DRAFT SITE PLAN
169 QUEEN ST W
PART OF THE NORTH HALF OF LOT 7,
CONCESSION 8
(GEOGRAPHIC TOWNSHIP OF FLOS)
TOWNSHIP OF SPRINGWATER
COUNTY OF SIMCOE
2016

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PROJECT: 15-582 Gallo
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169 QUEEN ST W
PART OF THE NORTH HALF OF LOT 7,
CONCESSION 8
(GEOGRAPHIC TOWNSHIP OF FLOS)
TOWNSHIP OF SPRINGWATER
COUNTY OF SIMCOE

1.42 ha (3.52 acres)

LOT AREA (min.)
200 m²/UNIT
173 m²/UNIT

LOT FRONTAGE (min.)
27.0 m
7.0 m

FRONT YARD DEPTH (min.)
6.0 m
6.0 m

REAR YARD DEPTH (min.)
7.5 m
7.5 m

INTERIOR SIDE YARD WIDTH (min.)
7.5 m
0 m, or 1.2 m for an end unit

EXTERIOR SIDE YARD WIDTH (min.)
6.0 m
2.5 m

DWELLING UNIT AREA
ONE BEDROOM 42 m² +
13 m² FOR EACH ADDITIONAL BEDROOM

ONE BEDROOM 42 m² +
13 m² FOR EACH ADDITIONAL BEDROOM

BUILDING HEIGHT (max.)
11 m
11 m

LANDSCAPED OPEN SPACE (min.)
10%
>10%

LOT COVERAGE (max.)
30%
60%

PRIVACY YARDS
SEE BY-LAW 6.3.15
NO PRIVACY YARDS
REQUIRED

PLAY AREA (AMENITY AREA)
10 m²/unit (440 m²) IN
REAR YARD OR
INTERIOR SIDE YARD,
BUT NOT PRIVACY YARD

PARK - 551 m²
REAR YARD/UNIT - 52 m²

PARKING (min.)
2 SPACES PER UNIT
11 SPACES (0.25 SPACES/UNIT)

VISITOR PARKING
N/A
N/A

SCALE 1:500

DRAFT SITE PLAN - 41 UNITS
TOWNSHIP OF SPRINGWATER

DRAWN BY: V.S.