



SITE DATA - R4 ZONING (Apartment) 67 Units

REGULATION	MINIMUM REQUIRED	PROPOSED
LOT AREA (MINIMUM)	835 sq.m.	8,662.34 sq.m. (0.87Ha)
LOT FRONTAGE (MINIMUM)	30.00 m	107.42 m
FRONT YARD DEPTH (MINIMUM)	6.00 m	14.99 m
EXTERIOR SIDE YARD (MINIMUM)	6.00 m	20.51 m
INTERIOR SIDE YARD (MINIMUM)	6.00 m	28.86 m
REAR YARD (MINIMUM)	6.00 m	45.38 m
BUILDING HEIGHT (MAXIMUM)	12.00 m	* 20.70 m
BUILDING GROSS FLOOR (MAXIMUM)	100% OF LOT AREA (8,662 sq.m.)	75.64% (6,552 sq.m.)
LOT (BLDG.) COVERAGE MAX.	35% (3,031.8 sq.m.)	12.61% (1,092.7 sq.m.)
LANDSCAPE OPEN SPACE (MINIMUM)	35% (3,031.8 sq.m.)	48.25% (4,179.73 sq.m.)
RECREATIONAL USE AREA (MINIMUM)	5% (433.1 sq.m.)	5.20% (450 sq.m.)

PARKING REQUIREMENTS:
 TOTAL PARKING REQUIRED 1.75 SPACES PER UNIT x 67 = 118 SPACES
 *PARKING PROVIDED = 101 SPACES (1.50 SPACES PER UNIT)
 BARRIER FREE PARKING SPACES REQUIRED = 5
 BARRIER FREE PARKING SPACES PROVIDED = 5
 *VARIANCES REQUIRED FROM R4 ZONE



STATUS	RE-ZONING	DATE	NO.	REVISION
PLOTTED	2020-08-11 10:08 PM			
SCALE	1:200			
DRAWN BY	USF			
DATE	AUGUST 2020			

PROJECT
 BEACHWOOD
 RESIDENTIAL DEVELOPMENT
 BLOCK 42
 Beachwood Road, Town of Wasaga Beach, Ontario

TITLE
 SITE PLAN

SHEET No.
A1.1