

KEY PLAN

Drawing History

No.	Issue Name	Issue Date
16	Issued for SPA	2021-06-25
17	Issued for Coordination - Revised Exterior Lighting	2021-07-05
20	Revised Issued for Coordination	2021-08-30
24	Issued for SPA	2021-09-28
25	Issued for SPA 3rd submission	2022-02-08
27	Issued for SPA	2022-06-27

Project:

Lora Bay Masters Townhomes

Project Address:

Part Block 1, Registered Plan 16M-8
 Geographic Township of Collingwood
 Town of Blue Mountains, County of Grey

Client:

SHERWOOD HOMES



Client Address:

6783 Wellington Road 34, RR 22, Cambridge
 ON N3C 2V4

symbolics architecture + design inc.
 1315 Lawrence Ave. E. Suite 102, Toronto, ON M4M 2S1 Ph: 416 486 8171

Drawing Title:

Site Plan

Project Status:

Site Plan Approval

Drawn by: PV Checked by: PV Date Issued: 2022-06-27

Scale: AS NOTED

Project Number: LBM-001

SITE DATA			
Zone R2 -113-h7		REQUIRED	PROPOSED
SITE AREA		650 m2	14,103.58 m2
Lot Frontage		18.0m	73.95m
BUILDING AREA	BLOCK - A	-	481.34 m2
	BLOCK - B	-	388.96 m2
	BLOCK - C	-	481.34 m2
	BLOCK - D	-	481.34 m2
	BLOCK - E	-	388.96 m2
	BLOCK - F	-	481.34 m2
	BLOCK - G	-	481.34 m2
Total Building Area		-	3,184.62 m2
Lot Coverage		35% (Max)	22.58%
Number of Units		-	33
Proposed GFA		-	7,118.22 m2
Front Yard Setback	Block - A	7.5m (Min.)	12.92m
Rear Yard Setback	Blocks B - E	7.5m (Min.)	8.0m
Exterior Side Yard Setback	Block - F	7.5m (Min.)	12.23m
Interior Side Yard Setback	Blocks B - E	4.5m (Min.)	5.0m
Building Height		11.0m (Max.)	11.0m
Number of Storeys		3 (Max.)	3
Landscape Open Space		-	6,320.56 m2
Parking Area (Interior)		-	2,551.9 m2
Parking Area (Visitor)		-	142.24 m2
Proposed Parking Spaces	Interior	74	66
	On Driveway	7	47
	Visitor	8	8
Total Proposed Parking Spaces		82	121

LOT BOUNDARY, BENCHMARK, SURVEY DATA, AND EXISTING GRADING DATA OBTAINED FROM:

VAN HARTEN SURVEYING INC.
 FEB. 14, 2021

PROPOSED GRADING AND SITE ENGINEERING DATA OBTAINED FROM:

CORZIER CONSULTING ENGINEERS

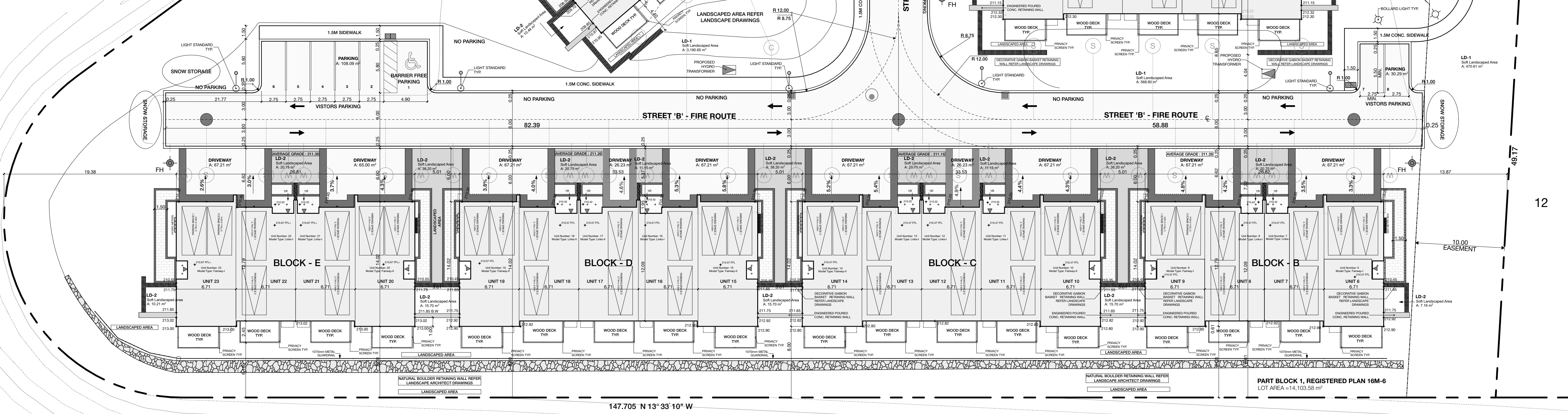
FOR PROPOSED LANDSCAPE DESIGN REFER TO DRAWINGS PREPARED BY:

STANTEC CONSULTING LTD.

FOR PROPOSED GRADING, SITE SERVICES, UTILITIES AND SITE LIGHTING REFER TO DRAWINGS PREPARED BY:

CORZIER CONSULTING ENGINEERS

LANDSCAPED AREA REFER LANDSCAPE DRAWINGS



BLOCK 33
 PROPOSED 34
 TOWNHOUSE UNITS

147.705 N 13° 33' 10" W

BLOCK 12
 REGISTERED PLAN 16M-8
 GOLF COURSE

PART BLOCK 1, REGISTERED PLAN 16M-6
 LOT AREA = 14,103.58 m²