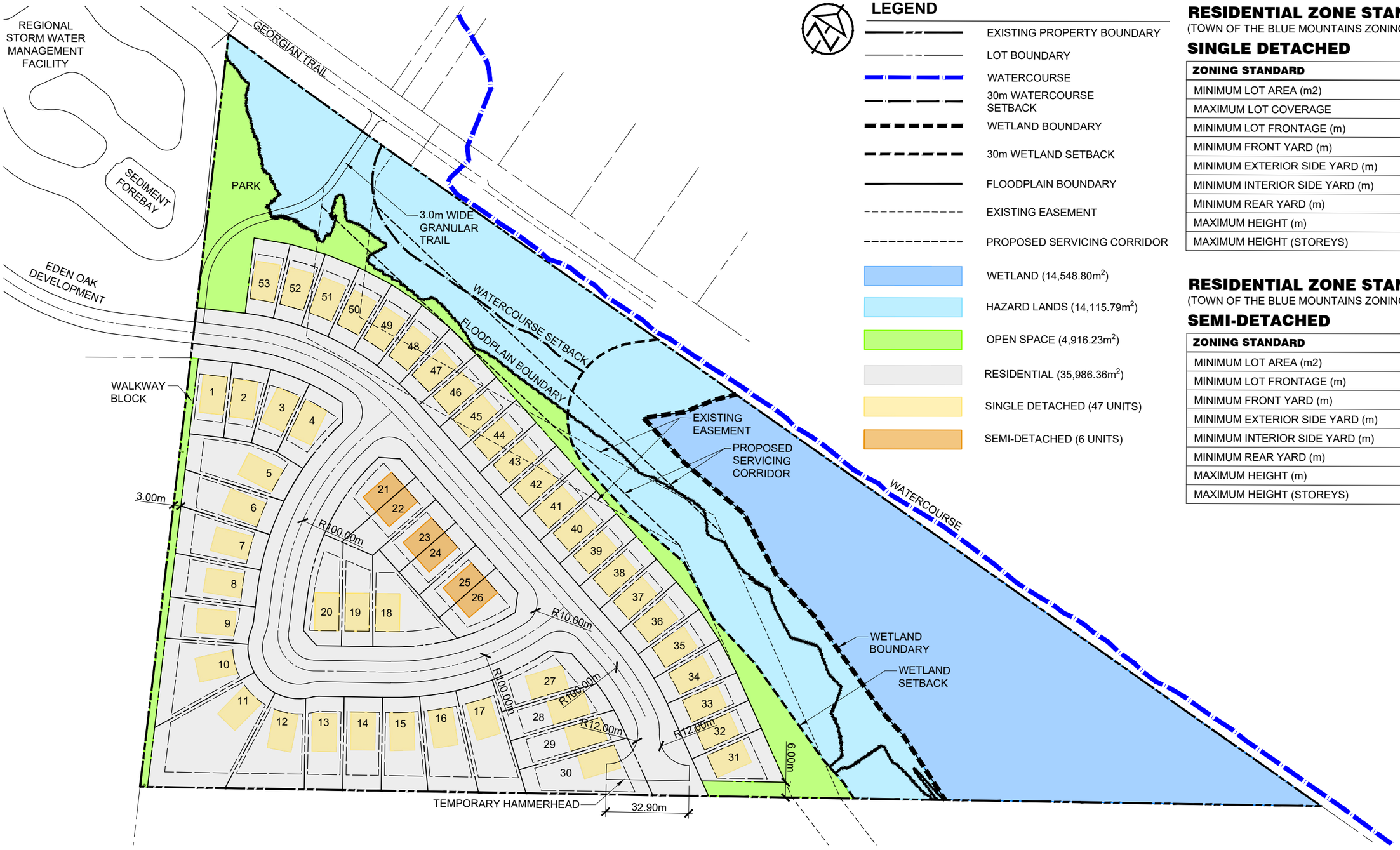

LEGEND

- EXISTING PROPERTY BOUNDARY
- LOT BOUNDARY
- WATERCOURSE
- 30m WATERCOURSE SETBACK
- WETLAND BOUNDARY
- 30m WETLAND SETBACK
- FLOODPLAIN BOUNDARY
- EXISTING EASEMENT
- PROPOSED SERVICING CORRIDOR
- WETLAND (14,548.80m^2)
- HAZARD LANDS (14,115.79m^2)
- OPEN SPACE (4,916.23m^2)
- RESIDENTIAL (35,986.36m^2)
- SINGLE DETACHED (47 UNITS)
- SEMI-DETACHED (6 UNITS)

RESIDENTIAL ZONE STANDARDS

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

SINGLE DETACHED

ZONING STANDARD	R1-3
MINIMUM LOT AREA (m2)	360
MAXIMUM LOT COVERAGE	40%
MINIMUM LOT FRONTAGE (m)	12
MINIMUM FRONT YARD (m)	6
MINIMUM EXTERIOR SIDE YARD (m)	2.4
MINIMUM INTERIOR SIDE YARD (m)	1.2
MINIMUM REAR YARD (m)	6
MAXIMUM HEIGHT (m)	8
MAXIMUM HEIGHT (STOREYS)	2

RESIDENTIAL ZONE STANDARDS

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

SEMI-DETACHED

ZONING STANDARD	R2
MINIMUM LOT AREA (m2)	350
MINIMUM LOT FRONTAGE (m)	9
MINIMUM FRONT YARD (m)	6
MINIMUM EXTERIOR SIDE YARD (m)	3
MINIMUM INTERIOR SIDE YARD (m)	1.2
MINIMUM REAR YARD (m)	6
MAXIMUM HEIGHT (m)	9.5
MAXIMUM HEIGHT (STOREYS)	2.5

NOTE:
1. ALL DIMENSIONS IN METRES UNLESS OTHERWISE NOTED

ENVISIONTATHAM
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NO.	REVISIONS	DATE	INITIAL
12.	REVISED PER CLIENT COMMENT	JULY 16/25	AB
11.	REVISED PER CLIENT COMMENT	JUNE 10/25	AB
10.	REVISED PER CLIENT COMMENT	MAY 20/25	AB

SCALE: 1:1500
DRAWN: GEC
REVIEWED: AB
DATE: MAR 14, 2023

PROJECT: **372 GREY ROAD 21 WEST**
JOB NO. ET121015-1
DWG. **CONCEPT**