

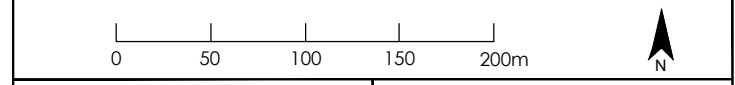
**LEGEND**

- Subject Lands
  - Area: 194,963.7m<sup>2</sup> (19.5ha / 48.2ac)
- Lands to be Severed
  - Area: 3,039.6m<sup>2</sup> (0.3ha / 0.75ac)
  - Lot Frontage: 40.0m
- Lands to be Retained
  - Area: 191,924.1m<sup>2</sup> (19.2ha / 47.4ac)
  - Lot Frontage: 222.4m
- Development Envelope
  - Area: 1,898.3m<sup>2</sup> (20,433.1ft<sup>2</sup>)

RESIDENTIAL RURAL (RR) ZONE (Lands to be Severed)		
Provision	Required	Provided
Min. Lot Area (Interior Lot)	1,900.0m <sup>2</sup>	3,039.6m <sup>2</sup>
Min. Lot Frontage (Interior Lot)	30.0m	40.0m
Min. Front Yard	10.0m	> 10.0m
Min. Interior Side Yard	3.0m	> 3.0m
Min. Exterior Side Yard	9.0m	N.A.
Min. Rear Yard	10.0m	> 10.0m
Max. Lot Coverage	25%	< 25%
Min. Landscaped Open Space	30%	> 30%
Max. Building Height	11.0m	< 11.0m

	Residential Rural (RR) Zone	Agricultural General (AG) Zone
Area:	1,900m <sup>2</sup>	40.0ha
Frontage:	30.0m	150.0m

Note: This drawing is for discussion purposes only. The information shown is approximate and subject to change.  
 Source: County of Simcoe Interactive Mapping, 2018 Imagery  
 Town of Innisfil Comprehensive Zoning By-Law 080-13



Date: March 23, 2020      Scale: 1:4,000  
 File: 20-914      Drawn By: A.S.

**PROPOSED SEVERANCE SKETCH**  
 640 Maplevue Drive, Innisfil

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1	October 1, 2020	Add RR zone matrix; Identify building envelope;	A.S.
2	November 5, 2020	Application	A.S.

**IPS INNOVATIVE PLANNING SOLUTIONS**  
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