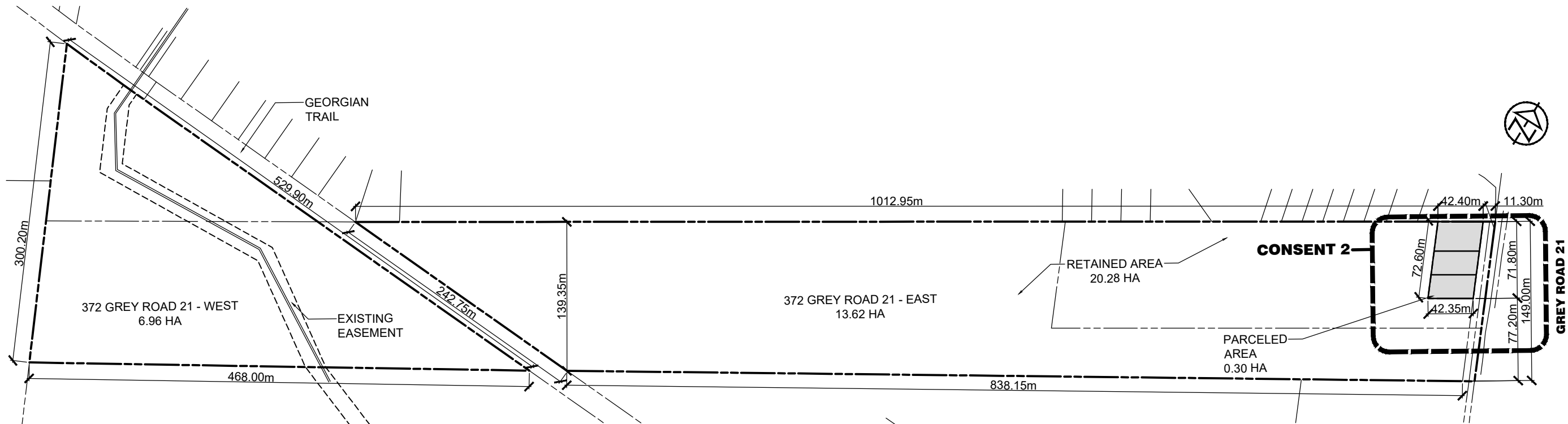


LEGEND

<div></div>	PROPERTY BOUNDARY
<div></div>	LOT BOUNDARY
<div></div>	PARCELED LAND (0.30 HA)



NOTE:  
1. ALL DIMENSIONS IN METRES  
UNLESS OTHERWISE NOTED


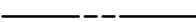
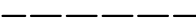

ENVISIONTATHAM

115 Sandford Fleming Drive, Suite 200, Collingwood, ON L9Y 5A6  
Tel. 705.445.0422 inquiry@envision-tatham.com

					SCALE: 1:4000
2.	REVISED LOT FABRIC	JUNE 26/23	AB	DRAWN: GEC	
1.	ISSUED FOR TOWN CONSENT	MAR. 11/22	AB	REVIEWED: AB	
NO.	REVISIONS	DATE	INITIAL	DATE: MAR. 11, 2022	

PROJECT:	
<b>372 GREY ROAD 21 EAST</b>	
JOB NO.	DWG.
ET121015-1	<b>CONSENT - 1</b>

LEGEND

	PROPERTY BOUNDARY
	LOT BOUNDARY
	BUILDING ENVELOPE
	PROPOSED DRIVEWAY

RESIDENTIAL ZONE STANDARDS

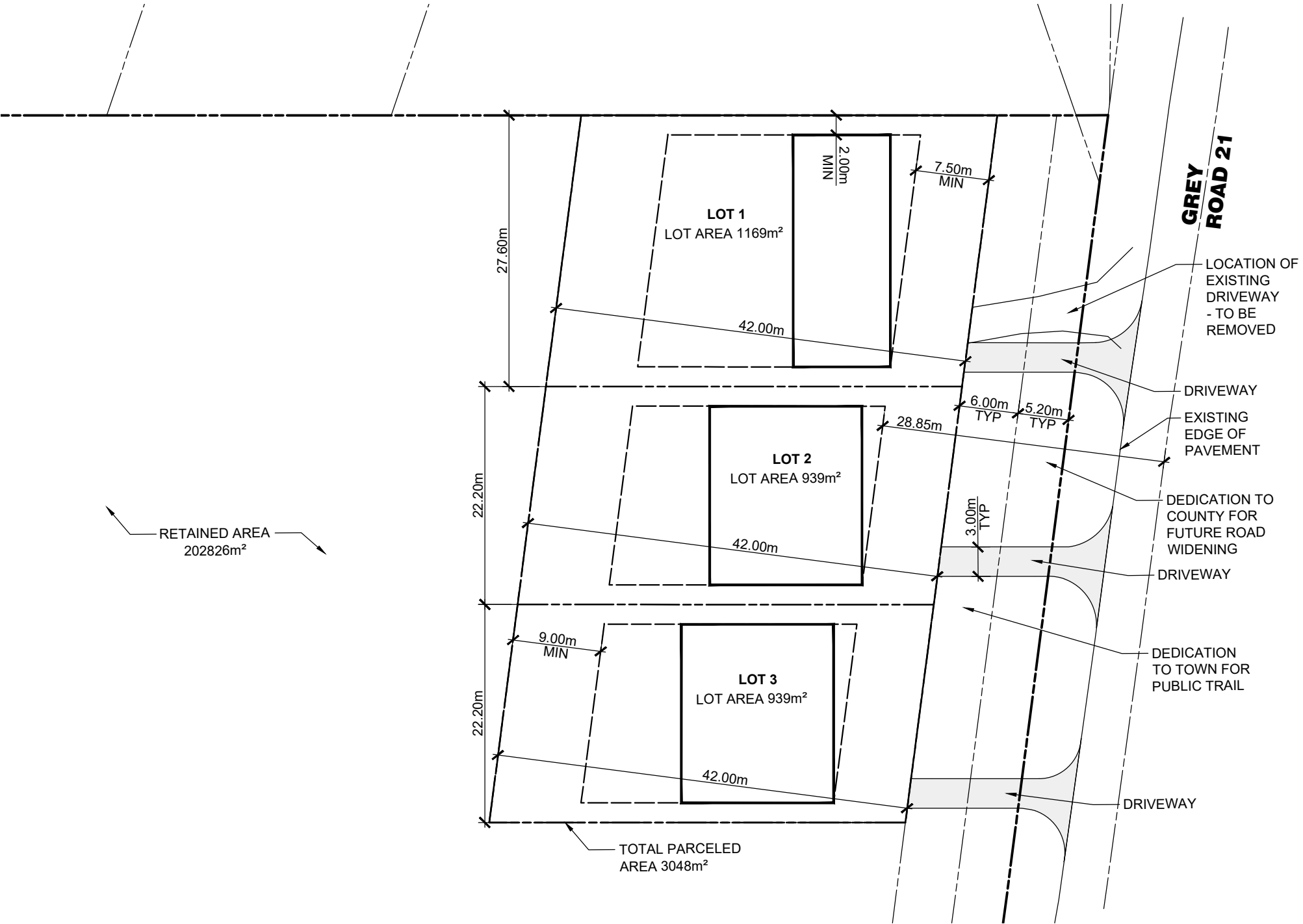
(TOWN OF THE BLUE MOUNTAINS ZONING BY-LAW 2018-65)

SINGLE DETACHED

ZONING STANDARD	R1-1
MINIMUM LOT AREA (m2)	550
MAXIMUM LOT COVERAGE	30%
MINIMUM LOT FRONTAGE (m)	18
MINIMUM FRONT YARD (m)	7.5
MINIMUM EXTERIOR SIDE YARD (m)	5
MINIMUM INTERIOR SIDE YARD (m)	2
MINIMUM REAR YARD (m)	9
MAXIMUM HEIGHT (m)	9.5
MAXIMUM HEIGHT (STOREYS)	2.5

ADDITIONAL PARAMETERS:

WHERE A BUILDING OR STRUCTURE IS TO BE BUILT ADJACENT TO A COUNTY ARTERIAL OR COUNTY COLLECTOR ROAD, MINIMUM SETBACKS ARE DETERMINED THROUGH A COUNTY BY-LAW BUT ARE GENERALLY 75 FEET (22.86 METRES) FROM THE CENTRELINE OF THE ROAD. WITHIN SETTLEMENT AREAS AND ON COUNTY LOCAL ROADS, THE SETBACKS AS IDENTIFIED IN THE LOCAL MUNICIPAL ZONING BY-LAWS WILL BE USED (Pg. 145, GREY COUNTY OFFICIAL PLAN).



NOTE:  
1. ALL DIMENSIONS IN METRES  
UNLESS OTHERWISE NOTED



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Tel. 705.445.0422 inquiry@envision-tatham.com

2.	REVISED LOT FABRIC	JUNE 26/23	AB	SCALE: 1:500
1.	ISSUED FOR TOWN CONSENT	MAR. 11/22	AB	DRAWN: GEC
NO.	REVISIONS	DATE	INITIAL	REVIEWED: AB
				DATE: MAR. 11, 2022

PROJECT:	
372 GREY ROAD 21 EAST	
JOB NO.	DWG.
ET121015-1	CONSENT- 2