











CONCEPT PLAN

Part of Lot 26, Concession 11,
Town of Innisfil,
County of Simcoe

Legend

-  **Subject Lands**
Area: 1,39,838.9m² (34.55 ac)
-  **Single Detached Lots (15.2m)**
-  **Single Detached Lots (12.2m)**
-  **Semi-Detached Lots (8.0m)**
-  **Townhomes (6.0)**
-  **Commercial**
-  **Residential Apartments**
-  **Park / Open Space**
-  **SWM**
-  **Conceptual Building Footprints**

Note: This plan is for discussion purposes only.
Source: 51R-25588 prepared by W. Douglas Smith,
dated July 17, 1995.

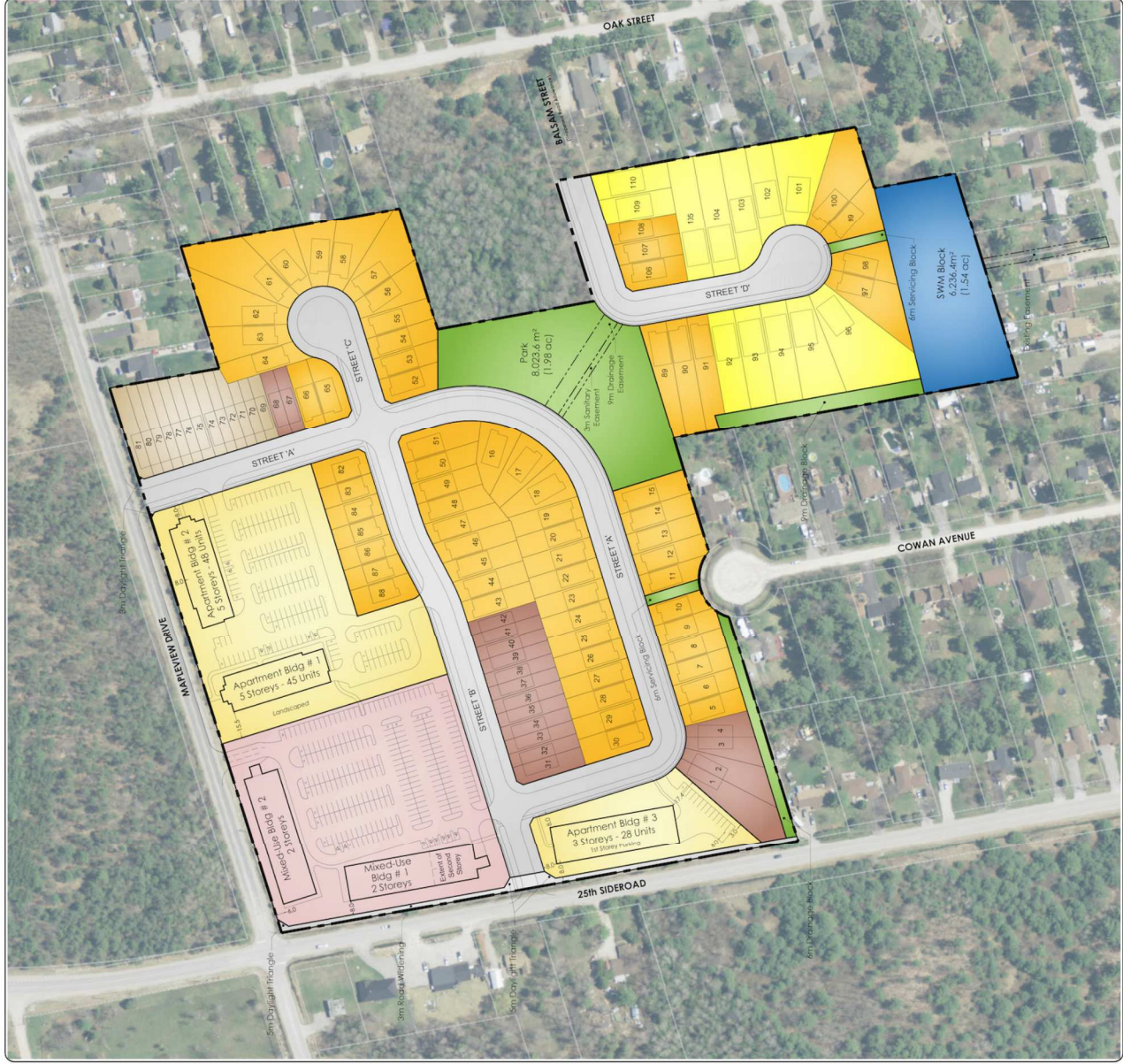


Scale: 1:2,500

Drawn by: A.M.

Date: February 26, 2018

85 Bayfield Street, Suite 300,
Innisfil, ON L4A 1A7
T: 705 797 8977
C: 705 730 8850
celeste@cplan.ca



SITE STATS

Single Detached Lots (15.24m)

Zone: R1
No. of Lots: 12
Min. Lot Area: 636.5m²
Min. Front Yard Setback: 8.0
Min. Rear Yard Setback: 6.0m
Min. Int. Side Yard Setback: 1.2

Single Detached Lots (12.2m)

Zone: R2
No. of Lots: 67
Min. Internal Lot Area: 386.6m²
Min. External Lot Area: 474.0m²
Min. Front Yard Setback: 4.5m
Min. Rear Yard Setback: 7.5m
Min. Int. Side Yard Setback A: 1.2m
Min. Int. Side Yard Setback B: 0.6m
Min. Ext. Side Yard Setback: 3.0m

Semi-Detached Lots (8.0m)

Zone: RS
No. of Lots: 18
Min. Internal Lot Area: 308.9m²
Min. External Lot Area: 443.2m²
Min. Front Yard Setback: 4.5m
Min. Rear Yard Setback: 7.5
Min. Int. Side Yard Setback A: 1.2m
Min. Int. Side Yard Setback B: 0.0m
Min. Ext. Side Yard Setback: 3.0m

Block/Cluster Townhomes (6.0m)

Zone: RT
No. of Lots: 13
Min. Internal Unit Lot Area: 231.7m²
Min. End Unit Lot Area: 278.1m²
Min. External Lot Area: 505.5m²
Min. Front Yard Setback: 4.5m
Min. Rear Yard Setback: 7.5
Min. Int. Side Yard Setback A: 1.2m
Min. Int. Side Yard Setback B: 0.0m
Min. Ext. Side Yard Setback: 3.0m

Mixed-Use Block

Zone: CN
Block Area: 16,168.4m²
Retail Commercial GFA: 3,090.4m²
Personal Service GFA: 2,501.7m²
Front Yard Setback: 6m
Exterior Side Yard Setback: 8m
Parking Required: 252
Parking Provided: 252
Landscaped: 26.1%
Coverage: 19.1%

Residential Apartments

Zone: RA
Total Area: 20,054.1m²
Total Apartment Units: 121
Front Yard Setback: 8m
Exterior Side Yard Setback: 8m
Rear Yard Setback: 15.5m
Parking Required: 212
Parking Provided: 213
Landscaped: 39.6%
Coverage: 33.6%