E:\2LS ON Going\`Projects\11589 Hwy 26 (Collingwood)\Site Plan\2LS - HWY 26 - SITE PLAN (ver 11).rvt

INDIVIDUAL LOT COVERAGE CALCULATIONS

BLOCK 1

LOT 1 AREA

Number	Comments	Area	%
Lot 1	1 HARDSCAPE	21.38 m²	5.22%
Lot 1	2 SOFTSCAPE	283.99 m²	69.35%
Lot 1	3 LOT COVERAGE	104.10 m²	25.42%

LOT 2 AREA

Number	Comments	Area	%
Lot 2	1 HARDSCAPE	21.67 m²	13.02%
Lot 2	2 SOFTSCAPE	58.35 m²	35.05%
Lot 2	3 LOT COVERAGE	86.45 m²	51.93%

LOT 3 AREA

Number	Comments	Area	%
Lot 3	1 HARDSCAPE	21.67 m²	13.00%
Lot 3	2 SOFTSCAPE	58.60 m²	35.15%
Lot 3	3 LOT COVERAGE	86.45 m²	51.85%

LOT 4 AREA

Number	Comments	Area	%
Lot 4	1 HARDSCAPE	21.67 m²	12.98%
Lot 4	2 SOFTSCAPE	58.84 m²	35.24%
Lot 4	3 LOT COVERAGE	86.45 m²	51.78%

LOT 5 AREA

Number	Comments	Area	%
Lot 5	1 HARDSCAPE	21.93 m²	13.11%
Lot 5	2 SOFTSCAPE	58.73 m²	35.12%
Lot 5	3 LOT COVERAGE	86.57 m²	51.77%

LOT 6 AREA

Number	Comments	Area	%
Lot 6	1 HARDSCAPE	21.95 m²	8.05%
Lot 6	2 SOFTSCAPE	151.56 m²	55.61%
Lot 6	3 LOT COVERAGE	99.03 m²	36.34%

BLOCK 2

LOT 7 AREA

Number	Comments	Area	%
Lot 7	1 HARDSCAPE	22.39 m²	8.19%
Lot 7	2 SOFTSCAPE	151.80 m²	55.55%
Lot 7	3 LOT COVERAGE	99.06 m²	36.25%

LOT 8 AREA

Number	Comments	Area	%
Lot 8	1 HARDSCAPE	21.65 m²	12.87%
Lot 8	2 SOFTSCAPE	60.16 m²	35.75%
Lot 8	3 LOT COVERAGE	86.45 m²	51.38%

LOT 9 AREA

Number	Comments	Area	%
Lot 9	1 HARDSCAPE	22.40 m²	13.29%
Lot 9	2 SOFTSCAPE	59.66 m²	35.40%
Lot 9	3 LOT COVERAGE	86.45 m²	51.30%

LOT 10 AREA

Number	Comments	Area	%
Lot 10	1 HARDSCAPE	22.37 m²	13.26%
Lot 10	2 SOFTSCAPE	59.85 m²	35.48%
Lot 10	3 LOT COVERAGE	86.48 m²	51.26%

LOT 11 AREA

Number	Comments	Area	%
Lot 11	1 HARDSCAPE	21.67 m²	12.82%
Lot 11	2 SOFTSCAPE	60.89 m²	36.03%
Lot 11	3 LOT COVERAGE	86.45 m²	51.15%

LOT 12 AREA

Number	Comments	Area	%
Lot 12	1 HARDSCAPE	22.37 m²	8.12%
Lot 12	2 SOFTSCAPE	154.04 m²	55.93%
Lot 12	3 LOT COVERAGE	99.03 m²	35.95%

BLOCK 3

LOT 13 AREA

Number	Comments	Area	%
Lot 13	1 HARDSCAPE	21.36 m²	7.74%
Lot 13	2 SOFTSCAPE	155.60 m²	56.37%
Lot 13	3 LOT COVERAGE	99.08 m²	35.89%

LOT 14 AREA

Number	Comments	Area	%
Lot 14	1 HARDSCAPE	22.67 m²	13.33%
Lot 14	2 SOFTSCAPE	60.93 m²	35.83%
Lot 14	3 LOT COVERAGE	86.45 m²	50.84%

LOT 15 AREA

Number	Comments	Area	%
Lot 15	1 HARDSCAPE	23.83 m²	13.99%
Lot 15	2 SOFTSCAPE	59.95 m²	35.19%
Lot 15	3 LOT COVERAGE	86.57 m²	50.82%

LOT 16 AREA

Number	Comments	Area	%
Lot 16	1 HARDSCAPE	23.80 m²	13.96%
Lot 16	2 SOFTSCAPE	60.12 m²	35.25%
Lot 16	3 LOT COVERAGE	86.63 m²	50.79%

LOT 17 AREA

Number	Comments	Area	%
Lot 17	1 HARDSCAPE	21.68 m²	12.69%
Lot 17	2 SOFTSCAPE	62.66 m²	36.69%
Lot 17	3 LOT COVERAGE	86.45 m²	50.62%

LOT 18 AREA

Number	Comments	Area	%
Lot 18	1 HARDSCAPE	21.38 m²	7.68%
Lot 18	2 SOFTSCAPE	157.95 m²	56.74%
Lot 18	3 LOT COVERAGE	99.03 m²	35.58%

BLOCK 4

LOT 19 AREA

Number	Comments	Area	%
Lot 19	1 HARDSCAPE	21.38 m²	7.66%
Lot 19	2 SOFTSCAPE	158.54 m²	56.84%
Lot 19	3 LOT COVERAGE	99.03 m²	35.50%

LOT 20 AREA

Number	Comments	Area	%
Lot 20	1 HARDSCAPE	24.25 m²	14.11%
Lot 20	2 SOFTSCAPE	61.17 m²	35.59%
Lot 20	3 LOT COVERAGE	86.48 m²	50.31%

LOT 21 AREA

Number	Comments	Area	%
Lot 21	1 HARDSCAPE	24.25 m²	14.10%
Lot 21	2 SOFTSCAPE	61.36 m²	35.67%
Lot 21	3 LOT COVERAGE	86.42 m²	50.24%

LOT 22 AREA

Number	Comments	Area	%
Lot 22	1 HARDSCAPE	22.96 m²	13.32%
Lot 22	2 SOFTSCAPE	62.96 m²	36.52%
Lot 22	3 LOT COVERAGE	86.48 m²	50.16%

LOT 23 AREA

Number	Comments	Area	%
Lot 23	1 HARDSCAPE	21.29 m²	7.58%
Lot 23	2 SOFTSCAPE	160.39 m²	57.09%
Lot 23	3 LOT COVERAGE	99.26 m²	35.33%

BLOCK 5

LOT 24 AREA

Number	Comments	Area	%
Lot 24	1 HARDSCAPE	13.33 m²	4.78%
Lot 24	2 SOFTSCAPE	159.82 m²	57.30%
Lot 24	3 LOT COVERAGE	105.75 m²	37.92%

LOT 25 AREA

Number	Comments	Area	%
Lot 25	1 HARDSCAPE	13.58 m²	8.33%
Lot 25	2 SOFTSCAPE	52.51 m²	32.21%
Lot 25	3 LOT COVERAGE	96.95 m²	59.46%

LOT 26 AREA

Number	Comments	Area	%
Lot 26	1 HARDSCAPE	13.24 m²	4.45%
Lot 26	2 SOFTSCAPE	177.99 m²	59.83%
Lot 26	3 LOT COVERAGE	106.25 m²	35.72%

OVERALL DEVELOPMENT LOT COVERAGE CALCULATIONS

Comments	Area	%
1 HARDSCAPE	552.12 m²	9.82%
2 SOFTSCAPE	2668.43 m²	47.44%
3 LOT COVERAGE	2403.80 m²	42.74%
	5624.36 m²	100.00%

OVERALL SITE COVERAGE CALCULATIONS

Comments	Area	%
1 HARDSCAPE	552.12 m²	6.18%
2 SOFTSCAPE	2668.43 m²	29.87%
3 LOT COVERAGE	2403.80 m²	26.91%
4 ROADS & OPEN SPACES	3309.42 m²	37.04%
	8933.78 m²	100.00%

1 OVERALL SITE PLAN
1 : 400

TRUE NORTH

PROJECT NORTH

BY LAW - 2010-040

ZONING MATRIX

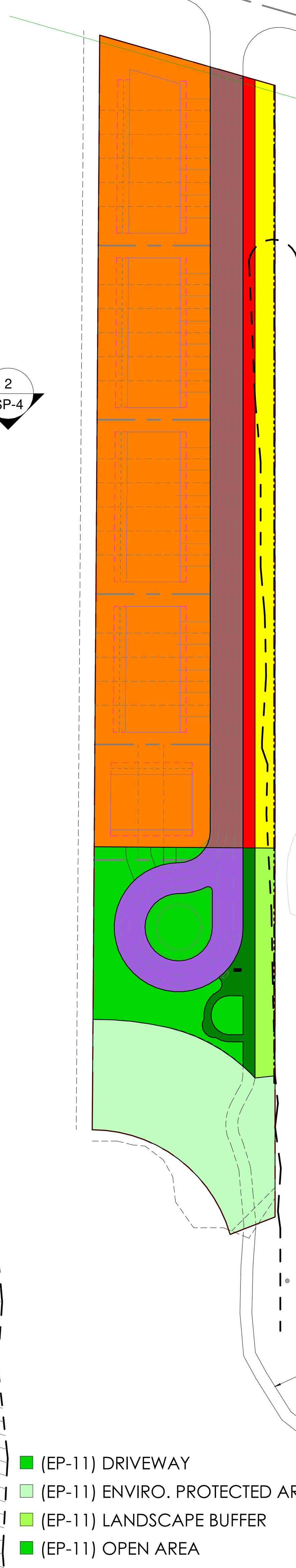
	4.0 GENERAL PROVISIONS	REQUIRED
4.16.2	SIGHT TRIANGLES (min)	6.0m
TABLE 4.27.3.1	INCREASED YARDS ABUTTING ROADS ALONG HWY 26 WEST	40.0m ROW 20.0m CL SETBACK
4.28.3	ARCHITECTURAL ELEMENTS (max)	0.6m (any yard)
4.28.4	UNENCLOSED PORCH/STEPS (max)	1.5m, but not closer than 1.2m
4.28.4	UNENCLOSED PORCH IN A REAR YARD (max)	3.0m
	SECTION 5.0 PARKING & LOADING PROVISIONS	
5.3.1.1.	ENTRANCE WIDTH(max) whichever is less	6.5m -or- 50% lot frontage
TABLE 5.15.1.1	NUMBER OF PARKING SPACES	2/UNIT
TABLE 5.8.11	PARKING SPACES SIZE	2.8m x 6.0m
5.6.2.	DRIVEWAY WIDTH (max)	50% of yard for driveway
5.3.1.2.	ENTRANCE ROAD WIDTH (min)	7.5m
5.4.2	ENTRANCE SETBACK (min)	15.0m
	SECTION 6.0 RESIDENTIAL ZONES	
(H10) R3-34	PERMITTED USE	TOWNHOUSE
6.5 (R3-34)	LOT AREA (min.)	140m²/UNIT
6.5 (R3-34)	LOT FRONTAGE (min)	6.0m
6.5 (R3-34)	FRONT YARD (min)	7.5m
TABLE 6.3.1.2	REAR YARD (min)	7.5m
6.5 (R3-34)	INT. SIDE YARD (min)	3.0m
TABLE 6.3.1.2	EXT. SIDE YARD (min)	4.5m
TABLE 6.3.1.2	LOT COVEREAGE (max)	45%
TABLE 6.3.1.2	LANDSCAPE OPEN SPACE(min)	35%
TABLE 6.3.1.2	HEIGHT (max)	12.0m
6.5 (R3-34)	EASTERN PROPERTY LANDSCAPE STRIP	5.0m
	SECTION 9.0 ENVIRONMENTAL ZONES	
TABLE 9.3.1.1.	LOT AREA (min.)	nil
TABLE 9.3.1.1.	LOT FRONTAGE (min)	nil
TABLE 9.3.1.1.	FRONT YARD (min)	3.0m
TABLE 9.3.1.1.	EXT. SIDE YARD (min)	3.0m
TABLE 9.3.1.1.	INT. SIDE YARD (min)	3.0m
TABLE 9.3.1.1.	REAR YARD (min)	3.0m
TABLE 9.3.1.1.	LOT COVEREAGE (max)	10%
TABLE 9.3.1.1.	LANDSCAPE OPEN SPACE(min)	80%
TABLE 9.3.1.1.	HEIGHT (max)	12.0m
9.5 (EP-11)	PERMITTED USE	WALKING TRAILS PRIVATE ROAD CONSERVATION PRIVATE RECREATIONAL

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

SINGLE CATCH BASIN
HYDRO POLE
BELL PEDESTAL
TRANSFORMER
SAN MANHOLE
DOUBLE CATCH BASIN
CURB STOP VALVE
STREET LIGHT
MAN DOOR

HOUSE SETBACK
ENCROACHMENT
ENCROACHMENT (FOR STAIRS IN REAR YARD)
DEMIZING LINE
PROPERTY LINE
CURB/ROAD
EASEMENT
DAYLIGHT TRIANGLE
WATER LINE
SANITARY LINE

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



SITE AREA

Name	Area	Percentage
(EP-11) DRIVEWAY	5.45 m²	0.04%
(EP-11) ENVIRO. PROTECTED AREA	1529.02 m²	12.27%
(EP-11) LANDSCAPE BUFFER	285.90 m²	2.30%
(EP-11) OPEN AREA	964.11 m²	7.74%
(EP-11) PATH	254.71 m²	2.04%
(EP-11) ROADS	669.75 m²	5.38%
(R3-34) BUILDABLE AREA	5625.71 m²	45.16%
(R3-34) LANDSCAPE BUFFER	955.54 m²	7.67%
(R3-34) PATH	576.68 m²	4.63%
(R3-34) ROADS	1590.63 m²	12.77%
	12457.50 m²	100.00%

BUILDABLE AREA (R3-34)

Name	Area	Percentage
(R3-34) BUILDABLE AREA	5625.71 m²	64.30%
(R3-34) LANDSCAPE BUFFER	955.54 m²	10.92%
(R3-34) PATH	576.68 m²	6.59%
(R3-34) ROADS	1590.63 m²	18.18%
	8748.56 m²	100.00%

DEVELOPABLE AREA (R3-34 ONLY)

RATIO :
1 HECTARE : 30 UNITS max

PROVIDED:
- 8748.56 m²
- 0.875 hectare

1 hectare : 26.25 UNITS (MAX)

26 UNITS PROVIDED

ENVIRONMENTAL AREAS (EP-11)

Name	Area	Percentage
(EP-11) DRIVEWAY	5.45 m²	0.15%
(EP-11) ENVIRO. PROTECTED AREA	1529.02 m²	41.23%
(EP-11) LANDSCAPE BUFFER	285.90 m²	7.71%
(EP-11) OPEN AREA	964.11 m²	25.99%
(EP-11) PATH	254.71 m²	6.87%
(EP-11) ROADS	669.75 m²	18.06%
	3708.94 m²	100.00%

BY LAW - 2010-040 -- ENVIRONMENTAL ZONES (EP-11)

ZONING MATRIX

	SECTION 9.0 ENVIRONMENTAL ZONES	REQUIRED	PROVIDED
TABLE 9.3.1.1.	LOT AREA (min.)	nil	nil
TABLE 9.3.1.1.	LOT FRONTAGE (min)	nil	nil
TABLE 9.3.1.1.	FRONT YARD (min)	3.0m	0.0m
TABLE 9.3.1.1.	EXT. SIDE YARD (min)	3.0m	0.0m
TABLE 9.3.1.1.	INT. SIDE YARD (min)	3.0m	0.0m
TABLE 9.3.1.1.	REAR YARD (min)	3.0m	0.0m
TABLE 9.3.1.1.	LOT COVEREAGE (max)	10%	0.0%
TABLE 9.3.1.1.	LANDSCAPE OPEN SPACE(min)	80%	81.80%
TABLE 9.3.1.1.	HEIGHT (max)	12.0m	0.0m
9.5 (EP-11)	PERMITTED USE	WALKING TRAILS PRIVATE ROAD CONSERVATION PRIVATE REC.	WALKING TRAILS PRIVATE ROAD CONSERVATION PRIVATE REC.

BICYCLE PARKING REQUIREMENTS

REQUIRED:
0.5 SPACES PER DWELLING UNIT

- 26 UNITS
- 13 PARKING SPACES

PROVIDED:

14 SPACES

EXTENT OF EXISTING TRAIL SYSTEM

- (EP-11) DRIVEWAY
- (EP-11) ENVIRO. PROTECTED AREA
- (EP-11) LANDSCAPE BUFFER
- (EP-11) OPEN AREA
- (EP-11) PATH
- (EP-11) ROADS
- (R3-34) BUILDABLE AREA
- (R3-34) LANDSCAPE BUFFER
- (R3-34) PATH
- (R3-34) ROADS

3 SITE AREA
1 : 1000

#	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	UPDATED PER MUNICIPAL REVIEW	2021-09-15	CJO
7	UPDATED AS PER CLIENT COMMENTS	2021-09-16	CJO
8	UPDATED AS PER MUNICIPAL COMMENTS	2021-09-28	CJO
9	UPDATED AS PER CLIENT COMMENTS	2021-09-30	CJO
10	UPDATED AS PER CLIENT COMMENTS	2021-10-06	CJO
11	UPDATED AS PER CLIENT COMMENTS	2021-10-12	CJO
12	UPDATED AS PER TERRACE/LOT 1 UNITS	2021-11-05	CJO
13	REV. AS PER LOT 24 SIDEYARD @ 4.0m	2021-12-06	CJO
14	UPDATED AS PER CLIENT COMMENTS	2021-12-22	CJO
15	ISSUED FOR CLIENT REVIEW	2022-02-13	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	2022-09-19	CJO
20	REVISED AS PER MUNICIPAL COMMENTS	2022-10-21	CJO
21	REV. AS PER MUNICIPAL COMMENTS	2022-11-18	CJO
22	REV. AS PER CIVIL ENG. COMMENTS	2022-11-25	CJO
23	ISSUED FOR SITE PLAN APPROVAL	2022-12-05	CJO
24	ISSUED FOR CLIENT REVIEW	2023-04-21	CJO
25	ISSUED FOR CLIENT REVIEW	2023-05-24	CJO
26	REV. AS PER MUNICIPAL COMMENTS	2023-07-28	CJO

ISSUED FOR SPA

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION
CAMERON ONEILL 117562
NAME BCIN NUMBER
SIGNATURE
FIRM REGISTRATION INFO:
2LS DESIGN INC. 116815

Drawn By: CJO | Checked By: CJO
Scale: As indicated
FILE NAME.rvt

HILL RIDGE HOMES (2020-14)
CRANBERRY MARSH ESTATES, COLLINGWOOD, ONT.
(REV 26- 2023.07.28)

T 647.456.2828 // www.2LSdesign.ca // cameron@2LSdesign.ca

2ls DESIGN INC.

OVERALL SITE PLAN

Page Number
SP-1

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COLOUR SCHEDULE - BLOCK 1

EXTERIOR ELEMENTS	MANUFACTURER	COLLECTION	COLOUR
HORIZONTAL SIDING	JAMES HARDIE	SELECT CEDARMILL	DEEP OCEAN
WINDOW & DOOR TRIM	JAMES HARDIE	SELECT CEDARMILL	ARCTIC WHITE
BOARD & BATTEN SIDING	JAMES HARDIE	VERTICAL SIDING - SELECT CEDARMILL	DEEP OCEAN
PANEL SIDING	JAMES HARDIE	PANEL SIDING - STATEMENT COLLECTION	ARCTIC WHITE
MASONRY	ARRISCRAFT	FRESCO	SILVERADO
SHINGLE	IKO	CAMBRIDGE	DUAL BLACK
SOFFIT / FRIEZE / ALUM.	GENTEK	-	BLACK
FRONT DOOR	SHERWIN WILLIAMS	-	Cyberspace SW7076
GARAGE DOOR	SHERWIN WILLIAMS	-	Cyberspace SW7076
WINDOWS	TBD	VINYL	BLACK
RAILINGS	TBD	IRON PICKETS	BLACK

*MANUFACTURER SELECTION/INSTALLATION SUBJECT TO MATERIAL AVALIBILITY & COST

COLOUR SCHEDULE - BLOCK 2

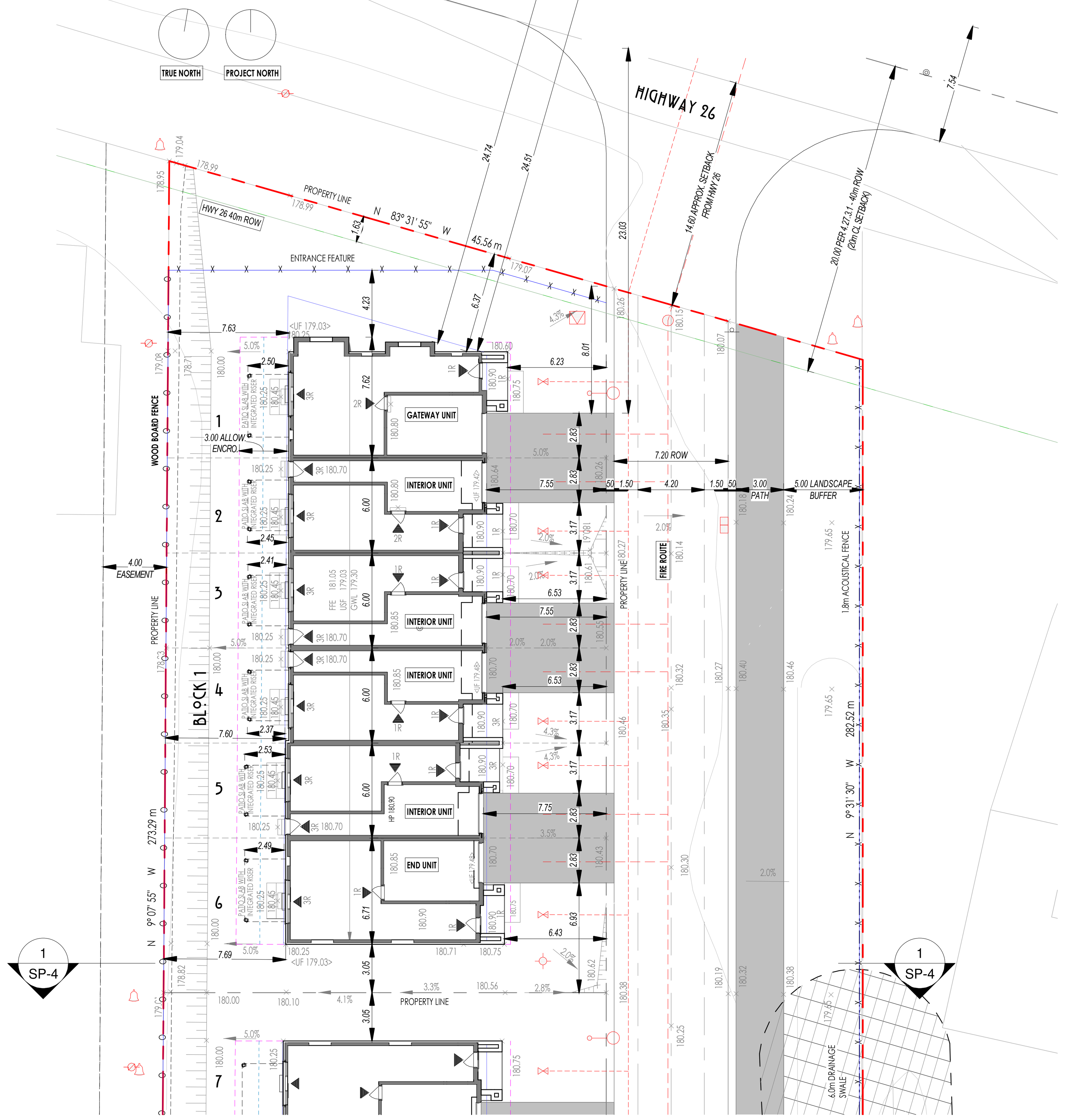
EXTERIOR ELEMENTS	MANUFACTURER	COLLECTION	COLOUR
HORIZONTAL SIDING	JAMES HARDIE	SELECT CEDARMILL	BOOTHBAY BLUE
WINDOW & DOOR TRIM	JAMES HARDIE	SELECT CEDARMILL	ARCTIC WHITE
BOARD & BATTEN SIDING	JAMES HARDIE	VERTICAL SIDING - SELECT CEDARMILL	BOOTHBAY BLUE
PANEL SIDING	JAMES HARDIE	PANEL SIDING - STATEMENT COLLECTION	ARCTIC WHITE
MASONRY	ARRISCRAFT	CITADEL	TRADITIONAL GREY
SHINGLE	IKO	CAMBRIDGE	DUAL BLACK
SOFFIT / FRIEZE / ALUM.	GENTEK	-	BLACK
FRONT DOOR	SHERWIN WILLIAMS	-	Mountain Pass SW9655
GARAGE DOOR	SHERWIN WILLIAMS	-	Mountain Pass SW9655
WINDOWS	TBD	VINYL	BLACK
RAILINGS	TBD	IRON PICKETS	BLACK

*MANUFACTURER SELECTION/INSTALLATION SUBJECT TO MATERIAL AVALIBILITY & COST

COLOUR SCHEDULE - BLOCK 3

EXTERIOR ELEMENTS	MANUFACTURER	COLLECTION	COLOUR
HORIZONTAL SIDING	JAMES HARDIE	SELECT CEDARMILL	GRAY SLATE
WINDOW & DOOR TRIM	JAMES HARDIE	SELECT CEDARMILL	ARCTIC WHITE
BOARD & BATTEN SIDING	JAMES HARDIE	VERTICAL SIDING - SELECT CEDARMILL	GRAY SLATE
PANEL SIDING	JAMES HARDIE	PANEL SIDING - STATEMENT COLLECTION	ARCTIC WHITE
MASONRY	ARRISCRAFT	FRESCO	SILVERADO
SHINGLE	IKO	CAMBRIDGE	DUAL BLACK
SOFFIT / FRIEZE / ALUM.	GENTEK	-	BLACK
FRONT DOOR	SHERWIN WILLIAMS	-	Before the Storm SW9564
GARAGE DOOR	SHERWIN WILLIAMS	-	Before the Storm SW9564
WINDOWS	TBD	VINYL	BLACK
RAILINGS	TBD	IRON PICKETS	BLACK

*MANUFACTURER SELECTION/INSTALLATION SUBJECT TO MATERIAL AVALIBILITY & COST



1 BLOCK 1
1 : 250

BLOCK 1 - AREA & COVERAGE

Lot #	Area	LAND USE (%)
BLOCK 1 (BLDG. AREA)	549.06 m²	40.69%
BLOCK 1 - LOT 1 YARD	305.38 m²	22.63%
BLOCK 1 - LOT 2 YARD	80.02 m²	5.93%
BLOCK 1 - LOT 3 YARD	80.27 m²	5.95%
BLOCK 1 - LOT 4 YARD	80.52 m²	5.97%
BLOCK 1 - LOT 5 YARD	80.66 m²	5.98%
BLOCK 1 - LOT 6 YARD	173.50 m²	12.86%
	1349.40 m²	100.00%

BLOCK 1 - OPEN LANDSCAPE AREA

Type	Area	LAND USE (%)
1 HARDSCAPE	130.27 m²	9.65%
2 SOFTSCAPE	670.08 m²	49.66%
3 LOT COVERAGE	549.06 m²	40.69%
	1349.40 m²	100.00%

BLOCK 1 - LOT AREA

Lot #	Area
Lot 1	409.48 m²
Lot 2	166.47 m²
Lot 3	166.72 m²
Lot 4	166.97 m²
Lot 5	167.23 m²
Lot 6	272.53 m²
	1349.40 m²

LOT 1 AREA

Number	Comments	Area	%
Lot 1	1 HARDSCAPE	21.38 m²	5.22%
Lot 1	2 SOFTSCAPE	283.99 m²	69.35%
Lot 1	3 LOT COVERAGE	104.10 m²	25.42%

LOT 2 AREA

Number	Comments	Area	%
Lot 2	1 HARDSCAPE	21.67 m²	13.02%
Lot 2	2 SOFTSCAPE	58.35 m²	35.05%
Lot 2	3 LOT COVERAGE	86.45 m²	51.93%

LOT 3 AREA

Number	Comments	Area	%
Lot 3	1 HARDSCAPE	21.67 m²	13.00%
Lot 3	2 SOFTSCAPE	58.60 m²	35.15%
Lot 3	3 LOT COVERAGE	86.45 m²	51.85%

LOT 4 AREA

Number	Comments	Area	%
Lot 4	1 HARDSCAPE	21.67 m²	12.98%
Lot 4	2 SOFTSCAPE	58.84 m²	35.24%
Lot 4	3 LOT COVERAGE	86.45 m²	51.78%

LOT 5 AREA

Number	Comments	Area	%
Lot 5	1 HARDSCAPE	21.93 m²	13.11%
Lot 5	2 SOFTSCAPE	58.73 m²	35.12%
Lot 5	3 LOT COVERAGE	86.57 m²	51.77%

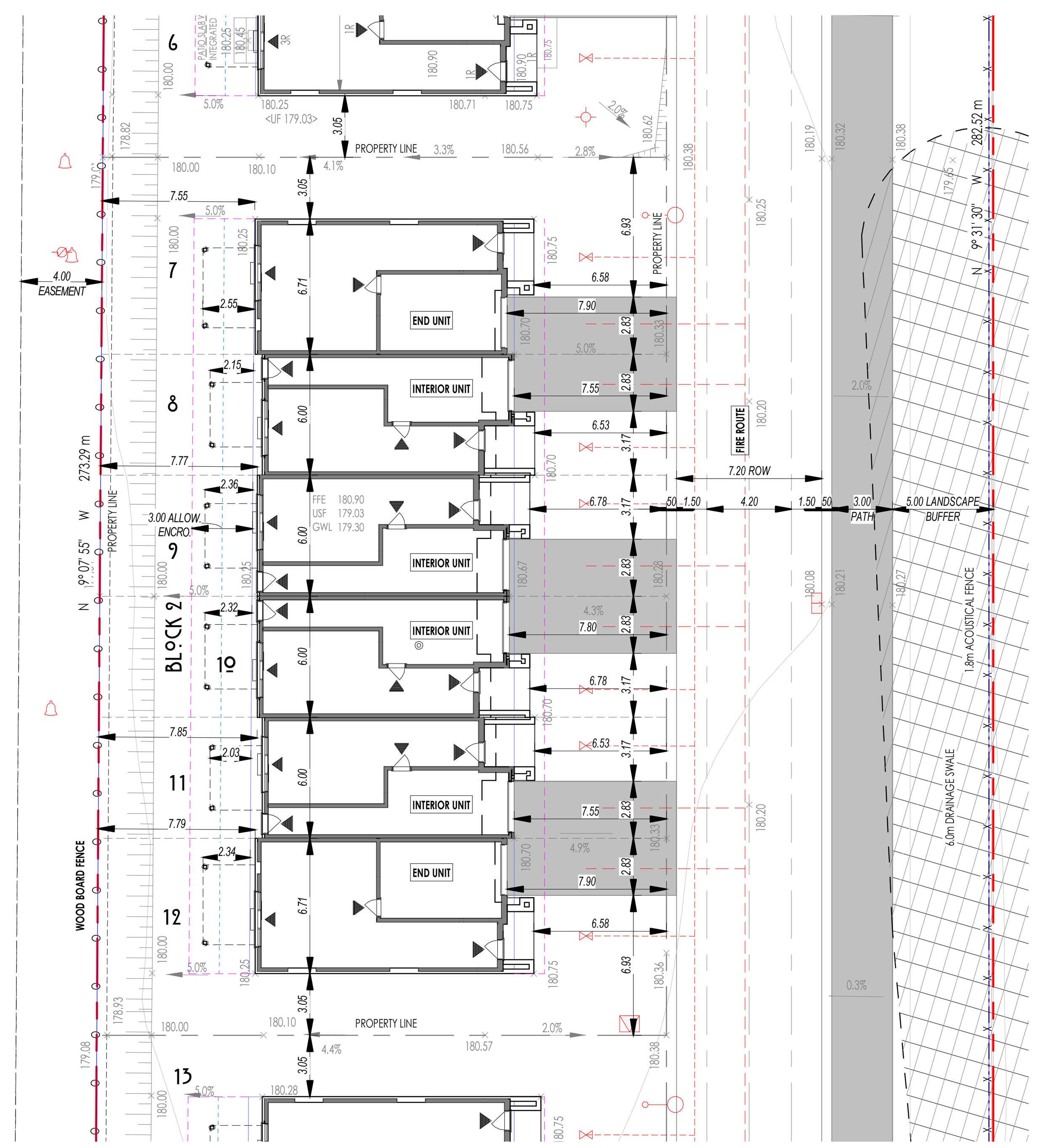
LOT 6 AREA

Number	Comments	Area	%
Lot 6	1 HARDSCAPE	21.95 m²	8.05%
Lot 6	2 SOFTSCAPE	151.56 m²	55.61%
Lot 6	3 LOT COVERAGE	99.03 m²	36.34%

BY LAW - 2010-040 -- BLOCK 1

ZONING MATRIX

	4.0 GENERAL PROVISIONS	REQUIRED	PROVIDED
4.16.2	SIGHT TRIANGLES (min)	6.0m	n/a
TABLE 4.27.3.1	INCREASED YARDS ABUTTING ROADS ALONG HWY 26 WEST	40.0m ROW 20.0m CL SETBACK	24.51m
4.28.3	ARCHITECTURAL ELEMENTS (max)	0.6m (any yard)	n/a
4.28.4	UNENCLOSED PORCH/STEPS (max)	1.5m, but not closer than 1.2m	0.37m-1.12m
4.28.4	UNENCLOSED PORCH IN A REAR YARD (max)	3.0m	2.37m-2.53m
	SECTION 5.0 PARKING & LOADING PROVISIONS		
5.3.1.1.	ENTRANCE WIDTH(max) whichever is less	6.5m -or- 50% lot frontage	2.83m
TABLE 5.15.1.1	NUMBER OF PARKING SPACES	2/UNIT	2
TABLE 5.8.11	PARKING SPACES SIZE	2.8m x 6.0m	2.8m x 6.0m
5.6.2.	DRIVEWAY WIDTH (max)	50% of yard for driveway	2.83m
5.3.1.2.	ENTRANCE ROAD WIDTH (min)	7.5m	8.2m
5.4.2	ENTRANCE SETBACK (min)	15.0m	23.03m
	SECTION 6.0 RESIDENTIAL ZONES		
(H10) R3-34	PERMITTED USE	TOWNHOUSE	(H10) R3-34
6.5 (R3-34)	LOT AREA (min.)	140m²/UNIT	166.47m² - 409.48m²
6.5 (R3-34)	LOT FRONTAGE (min)	6.0m	6.0m - 10.84m
6.5 (R3-34)	FRONT YARD (min)	7.5m	7.55m - 7.75m
TABLE 6.3.1.2	REAR YARD (min)	7.5m	7.60m - 7.69m
6.5 (R3-34)	INT. SIDE YARD (min)	3.0m	3.05m
TABLE 6.3.1.2	EXT. SIDE YARD (min)	4.5m	6.37m
TABLE 6.3.1.2	LOT COVEREAGE (max)	45%	25.42% - 51.93%
TABLE 6.3.1.2	LANDSCAPE OPEN SPACE(min)	35%	35.05% - 69.35%
TABLE 6.3.1.2	HEIGHT (max)	12.0m	12.00m
6.5 (R3-34)	EASTERN PROPERTY LANDSCAPE STRIP	5.0m	5.0m
	SECTION 9.0 ENVIRONMENTAL ZONES		
TABLE 9.3.1.1.	LOT AREA (min.)	nil	nil
TABLE 9.3.1.1.	LOT FRONTAGE (min)	nil	nil
TABLE 9.3.1.1.	FRONT YARD (min)	3.0m	nil
TABLE 9.3.1.1.	EXT. SIDE YARD (min)	3.0m	nil
TABLE 9.3.1.1.	INT. SIDE YARD (min)	3.0m	nil
TABLE 9.3.1.1.	REAR YARD (min)	3.0m	nil
TABLE 9.3.1.1.	LOT COVEREAGE (max)	10%	nil
TABLE 9.3.1.1.	LANDSCAPE OPEN SPACE(min)	80%	nil
TABLE 9.3.1.1.	HEIGHT (max)	12.0m	nil
9.5 (EP-11)	PERMITTED USE	WALKING TRAILS PRIVATE ROAD CONSERVATION PRIVATE RECREATIONAL	nil



2 BLOCK 2
1 : 250

BLOCK 2 - AREA & COVERAGE

Lot #	Area	LAND USE (%)
BLOCK 2 (BLDG. AREA)	543.92 m²	44.47%
BLOCK 2 - LOT 7 YARD	174.19 m²	14.24%
BLOCK 2 - LOT 8 YARD	81.81 m²	6.69%
BLOCK 2 - LOT 9 YARD	82.06 m²	6.71%
BLOCK 2 - LOT 10 YARD	82.21 m²	6.72%
BLOCK 2 - LOT 11 YARD	82.55 m²	6.75%
BLOCK 2 - LOT 12 YARD	176.41 m²	14.42%
	1223.16 m²	100.00%

BLOCK 2 - OPEN LANDSCAPE AREA

Type	Area	LAND USE (%)
1 HARDSCAPE	132.85 m²	10.86%
2 SOFTSCAPE	546.40 m²	44.67%
3 LOT COVERAGE	543.92 m²	44.47%
	1223.16 m²	100.00%

BLOCK 2 - LOT AREA

Lot #	Area
Lot 7	273.25 m²
Lot 8	168.26 m²
Lot 9	168.51 m²
Lot 10	168.69 m²
Lot 11	169.01 m²
Lot 12	275.44 m²
	1223.16 m²

LOT 7 AREA

Number	Comments	Area	%
Lot 7	1 HARDSCAPE	22.39 m²	8.19%
Lot 7	2 SOFTSCAPE	151.80 m²	55.55%
Lot 7	3 LOT COVERAGE	99.06 m²	36.25%

LOT 8 AREA

Number	Comments	Area	%
Lot 8	1 HARDSCAPE	21.65 m²	12.87%
Lot 8	2 SOFTSCAPE	60.16 m²	35.75%
Lot 8	3 LOT COVERAGE	86.45 m²	51.38%

LOT 9 AREA

Number	Comments	Area	%
Lot 9	1 HARDSCAPE	22.40 m²	13.29%
Lot 9	2 SOFTSCAPE	59.66 m²	35.40%
Lot 9	3 LOT COVERAGE	86.45 m²	51.30%

LOT 10 AREA

Number	Comments	Area	%
Lot 10	1 HARDSCAPE	22.37 m²	13.26%
Lot 10	2 SOFTSCAPE	59.85 m²	35.48%
Lot 10	3 LOT COVERAGE	86.48 m²	51.26%

LOT 11 AREA

Number	Comments	Area	%
Lot 11	1 HARDSCAPE	21.67 m²	12.82%
Lot 11	2 SOFTSCAPE	60.89 m²	36.03%
Lot 11	3 LOT COVERAGE	86.45 m²	51.15%

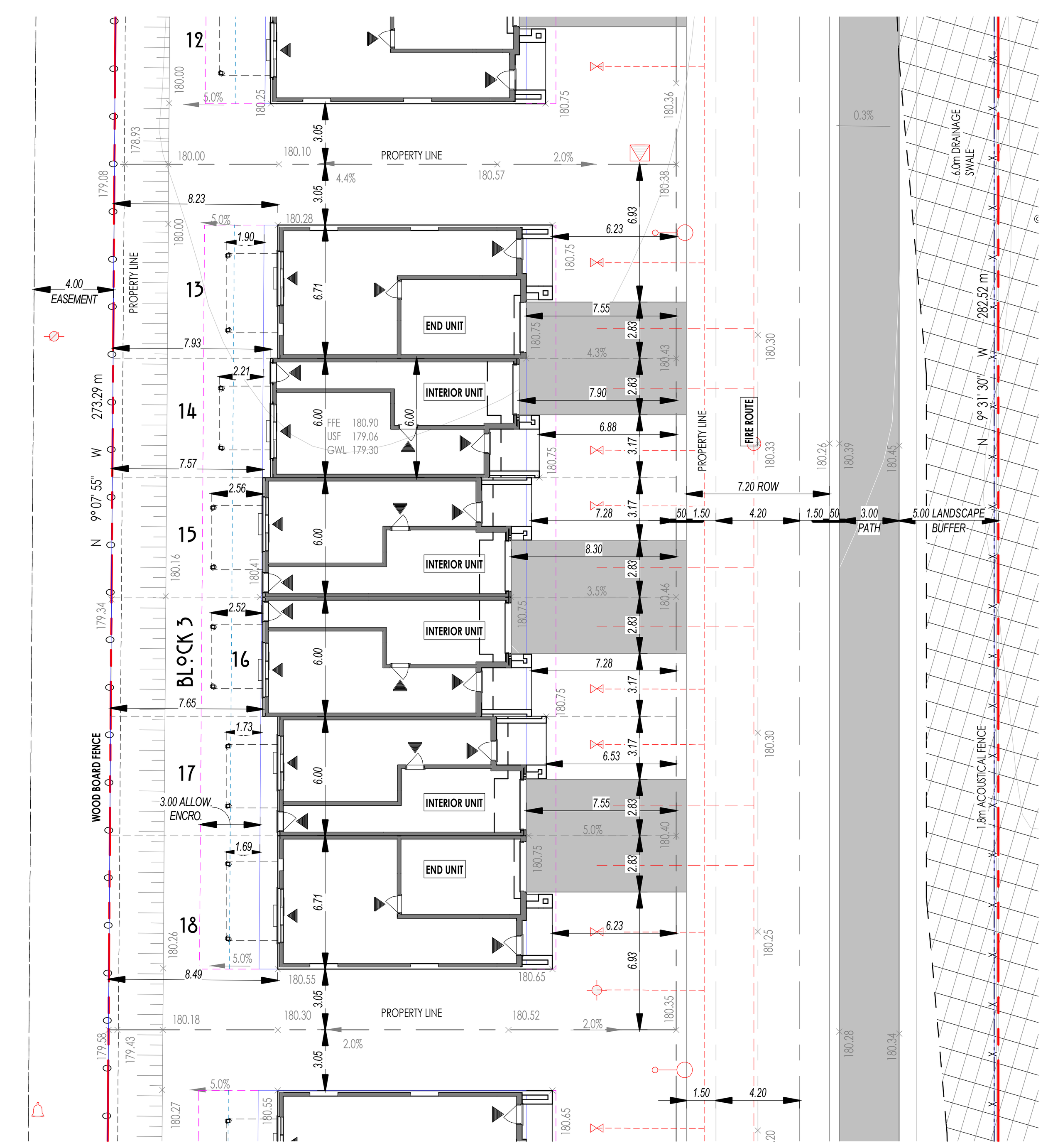
LOT 12 AREA

Number	Comments	Area	%
Lot 12	1 HARDSCAPE	22.37 m²	8.12%
Lot 12	2 SOFTSCAPE	154.04 m²	55.93%
Lot 12	3 LOT COVERAGE	99.03 m²	35.95%

BY LAW - 2010-040 -- BLOCK 2

ZONING MATRIX

	4.0 GENERAL PROVISIONS	REQUIRED	PROVIDED
4.16.2	SIGHT TRIANGLES (min)	6.0m	n/a
TABLE 4.27.3.1	INCREASED YARDS ABUTTING ROADS ALONG HWY 26 WEST	40.0m ROW 20.0m CL SETBACK	n/a
4.28.3	ARCHITECTURAL ELEMENTS (max)	0.6m (any yard)	n/a
4.28.4	UNENCLOSED PORCH/STEPS (max)	1.5m, but not closer than 1.2m	n/a
4.28.4	UNENCLOSED PORCH IN A REAR YARD (max)	3.0m	2.03m-2.55m
	SECTION 5.0 PARKING & LOADING PROVISIONS		
5.3.1.1.	ENTRANCE WIDTH(max) whichever is less	6.5m -or- 50% lot frontage	2.83m
TABLE 5.15.1.1	NUMBER OF PARKING SPACES	2/UNIT	2
TABLE 5.8.11	PARKING SPACES SIZE	2.8m x 6.0m	2.8m x 6.0m
5.6.2.	DRIVEWAY WIDTH (max)	50% of yard for driveway	2.83m
5.3.1.2.	ENTRANCE ROAD WIDTH (min)	7.5m	8.2m
5.4.2	ENTRANCE SETBACK (min)	15.0m	n/a
	SECTION 6.0 RESIDENTIAL ZONES		
(H10) R3-34	PERMITTED USE	TOWNHOUSE	(H10) R3-34
6.5 (R3-34)	LOT AREA (min.)	140m²/UNIT	168.26m² - 275.44m²
6.5 (R3-34)	LOT FRONTAGE (min)	6.0m	6.0m - 9.76m
6.5 (R3-34)	FRONT YARD (min)	7.5m	7.55m - 7.90m
TABLE 6.3.1.2	REAR YARD (min)	7.5m	7.55m - 7.85m
6.5 (R3-34)	INT. SIDE YARD (min)	3.0m	3.05m
TABLE 6.3.1.2	EXT. SIDE YARD (min)	4.5m	n/a
TABLE 6.3.1.2	LOT COVEREAGE (max)	45%	35.95% - 51.83%
TABLE 6.3.1.2	LANDSCAPE OPEN SPACE(min)	35%	35.40% - 55.93%
TABLE 6.3.1.2	HEIGHT (max)	12.0m	11.96m (estimated)
6.5 (R3-34)	EASTERN PROPERTY LANDSCAPE STRIP	5.0m	5.0m
	SECTION 9.0 ENVIRONMENTAL ZONES		
TABLE 9.3.1.1.	LOT AREA (min.)	nil	nil
TABLE 9.3.1.1.	LOT FRONTAGE (min)	nil	nil
TABLE 9.3.1.1.	FRONT YARD (min)	3.0m	nil
TABLE 9.3.1.1.	EXT. SIDE YARD (min)	3.0m	nil
TABLE 9.3.1.1.	INT. SIDE YARD (min)	3.0m	nil
TABLE 9.3.1.1.	REAR YARD (min)	3.0m	nil
TABLE 9.3.1.1.	LOT COVEREAGE (max)	10%	nil
TABLE 9.3.1.1.	LANDSCAPE OPEN SPACE(min)	80%	nil
TABLE 9.3.1.1.	HEIGHT (max)	12.0m	nil
9.5 (EP-11)	PERMITTED USE	WALKING TRAILS PRIVATE ROAD CONSERVATION PRIVATE RECREATIONAL	nil



3 BLOCK 3
1 : 250

BLOCK 3 - AREA & COVERAGE

Lot #	Area	LAND USE (%)
BLOCK 3 (BLDG. AREA)	544.21 m²	44.02%
BLOCK 3 - LOT 13 YARD	176.96 m²	14.32%
BLOCK 3 - LOT 14 YARD	83.60 m²	6.76%
BLOCK 3 - LOT 15 YARD	83.79 m²	6.78%
BLOCK 3 - LOT 16 YARD	83.92 m²	6.79%
BLOCK 3 - LOT 17 YARD	84.35 m²	6.82%
BLOCK 3 - LOT 18 YARD	179.33 m²	14.51%
	1236.15 m²	100.00%

BLOCK 3 - OPEN LANDSCAPE AREA

Type	Area	LAND USE (%)
1 HARDSCAPE	134.73 m²	10.90%
2 SOFTSCAPE	557.21 m²	45.08%
3 LOT COVERAGE	544.21 m²	44.02%
	1236.15 m²	100.00%

BLOCK 3 - LOT AREA

Lot #	Area
Lot 13	276.05 m²
Lot 14	170.05 m²
Lot 15	170.35 m²
Lot 16	170.55 m²
Lot 17	170.80 m²
Lot 18	278.35 m²
	1236.15 m²

LOT 13 AREA

Number	Comments	Area	%
Lot 13	1 HARDSCAPE	21.36 m²	7.74%
Lot 13	2 SOFTSCAPE	155.60 m²	56.37%
Lot 13	3 LOT COVERAGE	99.08 m²	35.89%

LOT 14 AREA

Number	Comments	Area	%
Lot 14	1 HARDSCAPE	22.67 m²	13.33%
Lot 14	2 SOFTSCAPE	60.93 m²	35.83%
Lot 14	3 LOT COVERAGE	86.45 m²	50.84%

LOT 15 AREA

Number	Comments	Area	%
Lot 15	1 HARDSCAPE	23.83 m²	13.99%
Lot 15	2 SOFTSCAPE	59.95 m²	35.19%
Lot 15	3 LOT COVERAGE	86.57 m²	50.82%

LOT 16 AREA

Number	Comments	Area	%
Lot 16	1 HARDSCAPE	23.80 m²	13.96%
Lot 16	2 SOFTSCAPE	60.12 m²	35.25%
Lot 16	3 LOT COVERAGE	86.63 m²	50.79%

LOT 17 AREA

Number	Comments	Area	%
Lot 17	1 HARDSCAPE	21.68 m²	12.69%
Lot 17	2 SOFTSCAPE	62.66 m²	36.69%
Lot 17	3 LOT COVERAGE	86.45 m²	50.62%

LOT 18 AREA

Number	Comments	Area	%
Lot 18	1 HARDSCAPE	21.38 m²	7.68%
Lot 18	2 SOFTSCAPE	157.95 m²	56.74%
Lot 18	3 LOT COVERAGE	99.03 m²	35.58%

BY LAW - 2010-040 -- BLOCK 3

ZONING MATRIX

	4.0 GENERAL PROVISIONS	REQUIRED	PROVIDED
4.16.2	SIGHT TRIANGLES (min)	6.0m	n/a
TABLE 4.27.3.1	INCREASED YARDS ABUTTING ROADS ALONG HWY 26 WEST	40.0m ROW 20.0m CL SETBACK	n/a
4.28.3	ARCHITECTURAL ELEMENTS (max)	0.6m (any yard)	n/a
4.28.4	UNENCLOSED PORCH/STEPS (max)	1.5m, but not closer than 1.2m	n/a
4.28.4	UNENCLOSED PORCH IN A REAR YARD (max)	3.0m	1.90m-2.56m
	SECTION 5.0 PARKING & LOADING PROVISIONS		
5.3.1.1.	ENTRANCE WIDTH(max) whichever is less	6.5m -or- 50% lot frontage	2.83m
TABLE 5.15.1.1	NUMBER OF PARKING SPACES	2/UNIT	2
TABLE 5.8.11	PARKING SPACES SIZE	2.8m x 6.0m	2.8m x 6.0m
5.6.2.	DRIVEWAY WIDTH (max)	50% of yard for driveway	2.83m
5.3.1.2.	ENTRANCE ROAD WIDTH (min)	7.5m	8.2m
5.4.2	ENTRANCE SETBACK (min)	15.0m	n/a
	SECTION 6.0 RESIDENTIAL ZONES		
(H10) R3-34	PERMITTED USE	TOWNHOUSE	(H10) R3-34
6.5 (R3-34)	LOT AREA (min.)	140m²/UNIT	170.05m² - 278.35m²
6.5 (R3-34)	LOT FRONTAGE (min)	6.0m	6.0m - 9.76m
6.5 (R3-34)	FRONT YARD (min)	7.5m	7.55m - 8.30m
TABLE 6.3.1.2	REAR YARD (min)	7.5m	7.57m - 8.49m
6.5 (R3-34)	INT. SIDE YARD (min)	3.0m	3.05m
TABLE 6.3.1.2	EXT. SIDE YARD (min)	4.5m	n/a
TABLE 6.3.1.2	LOT COVEREAGE (max)	45%	35.58% - 50.84%
TABLE 6.3.1.2	LANDSCAPE OPEN SPACE(min)	35%	35.19% - 56.74%
TABLE 6.3.1.2	HEIGHT (max)	12.0m	11.96m (estimated)
6.5 (R3-34)	EASTERN PROPERTY LANDSCAPE STRIP	5.0m	5.0m
	SECTION 9.0 ENVIRONMENTAL ZONES		
TABLE 9.3.1.1.	LOT AREA (min.)	nil	nil
TABLE 9.3.1.1.	LOT FRONTAGE (min)	nil	nil
TABLE 9.3.1.1.	FRONT YARD (min)	3.0m	nil
TABLE 9.3.1.1.	EXT. SIDE YARD (min)	3.0m	nil
TABLE 9.3.1.1.	INT. SIDE YARD (min)	3.0m	nil
TABLE 9.3.1.1.	REAR YARD (min)	3.0m	nil
TABLE 9.3.1.1.	LOT COVEREAGE (max)	10%	nil
TABLE 9.3.1.1.	LANDSCAPE OPEN SPACE(min)	80%	nil
TABLE 9.3.1.1.	HEIGHT (max)	12.0m	nil
9.5 (EP-11)	PERMITTED USE	WALKING TRAILS PRIVATE ROAD CONSERVATION PRIVATE RECREATIONAL	nil

#	DESCRIPTION	DATE	BY
26	REV. AS PER MUNICIPAL COMMENTS	2023-07-28	CJO
25	ISSUED FOR CLIENT REVIEW	2023-05-24	CJO
24	ISSUED FOR CLIENT REVIEW	2023-04-21	CJO
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	2021-06-07	CJO
2	ISSUED FOR CLIENT REVIEW	2021-05-27	CJO
1	ISSUED FOR CLIENT REVIEW	2021-04-27	CJO

SITE PLAN - BLOCKS 1-3

ISSUED FOR SPA

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION
CAMERON ONEILL — NAME — 117562 — BCIN NUMBER
SIGNATURE
FIRM REGISTRATION INFO:
2LS DESIGN INC. — 116815

Drawn By: CJO — Checked By: CJO
Scale: As indicated
FILE NAME.rvt

HILL RIDGE HOMES (2020-14)
CRANBERRY MARSH ESTATES, COLLINGWOOD, ONT.
(REV 26- 2023.07.28)

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2ls DESIGN INC.

Page Number: SP-2

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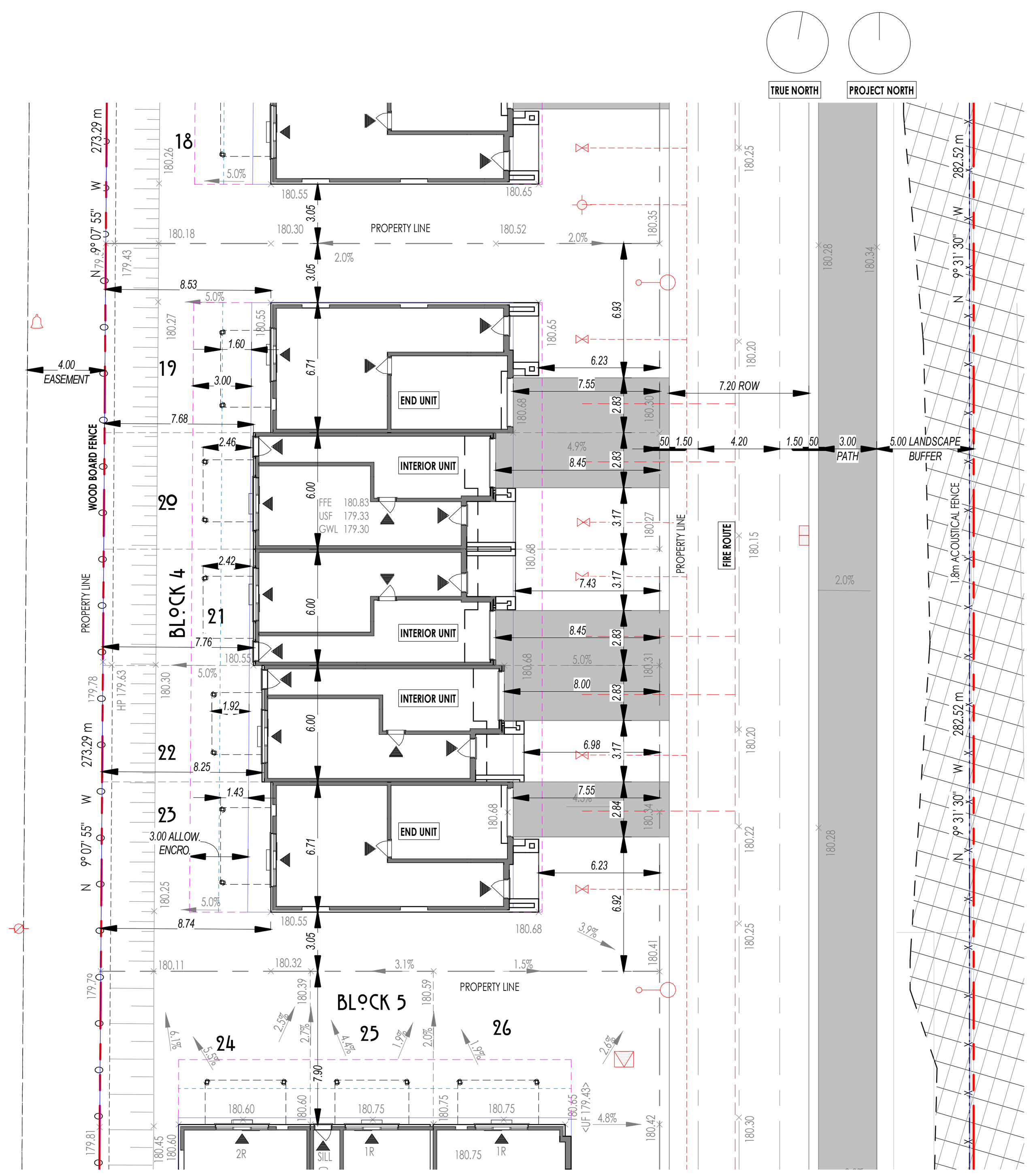
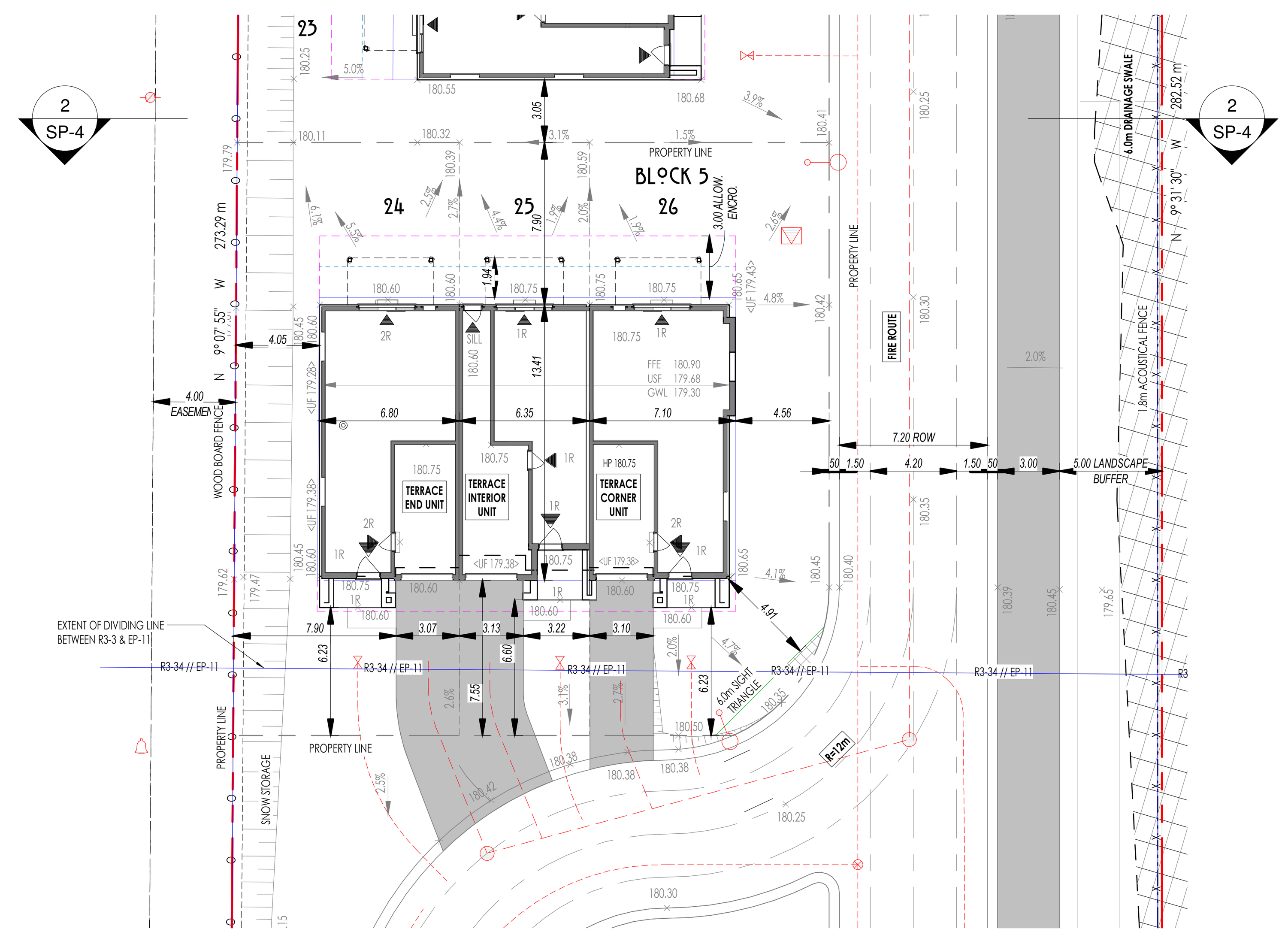
COLOUR SCHEDULE - BLOCK 4			
EXTERIOR ELEMENTS	MANUFACTURER	COLLECTION	COLOUR
HORIZONTAL SIDING	JAMES HARDIE	SELECT CEDARMILL	EVENING BLUE
WINDOW & DOOR TRIM	JAMES HARDIE	SELECT CEDARMILL	ARCTIC WHITE
BOARD & BATTEN SIDING	JAMES HARDIE	VERTICAL SIDING - SELECT CEDARMILL	EVENING BLUE
PANEL SIDING	JAMES HARDIE	PANEL SIDING - STATEMENT COLLECTION	ARCTIC WHITE
MASONRY	ARRISCRAFT	CITADEL	TRADITIONAL GREY
SHINGLE	IKO	CAMBRIDGE	DUAL BLACK
SOFFIT / FRIEZE / ALUM.	GENTEK	-	BLACK
FRONT DOOR	SHERWIN WILLIAMS	-	Sea Serpent SW7615
GARAGE DOOR	SHERWIN WILLIAMS	-	Sea Serpent SW7615
WINDOWS	TBD	VINYL	BLACK
RAILINGS	TBD	IRON PICKETS	BLACK
*MANUFACTURER SELECTION/INSTALLATION SUBJECT TO MATERIAL AVALIBILITY & COST			

COLOUR SCHEDULE - BLOCK 5			
EXTERIOR ELEMENTS	MANUFACTURER	COLLECTION	COLOUR
HORIZONTAL SIDING	JAMES HARDIE	SELECT CEDARMILL	IRON GRAY
WINDOW & DOOR TRIM	JAMES HARDIE	SELECT CEDARMILL	IRON GRAY
BOARD & BATTEN SIDING	JAMES HARDIE	VERTICAL SIDING - SELECT CEDARMILL	IRON GRAY
PANEL SIDING	JAMES HARDIE	PANEL SIDING - STATEMENT COLLECTION	IRON GRAY
MASONRY	ARRISCRAFT	FRESCO	SILVERADO
SHINGLE	IKO	CAMBRIDGE	DUAL BLACK
FRIEZE / ALUM.	GENTEK	-	BLACK
SOFFIT	-	-	CEDAR
FRONT DOOR	SHERWIN WILLIAMS	-	Tricorn Black SW6258
GARAGE DOOR	SHERWIN WILLIAMS	-	Tricorn Black SW6258
WINDOWS	TBD	VINYL	BLACK
RAILINGS	TBD	IRON PICKETS	BLACK
*MANUFACTURER SELECTION/INSTALLATION SUBJECT TO MATERIAL AVALIBILITY & COST			



1 BLOCK 4
1 : 250



2 BLOCK 5
1 : 250

BLOCK 4 - AREA & COVERAGE		
Lot #	Area	LAND USE (%)
BLOCK 4 (BLDG. AREA)	457.67 m²	42.53%
BLOCK 4 - LOT 19 YARD	179.92 m²	16.72%
BLOCK 4 - LOT 20 YARD	85.42 m²	7.94%
BLOCK 4 - LOT 21 YARD	85.61 m²	7.95%
BLOCK 4 - LOT 22 YARD	85.92 m²	7.98%
BLOCK 4 - LOT 23 YARD	181.69 m²	16.88%
	1076.23 m²	100.00%

BLOCK 4 - OPEN LANDSCAPE AREA		
Type	Area	LAND USE (%)
1 HARDSCAPE	114.13 m²	10.60%
2 SOFTSCAPE	504.43 m²	46.87%
3 LOT COVERAGE	457.67 m²	42.53%
	1076.23 m²	100.00%

BLOCK 4 - LOT AREA	
Lot #	Area
Lot 19	278.95 m²
Lot 20	171.90 m²
Lot 21	172.03 m²
Lot 22	172.40 m²
Lot 23	280.94 m²
	1076.23 m²

LOT 19 AREA			
Number	Comments	Area	%
Lot 19	1 HARDSCAPE	21.38 m²	7.66%
Lot 19	2 SOFTSCAPE	158.54 m²	56.84%
Lot 19	3 LOT COVERAGE	99.03 m²	35.50%

LOT 20 AREA			
Number	Comments	Area	%
Lot 20	1 HARDSCAPE	24.25 m²	14.11%
Lot 20	2 SOFTSCAPE	61.17 m²	35.59%
Lot 20	3 LOT COVERAGE	86.48 m²	50.31%

LOT 21 AREA			
Number	Comments	Area	%
Lot 21	1 HARDSCAPE	24.25 m²	14.10%
Lot 21	2 SOFTSCAPE	61.36 m²	35.67%
Lot 21	3 LOT COVERAGE	86.42 m²	50.24%

LOT 22 AREA			
Number	Comments	Area	%
Lot 22	1 HARDSCAPE	22.96 m²	13.32%
Lot 22	2 SOFTSCAPE	62.96 m²	36.52%
Lot 22	3 LOT COVERAGE	86.48 m²	50.16%

LOT 23 AREA			
Number	Comments	Area	%
Lot 23	1 HARDSCAPE	21.29 m²	7.58%
Lot 23	2 SOFTSCAPE	160.39 m²	57.09%
Lot 23	3 LOT COVERAGE	99.26 m²	35.33%

BY LAW - 2010-040 -- BLOCK 4

ZONING MATRIX

	4.0 GENERAL PROVISIONS	REQUIRED	PROVIDED
4.16.2	SIGHT TRIANGLES (min)	6.0m	n/a
TABLE 4.27.3.1	INCREASED YARDS ABUTTING ROADS ALONG HWY 26 WEST	40.0m ROW 20.0m CL SETBACK	n/a
4.28.3	ARCHITECTURAL ELEMENTS (max)	0.6m (any yard)	n/a
4.28.4	UNENCLOSED PORCH/STEPS (max)	1.5m, but not closer than 1.2m	n/a
4.28.4	UNENCLOSED PORCH IN A REAR YARD (max)	3.0m	1.43m-2.46m
	SECTION 5.0 PARKING & LOADING PROVISIONS		
5.3.1.1.	ENTRANCE WIDTH(max) whichever is less	6.5m -or- 50% lot frontage	2.83m
TABLE 5.15.1.1	NUMBER OF PARKING SPACES	2/UNIT	2
TABLE 5.8.11	PARKING SPACES SIZE	2.8m x 6.0m	2.8m x 6.0m
5.6.2.	DRIVEWAY WIDTH (max)	50% of yard for driveway	2.83m
5.3.1.2.	ENTRANCE ROAD WIDTH (min)	7.5m	8.2m
5.4.2	ENTRANCE SETBACK (min)	15.0m	n/a
	SECTION 6.0 RESIDENTIAL ZONES		
(H10) R3-34	PERMITTED USE	TOWNHOUSE	(H10) R3-34
6.5 (R3-34)	LOT AREA (min.)	140m²/UNIT	171.90m² - 280.94m²
6.5 (R3-34)	LOT FRONTAGE (min)	6.0m	6.0m - 9.76m
6.5 (R3-34)	FRONT YARD (min)	7.5m	7.55m - 8.45m
TABLE 6.3.1.2	REAR YARD (min)	7.5m	7.68m - 8.53m
6.5 (R3-34)	INT. SIDE YARD (min)	3.0m	3.05m
TABLE 6.3.1.2	EXT. SIDE YARD (min)	4.5m	n/a
TABLE 6.3.1.2	LOT COVEREAGE (max)	45%	35.58% - 50.84%
TABLE 6.3.1.2	LANDSCAPE OPEN SPACE(min)	35%	35.59% - 57.09%
TABLE 6.3.1.2	HEIGHT (max)	12.0m	11.96m (estimated)
6.5 (R3-34)	EASTERN PROPERTY LANDSCAPE STRIP	5.0m	5.0m
	SECTION 9.0 ENVIRONMENTAL ZONES		
TABLE 9.3.1.1.	LOT AREA (min.)	nil	nil
TABLE 9.3.1.1.	LOT FRONTAGE (min)	nil	nil
TABLE 9.3.1.1.	FRONT YARD (min)	3.0m	nil
TABLE 9.3.1.1.	EXT. SIDE YARD (min)	3.0m	nil
TABLE 9.3.1.1.	INT. SIDE YARD (min)	3.0m	nil
TABLE 9.3.1.1.	REAR YARD (min)	3.0m	nil
TABLE 9.3.1.1.	LOT COVEREAGE (max)	10%	nil
TABLE 9.3.1.1.	LANDSCAPE OPEN SPACE(min)	80%	nil
TABLE 9.3.1.1.	HEIGHT (max)	12.0m	nil
9.5 (EP-11)	PERMITTED USE	WALKING TRAILS PRIVATE ROAD CONSERVATION PRIVATE RECREATIONAL	nil

BLOCK 5 - AREA & COVERAGE		
Lot #	Area	LAND USE (%)
BLOCK 5 (BLDG. AREA)	308.95 m²	41.78%
BLOCK 5 - LOT 24 YARD	173.15 m²	23.42%
BLOCK 5 - LOT 25 YARD	66.09 m²	8.94%
BLOCK 5 - LOT 26 YARD	191.22 m²	25.86%
	739.41 m²	100.00%

BLOCK 5 - OPEN LANDSCAPE AREA		
Type	Area	LAND USE (%)
1 HARDSCAPE	40.15 m²	5.43%
2 SOFTSCAPE	390.32 m²	52.79%
3 LOT COVERAGE	308.95 m²	41.78%
	739.41 m²	100.00%

BLOCK 5 - LOT AREA	
Lot #	Area
Lot 24	278.90 m²
Lot 25	163.04 m²
Lot 26	297.48 m²
	739.41 m²

LOT 24 AREA			
Number	Comments	Area	%
Lot 24	1 HARDSCAPE	13.33 m²	4.78%
Lot 24	2 SOFTSCAPE	159.82 m²	57.30%
Lot 24	3 LOT COVERAGE	105.75 m²	37.92%

LOT 25 AREA			
Number	Comments	Area	%
Lot 25	1 HARDSCAPE	13.58 m²	8.33%
Lot 25	2 SOFTSCAPE	52.51 m²	32.21%
Lot 25	3 LOT COVERAGE	96.95 m²	59.46%

LOT 26 AREA			
Number	Comments	Area	%
Lot 26	1 HARDSCAPE	13.24 m²	4.45%
Lot 26	2 SOFTSCAPE	177.99 m²	59.83%
Lot 26	3 LOT COVERAGE	106.25 m²	35.72%

BY LAW - 2010-040 -- BLOCK 5

ZONING MATRIX

	4.0 GENERAL PROVISIONS	REQUIRED	PROVIDED
4.16.2	SIGHT TRIANGLES (min)	6.0m	6.0m
TABLE 4.27.3.1	INCREASED YARDS ABUTTING ROADS ALONG HWY 26 WEST	40.0m ROW 20.0m CL SETBACK	n/a
4.28.3	ARCHITECTURAL ELEMENTS (max)	0.6m (any yard)	n/a
4.28.4	UNENCLOSED PORCH/STEPS (max)	1.5m, but not closer than 1.2m	n/a
4.28.4	UNENCLOSED PORCH IN A REAR YARD (max)	3.0m	1.94m
	SECTION 5.0 PARKING & LOADING PROVISIONS		
5.3.1.1.	ENTRANCE WIDTH(max) whichever is less	6.5m -or- 50% lot frontage	3.07m - 3.13m
TABLE 5.15.1.1	NUMBER OF PARKING SPACES	2/UNIT	2
TABLE 5.8.11	PARKING SPACES SIZE	2.8m x 6.0m	2.8m x 6.0m
5.6.2.	DRIVEWAY WIDTH (max)	50% of yard for driveway	3.07m - 3.13m
5.3.1.2.	ENTRANCE ROAD WIDTH (min)	7.5m	8.2m
5.4.2	ENTRANCE SETBACK (min)	15.0m	n/a
	SECTION 6.0 RESIDENTIAL ZONES		
(H10) R3-34	PERMITTED USE	TOWNHOUSE	(H10) R3-34
6.5 (R3-34)	LOT AREA (min.)	140m²/UNIT	163.04m² - 297.48m²
6.5 (R3-34)	LOT FRONTAGE (min)	6.0m	6.35m - 11.66m
6.5 (R3-34)	FRONT YARD (min)	7.5m	7.55m
TABLE 6.3.1.2	REAR YARD (min)	7.5m	7.90m
6.5 (R3-34)	INT. SIDE YARD (min)	3.0m	4.05m
TABLE 6.3.1.2	EXT. SIDE YARD (min)	4.5m	n/a
TABLE 6.3.1.2	LOT COVEREAGE (max)	45%	35.72% - 59.46%
TABLE 6.3.1.2	LANDSCAPE OPEN SPACE(min)	35%	32.21% - 59.83%
TABLE 6.3.1.2	HEIGHT (max)	12.0m	12.00m
6.5 (R3-34)	EASTERN PROPERTY LANDSCAPE STRIP	5.0m	5.0m
	SECTION 9.0 ENVIRONMENTAL ZONES		
TABLE 9.3.1.1.	LOT AREA (min.)	nil	nil
TABLE 9.3.1.1.	LOT FRONTAGE (min)	nil	nil
TABLE 9.3.1.1.	FRONT YARD (min)	3.0m	nil
TABLE 9.3.1.1.	EXT. SIDE YARD (min)	3.0m	nil
TABLE 9.3.1.1.	INT. SIDE YARD (min)	3.0m	nil
TABLE 9.3.1.1.	REAR YARD (min)	3.0m	nil
TABLE 9.3.1.1.	LOT COVEREAGE (max)	10%	nil
TABLE 9.3.1.1.	LANDSCAPE OPEN SPACE(min)	80%	nil
TABLE 9.3.1.1.	HEIGHT (max)	12.0m	nil
9.5 (EP-11)	PERMITTED USE	WALKING TRAILS PRIVATE ROAD CONSERVATION PRIVATE RECREATIONAL	nil

#	DESCRIPTION	DATE	BY
26	REV. AS PER MUNICIPAL COMMENTS	2023-07-28	CJO
25	ISSUED FOR CLIENT REVIEW	2023-05-24	CJO
24	ISSUED FOR CLIENT REVIEW	2023-04-21	CJO
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	2021-06-07	CJO
2	ISSUED FOR CLIENT REVIEW	2021-05-27	CJO
1	ISSUED FOR CLIENT REVIEW	2021-04-27	CJO

ISSUED FOR SPA

SITE PLAN - BLOCKS 4-5

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
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Drawn By CJO | Checked By CJO
Scale As indicated
FILE NAME.rvt

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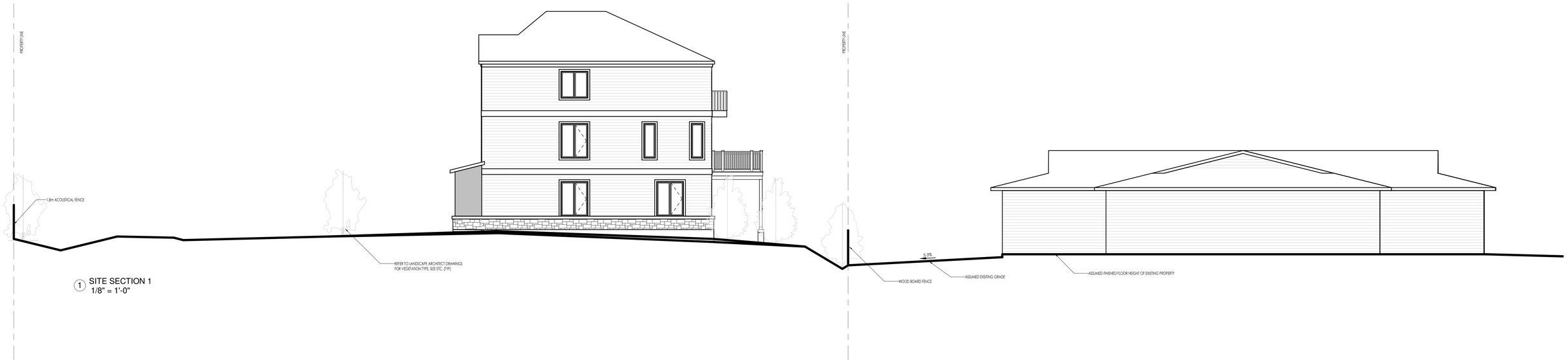

1 SITE SECTION 1
1/8" = 1'-0"

2 SITE SECTION 2
1/8" = 1'-0"

#	DESCRIPTION	DATE	BY
26	REV. AS PER MUNICIPAL COMMENTS	2023-07-28	CJO
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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 SPA

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
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Drawn By: CJO
Checked By: CJO
Scale: 1/8" = 1'-0"
FILE NAME.rvt

HILL RIDGE HOMES (2020-14)
CRANBERRY MARSH ESTATES, COLLINGWOOD, ONT.
(REV 26- 2023.07.28)

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SITE SECTIONS

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