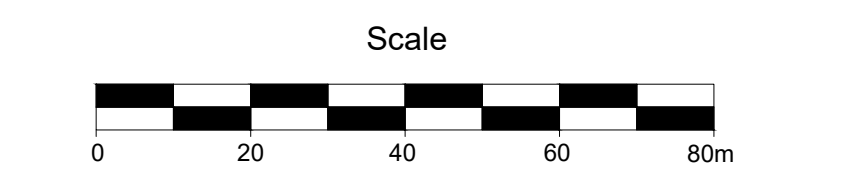


# CONCEPTUAL SITE PLAN

PART OF LOT 34, CONCESSION 4,  
(GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA),  
TOWN OF WASAGA BEACH,  
COUNTY OF SIMCOE  
AND  
PART OF LOT 21, REGISTERED PLAN 1391,  
GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA,  
TOWN OF WASAGA BEACH,  
COUNTY OF SIMCOE



**LEGEND**

- Subject Land
  - Area: 121,766.74m<sup>2</sup> (12.18ha)
- Condo Area
  - Area: 92,124.25m<sup>2</sup> (9.21ha)
- 2 Storey Semi-Detached Dwelling Units - Type 'A' (8 D/Us)
  - Bldg. Area: 100.50m<sup>2</sup>
  - Bldg. G.F.A.: 183.00m<sup>2</sup> (excl. garage)
- 2 Storey Semi-Detached Dwelling Units - Type 'B' (34 D/Us)
  - Bldg. Area: 88.50m<sup>2</sup>
  - Bldg. G.F.A.: 159.00m<sup>2</sup> (excl. garage)
- 2 Storey Townhouse Dwelling Units - Type 'A' (90 D/Us)
  - Bldg. Area: 88.49m<sup>2</sup>
  - Bldg. G.F.A.: 158.98m<sup>2</sup> (excl. garage)
- 3 Storey Townhouse Dwelling Units - Type 'B' (78 D/Us)
  - Bldg. Area: 80.75m<sup>2</sup>
  - Bldg. G.F.A.: 224.25m<sup>2</sup> (excl. garage)
- 3 Storey Back-To-Back Dwelling Units (154 D/Us)
  - Bldg. Area: 66.88m<sup>2</sup>
  - Bldg. G.F.A.: 182.64m<sup>2</sup> (excl. garage)
- 6 Storey Apartment Building (146 D/Us)
  - Size: 20.00m x 51.92m
  - Bldg. Area: 1,038.40m<sup>2</sup> / bldg.
- Amenity Area Area: 8,675.29m<sup>2</sup> (0.86ha)
  - 'A': 2,123.55m<sup>2</sup> (0.21ha) - 'F': 623.31m<sup>2</sup> (0.06ha)
  - 'B': 348.31m<sup>2</sup> (0.03ha) - 'G': 586.84m<sup>2</sup> (0.06ha)
  - 'C': 455.64m<sup>2</sup> (0.05ha) - 'H': 3,001.30m<sup>2</sup> (0.30ha)
  - 'D': 465.25m<sup>2</sup> (0.05ha) - 'I': 484.37m<sup>2</sup> (0.05ha)
  - 'E': 348.90m<sup>2</sup> (0.03ha) - 'J': 237.86m<sup>2</sup> (0.02ha)
- Public Park Area
  - Area: 3,680.14m<sup>2</sup> / 0.37ha
- Storm Water Management Pond
  - Area: 7,995.85m<sup>2</sup> / 0.80ha
- Storm Water Management Channel
  - Area: 17,343.57m<sup>2</sup> / 1.73ha
- 3.0m Easement (utility, fire protection, snow storage)

Provided Parking:

- 973 (incl. 17 B.F. spaces)
- Semi-Detached: 84 spaces (2 spaces / DU)
- Townhouses: 644 spaces (2 spaces / DU)
- Apartment Bldgs: 179 spaces (1.22 / DU)
- Visitor Parking: 66 spaces

Provisions	Residential Type 4 (R4) Zone			
	Required	Townhouse Dwellings	Back - To - Back Townhouse Dwellings	Apartment Dwelling
Permitted Uses:	Townhouse, Apartment	Permitted	Permit	Permitted (ground floor unit access directly from outside)
Lot Area (min.)	835.00m <sup>2</sup>	787.94m <sup>2</sup> (Blk. 58)	919.20m <sup>2</sup> (Blk. 39)	7,150.89m <sup>2</sup>
Lot Frontage (min.)	30.00m	28.90m (Blk. 58)	31.00m (Blk. 39 & 47)	73.24m (Street A)
Front Yard Depth (min.)	6.00m	6.00m	6.00m	7.43m
Front Porch Encroachments	1.20m	1.50m	1.50m	N.A.
Front & Rear Balcony Encroachment	1.20m	1.50m	1.50m	N.A.
Interior Side Yard Width (min.)	6.00m	1.50m	1.50m	15.15m
Exterior Side Yard Width (min.)	6.00m	3.27m (Blk. 57)	2.67m (Blk. 51)	8.12m (Beachwood Rd.)
Rear Yard Depth (min.)	6.00m	6.16m	0.00m	9.21m
Dwelling Unit Area (min.)	65.00m <sup>2</sup> (Townhouse D/U)	> 65.00m <sup>2</sup>	> 65.00m <sup>2</sup>	N.A.
	- 1 bdrm.: 37.0m <sup>2</sup> - 2 bdrm.: 65.00m <sup>2</sup> - 3 bdrm.: 83.00m <sup>2</sup> (Apartment Dwelling)	N.A.	N.A.	Complies
Gross Floor Area, Apartment (max.)	100% of lot area	N.A.	N.A.	160%
Lot Coverage (max.)	35%	48.43% - incl. front porch (381.61m <sup>2</sup> - Blk. 58)	58.21% - incl. front porch (535.13m <sup>2</sup> - Blk. 39)	29.18% (2,087.18m <sup>2</sup> )
Landscape Open Space (min.)	35%	42.34% (333.62m <sup>2</sup> - Blk. 58)	25.78% (237.01m <sup>2</sup> - Blk. 39)	44.86% (3,208.45m <sup>2</sup> )
Recreational Use Areas (for all Townhomes)	± 4,300.00m <sup>2</sup> (5% of condo area, excl. apartment)	± 7,953.00m <sup>2</sup>		N.A.
Recreation Use Areas (on each lot containing 8 or more DU) - Apartment (7.3.13 a & b)	358.20m <sup>2</sup> a. min. area of 5% of apartment blk. b. not in any privacy yard nor any required front yard	N.A.	N.A.	722.23m <sup>2</sup>
Height of Building (max.)	12.00m	< 12.00m	< 12.00m	18.00m
Min. Distance b/w driveway and intersection of Street Lines (3.38.2.7)	9.0m		11.30m	
Required Parking (min.): Townhomes	644 spaces incl. 8 B.F. spaces (2 spaces / unit)	710 spaces incl. 11 B.F. spaces - townhouse dwellings: 644 spaces (2 spaces / DU) - visitor parking spaces: 66 spaces		N.A.
Required Parking (min.): Residential Apartment	256 spaces incl. 6 B.F. spaces (1.75 spaces / DU)	N.A.		179 spaces incl. 6 B.F. spaces (1.22 spaces / DU)
Tandem Parking (3.38.2.4)	Not Permitted	Permit	Permit	N.A.

Provisions	Residential Type 2 (R2) Zone (Semi Detached Dwelling Unit)	
	Required	Provided
Lot Area (min.)	370.0m <sup>2</sup> / unit	195.82m <sup>2</sup> (lot 4)
Lot Frontage (min.)	10.6m / unit	7.50m / unit
Front Yard Depth (min.)	6.0m	6.00m
Front Porch Encroachment	1.20m	1.50m
Interior Side Yard Width (min.)	1.8m	1.50m
Exterior Side Yard Width (min.)	4.5m	4.17m (lot 15)
Rear Yard Depth (min.)	7.6m	6.14 (lot 4)
Front and Rear Balcony Encroachment	1.20m	1.50m
Dwelling Unit Area (min.)	80.0m <sup>2</sup>	> 80.00m <sup>2</sup>
Landscape Open Space (min.)	30%	45.64% (89.39m <sup>2</sup> - lot 4)
Lot Coverage (max.)	40%	45.19% (88.50m <sup>2</sup> - lot 4) (incl. front porch)
Height of Building (max.)	10.0m	< 10.00m
Min. Distance b/w driveway and intersection of Street Lines (3.38.2.7)	9.0m	11.17m
Required Parking (min.): Residential Apartment	84 spaces (42 D/U) (2 spaces / unit)	84 spaces (2 spaces / unit)
Tandem Parking (3.38.2.4)	Not Permitted	Permit

# CONCEPTUAL SITE PLAN - 510 UNITS

## 8859 BEACHWOOD RD, WASAGA BEACH

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1	Jan. 3, 2024	Revise storm water management channel width;	A.S.

**IPS INNOVATIVE PLANNING SOLUTIONS**  
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 tel: 705-812-3281 fax: 705-812-3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: Oct. 23, 2023 Drawn By: A.S.  
 File: 20-990 Checked: T.K. / D.V.