSCAPE	180.39 m <sup>2</sup>	57.09%	
Lot 23	3 BUILT AREA	99.26 m <sup>2</sup>	35.33%	

2 BLOCK 5  
1 : 250

BLOCK 5 - AREA & COVERAGE			
Lot #	Area	LAND USE (%)	
BLOCK 5 (BUILT AREA)	388.95 m <sup>2</sup>	41.76%	
BLOCK 5 - LOT 24 YARD	172.11 m <sup>2</sup>	21.47%	
BLOCK 5 - LOT 25 YARD	66.09 m <sup>2</sup>	8.94%	
BLOCK 5 - LOT 26 YARD	191.22 m <sup>2</sup>	25.88%	
BLOCK 5 - LOT 24 YARD	739.41 m <sup>2</sup>	100.00%	

BLOCK 5 - OPEN LANDSCAPE AREA			
Type	Area	LAND USE (%)	
1 HARDSCAPE	40.15 m <sup>2</sup>	5.43%	
2 SOFTSCAPE	190.33 m <sup>2</sup>	25.74%	
3 BUILT AREA	308.95 m <sup>2</sup>	41.76%	
	739.41 m <sup>2</sup>	100.00%	

BLOCK 5 - LOT AREA	
Lot #	Area
Lot 24	172.11 m <sup>2</sup>
Lot 25	66.09 m <sup>2</sup>
Lot 26	191.22 m <sup>2</sup>
	739.41 m <sup>2</sup>

LOT 24 AREA				
Number	Comments	Area	Land Use (%)	%
Lot 24	1 HARDSCAPE	13.33 m <sup>2</sup>	4.78%	
Lot 24	2 SOFTSCAPE	169.82 m <sup>2</sup>	57.30%	
Lot 24	3 BUILT AREA	105.75 m <sup>2</sup>	37.92%	

LOT 25 AREA				
Number	Comments	Area	Land Use (%)	%
Lot 25	1 HARDSCAPE	13.58 m <sup>2</sup>	8.33%	
Lot 25	2 SOFTSCAPE	62.51 m <sup>2</sup>	32.21%	
Lot 25	3 BUILT AREA	96.95 m <sup>2</sup>	59.46%	

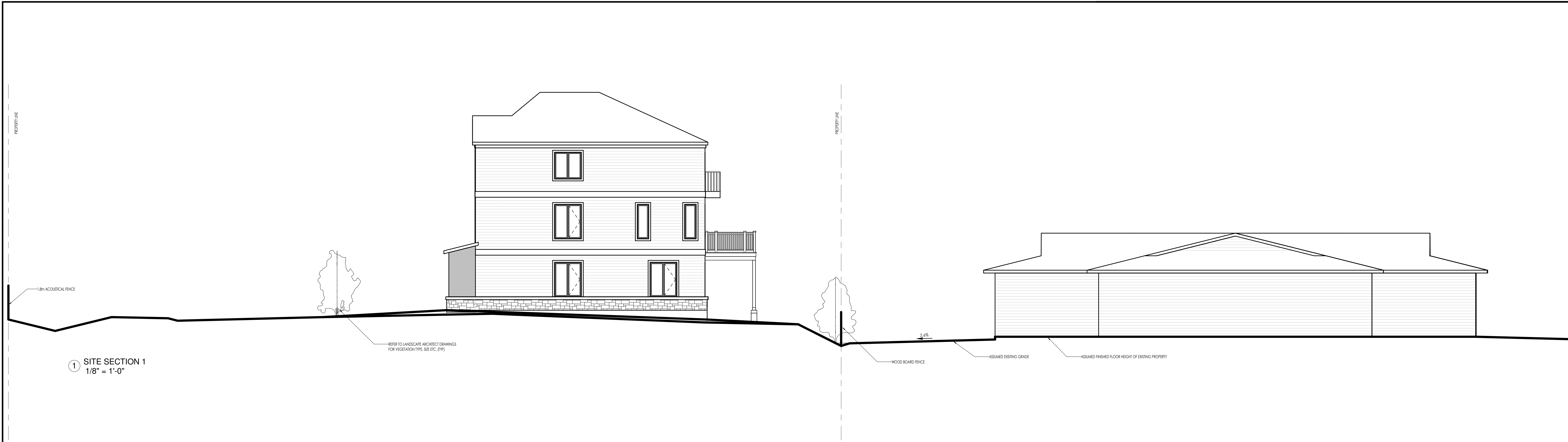
  

LOT 26 AREA				
Number	Comments	Area	Land Use (%)	%
Lot 26	1 HARDSCAPE	13.24 m <sup>2</sup>	4.45%	
Lot 26	2 SOFTSCAPE	177.99 m <sup>2</sup>	59.83%	
Lot 26	3 BUILT AREA	106.25 m <sup>2</sup>	35.72%	

#	DESCRIPTION	DATE	BY
26	-	-	-
25	-	-	-
24	-	-	-
23	ISSUED FOR SITE PLAN APPROVAL	2022-12-05	CJO
22	REV. AS PER CIVIL ENG. COMMENTS	2022-11-25	CJO
21	REV. AS PER MUNICIPAL COMMENTS	2022-11-18	CJO
20	REVISED AS PER MUNICIPAL COMMENTS	2022-10-21	CJO
19	REVISED AS PER MUNICIPAL COMMENTS	2022-09-19	CJO
18	ISSUED FOR SITE PLAN APPROVAL	2022-03-04	CJO
17	ISSUED FOR CLIENT REVIEW	2022-03-02	CJO
16	ISSUED FOR CLIENT REVIEW	2022-02-17	CJO
15	ISSUED FOR CLIENT REVIEW	2022-02-13	CJO
14	UPDATED AS PER CLIENT COMMENTS	2021-12-22	CJO
13	REV. AS PER LOT 24 SIDEYARD @ 4.0m	2021-12-06	CJO
12	UPDATED AS PER TERRACE/LOT 1 UNITS	2021-11-05	CJO
11	UPDATED AS PER CLIENT COMMENTS	2021-10-12	CJO
10	UPDATED AS PER CLIENT COMMENTS	2021-10-06	CJO
9	UPDATED AS PER CLIENT COMMENTS	2021-09-30	CJO
8	UPDATED AS PER MUNICIPAL COMMENTS	2021-09-28	CJO
7	UPDATED AS PER CLIENT COMMENTS	2021-09-16	CJO
6	UPDATED PER MUNICIPAL REVIEW	2021-09-15	CJO
5	ISSUED FOR MUNICIPAL REVIEW	2021-06-11	CJO
4	ISSUED FOR CLIENT REVIEW	2021-06-08	CJO
3	ISSUED FOR CLIENT REVIEW	2021-05-27	CJO
2	ISSUED FOR CLIENT REVIEW	2021-04-27	CJO

ISSUED FOR SITE PLAN APPROVAL #2

Drawn by <b>CJO</b>	Checked by <b>CJO</b>	<b>HILL RIDGE HOMES (2020-14)</b>
As Indicated	117562	<b>CRANBERRY MARSH ESTATES, COLLINGWOOD, ONT.</b>
CAMERON O'NEILL	BOB WATSON	(REV 23 - 2022.12.05)
SIGNATURE	FILE NAME: n4	
FORM REGISTRATION INFO	14885	T 647.456.2828 // www.2L5design.ca // cameron@2L5design.ca




① SITE SECTION 1  
1/8" = 1'-0"



② SITE SECTION 2  
1/8" = 1'-0"

#	DESCRIPTION	DATE	BY
26	-	-	-
25	-	-	-
24	-	-	-
23	ISSUED FOR SITE PLAN APPROVAL	2022-12-05	CJO
22	REV. AS PER CIVIL ENG. COMMENTS	2022-11-25	CJO
21	REV. AS PER MUNICIPAL COMMENTS	2022-11-18	CJO
20	REVISED AS PER MUNICIPAL COMMENTS	2022-10-21	CJO
19	REVISED AS PER MUNICIPAL COMMENTS	2022-09-19	CJO
18	ISSUED FOR SITE PLAN APPROVAL	2022-03-04	CJO
6	UPDATED PER MUNICIPAL REVIEW	2021-09-15	CJO
5	ISSUED FOR MUNICIPAL REVIEW	2021-06-11	CJO
4	ISSUED FOR CLIENT REVIEW	2021-06-08	CJO
3	ISSUED FOR CLIENT REVIEW	2021-06-07	CJO
2	ISSUED FOR CLIENT REVIEW	2021-05-27	CJO
1	ISSUED FOR CLIENT REVIEW	2021-04-27	CJO

ISSUED FOR SITE PLAN APPROVAL #2

Drawn by <b>CJO</b> Checked by <b>CJO</b> Title <b>1/8" = 1'-0"</b> Signature <b>CAMERON ONELL</b> EPDM REGISTRATION INFO 112562 13885	<b>HILL RIDGE HOMES (2020-14)</b> <b>CRANBERRY MARSH ESTATES, COLLINGWOOD, ONT.</b> (REV 23 - 2022.12.05)	 <b>SP-4</b>
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2022.12.05 11:58 AM 11/25/2022 11:58 AM 11/25/2022 11:58 AM 11/25/2022 11:58 AM 11/25/2022 11:58 AM 11/25/2022 11:58 AM 11/25/2022 11:58 AM 11/25/2022 11:58 AM

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