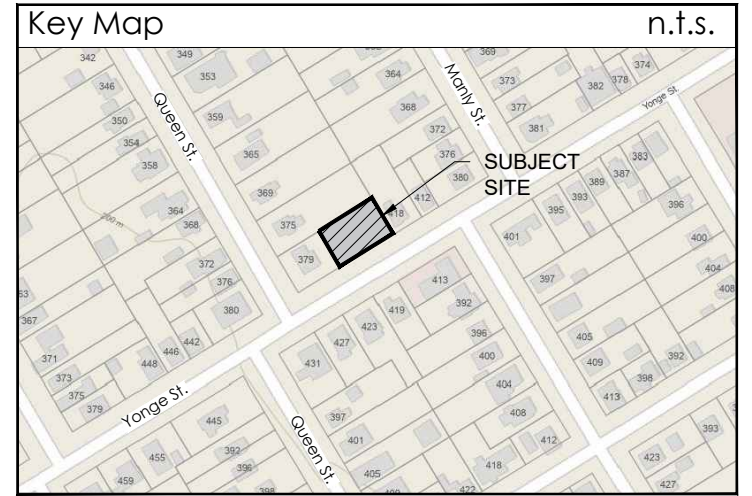
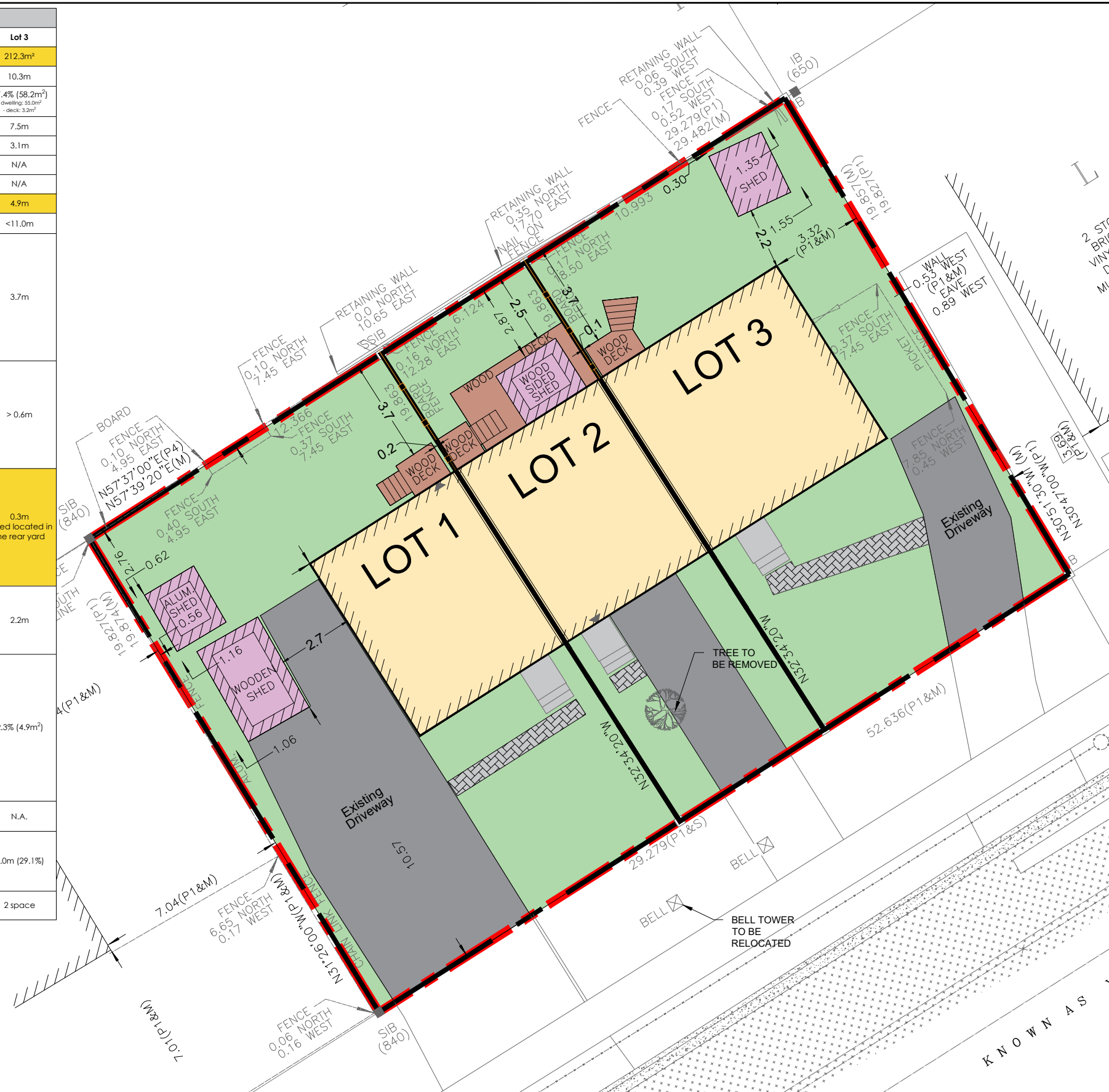


| Residential Townhouse (R1) Zone | | | | |
|---------------------------------------|--|--|--|--|
| | Permitted | Lot 1 | Lot 2 | Lot 3 |
| Min. Lot Area | 220.0m ² /DU | 249.6m ² | 121.6m ² | 212.3m ² |
| Min. Lot Frontage | 7.6m | 12.7m | 6.1m | 10.3m |
| Max. Lot Coverage (3.1.4.6) | 40% | 19.2% (48.1m ²) -dwelling: 45.3m ² -deck: 2.8m ² | 47.6% (57.9m ²) -dwelling: 44.2m ² -deck: 3.7m ² | 27.4% (58.2m ²) -dwelling: 55.0m ² -deck: 3.2m ² |
| Min. Front Yard | 5.5m | 7.5m | 7.5m | 7.5m |
| Min. Interior Side Yard | 1.22m | 6.2m | N/A | 3.1m |
| Common Wall | 0.0m | N/A | 0.0m | N/A |
| Min. Exterior Side Yard | 4.5m | N/A | N/A | N/A |
| Min. Rear Yard | 7.6m | 4.9m | 4.9m | 4.9m |
| Max. Building Height | 11.0m | <11.0m | <11.0m | <11.0m |
| Decks (3.14.1) | Decks shall be permitted to encroached 3.05m into the required min. rear yard setback in all Residential Zones, provided that they shall be located no closer than 1.22m from the rear property line. | 3.7m | 2.5m | 3.7m |
| Decks (3.14.4) | Decks on a Street Townhouse Dwelling Unit shall maintain the required min. maintenance easement width of 0.61m per interior side yard. | > 0.6m | N.A. | > 0.6m |
| Accessory Uses (3.8.3) | No accessory bldg. shall be located in a min. front, interior side or exterior side yard. Where an accessory bldg. is erected in a rear yard, it shall be set back from the rear property line a min. of 1.22m. | 2.7m -shed located in the interior side yard | 2.8m -shed located in the rear yard | 0.3m -shed located in the rear yard |
| Accessory Uses (3.8.5) | Accessory Bldgs. shall be set back a min. of 1.5m from any main bldg. | 2.7m | 0.0m | 2.2m |
| Accessory Uses - Lot Coverage (3.8.6) | Lot Coverage for accessory bldgs. in all residential zones shall not exceed 12%, but in no case shall the total lot coverage of the dwelling and all accessory structures exceed the max. lot coverage of the respective residential zone. | 5.6% (14.1m ²) | 4.2% (5.2m ²) | 2.3% (4.9m ²) |
| Private Driveway Width (4.1.7.1) | max. - 3.5m (lot frontage 9.0m or less) | N.A. | 2.8m | N.A. |
| Private Driveway Width (4.1.7.1) | 50% of the lot frontage to a max. of 8.5m (lot frontage greater than 9.0m) | 5.8m (45.6%) | N.A. | 3.0m (29.1%) |
| Required Parking: Street Townhouse | 1 | 2+ space | 2 space | 2 space |



LEGEND

- Subject Site (583.5m²)
- Street Townhouse Units
- Existing Concrete Steps
- Interlocking Pavers
- Driveway
- Landscape Space
- Fence

Note: This drawing is for discussion purposes only. The information shown is approximate and subject to change.



| | |
|------------------------|------------------|
| Date: October 20, 2022 | Drawn By: A.S. |
| File: 21 - 1150 | Checked By: L.C. |

CONCEPTUAL SITE PLAN

422, 424, 426 YONGE ST, MIDLAND

SCHEDULE OF REVISIONS

| No. | Date | Description | By |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 647 WELHAM RD., UNIT 9, BARRIE, ONTARIO, L4N 0B7
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com