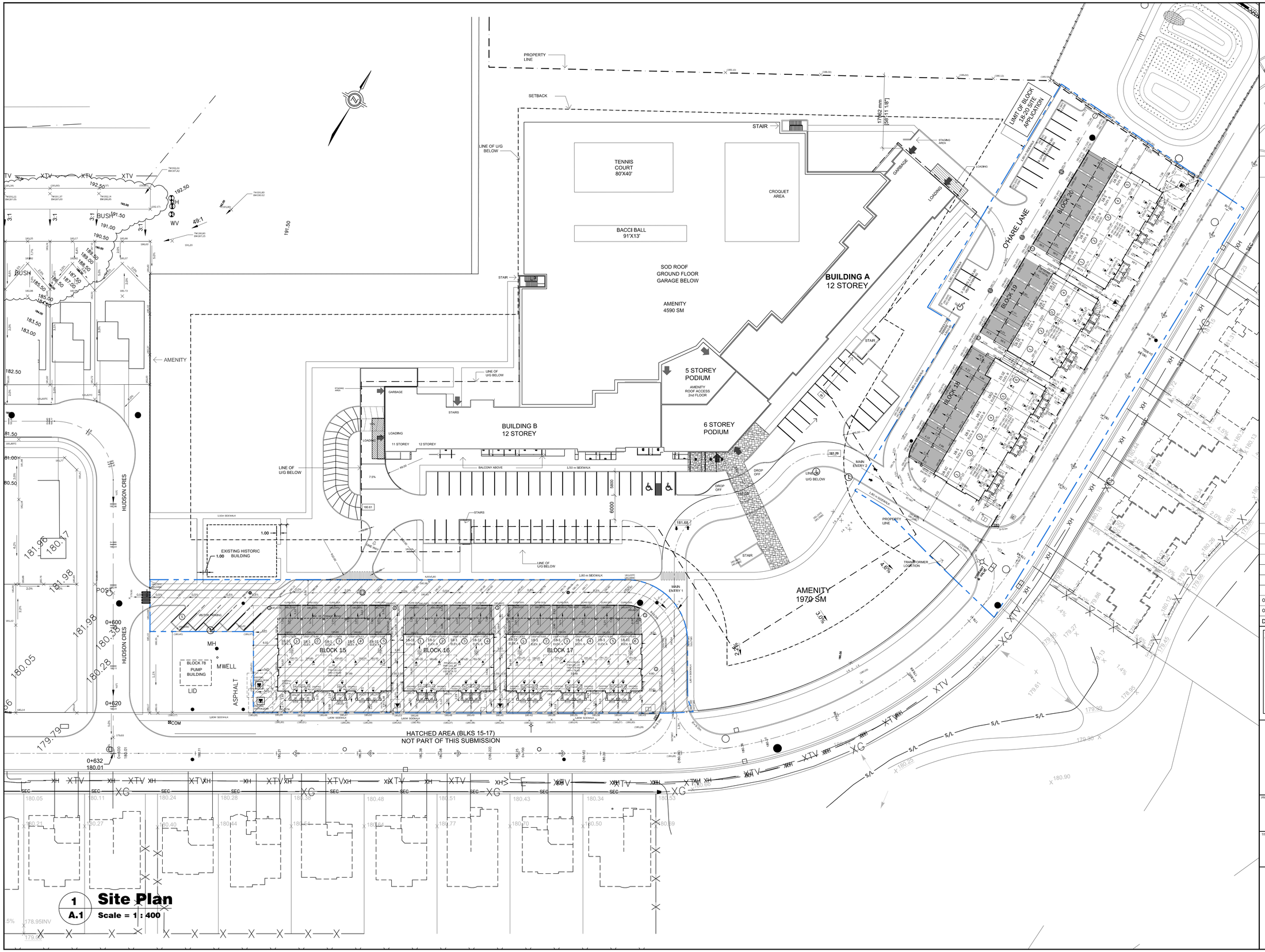

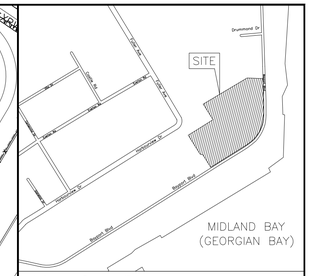

Key Site Plan N.T.S

SITE STATISTICS:

BY-LAW 2004-90 EXCEPTION (RT-25)

SITE:

LOT AREA	4,207.50 S.M	(5.39 acres / 0.49 ha)
LANDSCAPE AREA	867.25 S.M	(24.93% OF LOT AREA)
BUILDING COVERAGE	1,267.50 S.M	(31.92% OF LOT AREA)(INCLUDING PORCH)
PAVED AREA	1,753.00 S.M.	(43.74% OF LOT AREA)
SNOW STORAGE AREA	88.57 S.M.	(9.0% OF 956.00 S.M. (ROADWAY)

TOWNHOUSES:

BLOCK 15 - (5 UNITS) : 5.49M (18'-0") WIDE - DUAL FRONT TOWNS W/ 1 CAR GARAGE 1 CAR DRIVEWAY
BLOCK 16 - (4 UNITS) : 5.49M (18'-0") WIDE - DUAL FRONT TOWNS W/ 1 CAR GARAGE 1 CAR DRIVEWAY
BLOCK 17 - (6 UNITS) : 5.49M (18'-0") WIDE - DUAL FRONT TOWNS W/ 1 CAR GARAGE 1 CAR DRIVEWAY

TOTAL 15 - UNITS

PARKING:

PARKING REQUIRED / UNIT	(15 UNITS x 1.5 SPACES/ UNIT = 23 SPACES REQUIRED)
VISITOR PARKING / UNIT	(15 UNITS x 0.25 = 4 SPACES REQUIRED) (23 SPACES x 0.25 = 6 SPACES REQUIRED)
VISITOR PARKING	(15 SPACES PROVIDED WITH 1 DISABLED PARKING SPACE
DISABLED PARKING	1 PROVIDED (4.68M x 5.6M)
MIN. PARKING DIMENSIONS	2.60M x 5.6M OUTSIDE PARKING

ZONING:
RT-25 ZONING (RESIDENTIAL TOWNHOUSE) BY LAW 2004-90 AND 2019-61

MAXIMUM BUILDING HEIGHT:

11.0 M (AVERAGE FINISHED GRADE ALL SIDES TO TOP OF PERAPET/GUARD RAILING)

NOTE: STAIRCASES FOR ACCESS TO A ROOFTOP TERRACE MAY EXTEND AN ADDITIONAL 1.5 METERS BEYOND THE MAXIMUM BUILDING HEIGHT.

PARKING STANDARDS:

REQUIRED:
1.5 Parking Spaces Per Unit (25.0% shall be designated to visitor parking)
Min. Parking Space 2.80m×5.80m
Max. Driveway Width 5.20m

SETBACKS

FRONT YARD	3.00m
REAR YARD	3.00m
INTERIOR SIDE	1.50m
COMMON WALL	0.00m
EXTERIOR SIDE YARD	4.50m

PERMITTED YARD ENCROACHMENTS:

Unenclosed porches, window sills, cornices, chimneys, pilasters, eaves, gutters and similar non-structural architectural features may project no more than a distance of 0.5 m into any minimum yard.

Notwithstanding any other provisions of this By-law to the contrary, patios and walkways that are at grade level may project into any required yard.

PORCHES MAY PROJECT NO MORE THAN A DISTANCE OF 1.5m INTO ANY MINIMUM FRONT YARD OR REAR YARD.

DECKS:

3.15.1 Decks shall be permitted to encroach 3.05 m into the required minimum Rear Yard setback in all Residential Zones, provided that they shall be located no closer than 1.22 m from the rear property line

3.15.3 Decks on a Townhouse Dwelling Unit shall maintain a minimum Interior Side Yard setback of 0.61 m from the common wall to maintain a minimum distance between decks of 1.22 m.

3.15.6 Decks and porches are included when calculating maximum lot coverage in all Residential Zones. An additional 4% lot coverage shall be permitted in all Residential Zones for the construction of decks and porches.

3.15.7 For purposes of establishing deck height from grade, measurements shall be taken at the point on the deck furthest from the main structure and measured from that grade to the top of the deck.

DATE	REVISIONS
OCT.16.25	ISSUED TO LANDSCAPE ARCHITECT FOR COORDINATION
OCT.09.25	REVISED GRADING PLANS (BLKS 18-20) AS PER WMI ENG.

The Undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in Ontario Building Code to design the work shown on the attached documents.

Qualification Information

Date: OCTOBER 16, 2025

Name	Signature	BCIN
Elias Vlahakis		30449

Registration Information

Firm Name	BCIN
ICR Associates Incorporated	44960

ICR Associates Incorporated
12 Sandbourne Crescent, Toronto, On. M2J 3A6
Tel.(416) 499-9427, E Mail, icr.des@gmail.com

PROJECT: Bayport Town House Project.
Town of Midland, Georgion Bay,
Simcoe County Ontario

TITLE: Site Plan
Blocks 15, 16 And 17

DATE	Oct. 17, 2025 8:32 AM
SCALE	1:400
DRAWN BY	B.M.
PROJECT NO	219-009

A1-1.0