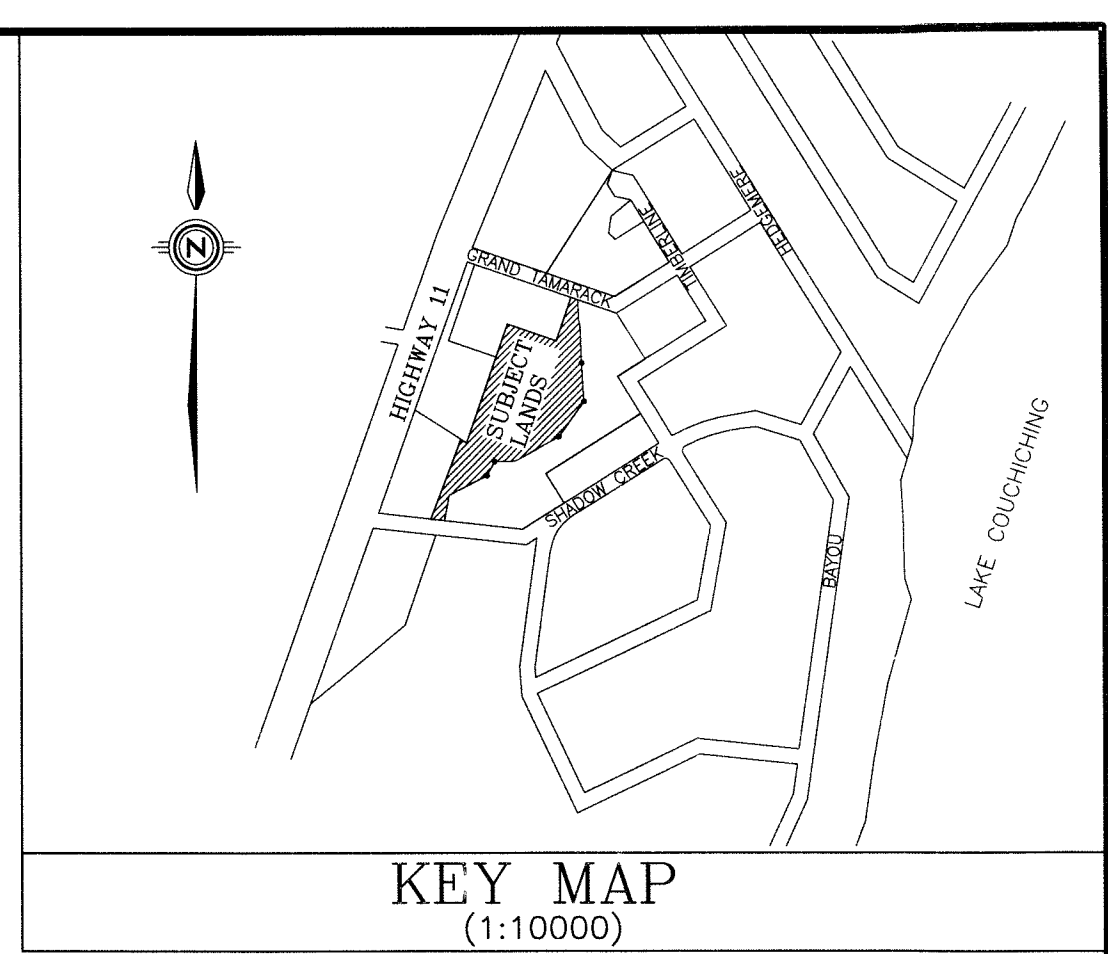


KNOWN AS GRAND TAMARACK CRESCENT  
PIN 58616 - 0439 (LT)  
(TAMARACK CRESCENT, REGISTERED PLAN 1233, 20.117 WIDE)

**SITE PLAN**  
OF PART OF BLOCK C  
REGISTERED PLAN 1233  
(GEOGRAPHIC TOWNSHIP OF NORTH ORILLIA)  
**TOWNSHIP OF SEVERN**  
**COUNTY OF SIMCOE**

SCALE 1 : 500  
J. C. STANTON O.L.S., C.L.S.  
2017



**LAND USE SCHEDULE**

TOTAL SITE AREA	23117.95 m <sup>2</sup> (2,312 ha.) (5.7 ac.)
TOTAL SITE COVERAGE (DWELLINGS)	5067.37 m <sup>2</sup> (21.92%)
TOTAL PAVED AREA	4003.77 m <sup>2</sup> (17.32%)
STREET, PARKING & DRIVEWAYS	4003.77 m <sup>2</sup> (17.32%)
TOTAL DEDICATED SNOW STORAGE AREA	252.73 m <sup>2</sup> (6.31% OF PAVED AREA)
TOTAL LANDSCAPED OPEN SPACE AREA	14046.81 m <sup>2</sup> (60.76%)

**RM1 ZONING DETAILS**

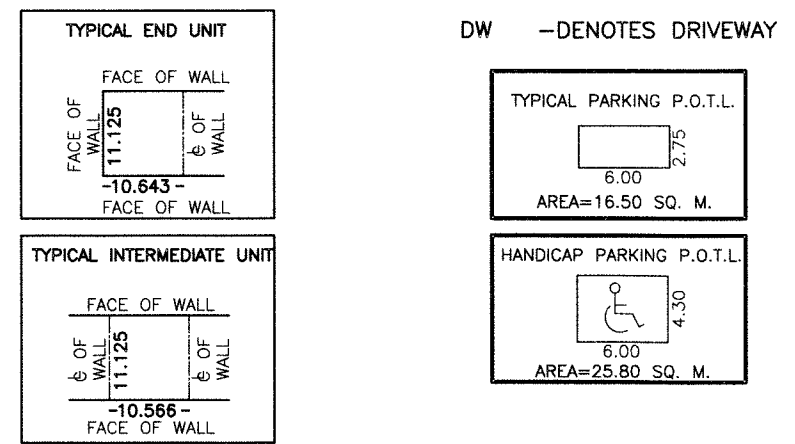
	REQUIRED BY RM1 ZONE	PROVIDED(MIN.)
MIN. LOT AREA	250 sq.m	260.2 sq.m
MAX. LOT COVERAGE	35.00%	47.82 %
MIN. LANDSCAPED OPEN SPACE	30.00%	60.76%
MIN. LOT FRONTAGE	6.00 M	10.57 M
MIN. FRONT YARD	7.50 M	6.00 M
MIN. REAR YARD	7.50 M	2.96 M
MIN. INT. SIDEYARD	1.50 M	1.55 M

**REVISIONS**

DATE	AMENDMENT
22/02/17	INITIAL DRAFT
28/04/17	CHANGES AS PER JOSH MORGAN
13/06/17	BLOCKS & BLOCK TABLES
05/07/17	CHANGES TO GENERAL CONFIGURATION TABLES UPDATED & FRONTAGES ADDED
03/10/17	SUN ROOMS ADDED, MATRIX MODIFIED LINE BETWEEN BLOCKS 11 & 19 MOVED LINE BETWEEN BLOCKS 7 & 8 CHANGED BLOCKS 1, 7 & 18 MODIFIED

ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT:

- a) AS SHOWN ON PLAN
- b) AS SHOWN ON PLAN
- c) AS SHOWN ON KEY PLAN
- d) RESIDENTIAL
- e) AS SHOWN ON PLAN
- f) AS SHOWN ON PLAN
- g) AS SHOWN
- h) PRIVATE WATER SUPPLY
- i) SANDY SILT
- j) AS SHOWN ON PLAN
- k) NONE
- l) AS SHOWN



APPROVED SUBJECT TO CONDITIONS IN ACCORDANCE WITH SECTION 51(31) OF THE PLANNING ACT, RSO 1990, CHAP. P. 13 AS AMENDED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

DIRECTOR OF PLANNING & ECONOMIC DEVELOPMENT  
COUNTY OF SIMCOE

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS BEING SUBDIVIDED AND THE RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THE PLAN.

J. C. STANTON O.L.S., C.L.S.

**OWNER'S AUTHORIZATION**  
BEING THE REGISTERED OWNERS OF THE SUBJECT LAND HEREBY AUTHORIZE MORGAN PLANNING AND DEVELOPMENT INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

(I HAVE THE AUTHORITY TO BIND THE CORPORATION)

**DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048**

**DISTANCES ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999770**

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	UTM NORTHING	UTM EASTING
A	4950462.734	627240.699
B (MEASURED)	4950384.720	627114.992
B (51R-39282)	4950383.649	627113.306

**C.T. STRONGMAN SURVEYING LTD.**  
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4145 Burnside Line  
Severn, Ontario L3V-0W1  
Telephone (705) 328-0765  
Fax (705) 328-0424  
email: info@ctsurveyors.ca  
a Division of Dearden And Stanton LTD.  
**SEVERN - ONTARIO**  
R-251

EXISTING COMMERCIAL  
PIN 58616-0137 (LT)  
BLOCK E REGISTERED PLAN 1233

EXISTING COMMERCIAL  
BLOCK D REGISTERED PLAN 1233  
PIN 58616-0136 (LT)

EXISTING COMMERCIAL  
PART OF THE E 1/2 LOT 5  
CONCESSION 9  
PIN 58616-0119 (LT)

**BLOCK 7 (473,736 M<sup>2</sup>)** PROPOSED 4- 1 STOREY UNITS

UNIT	UNIT AREA (sq.m.)	LOT AREA (sq.m.)	COVERAGE	FRONT SETBACK	REAR SETBACK	INT. SETBACK	OPEN SPACE%	
23	118.401	401.426	29.495	13.59	8.46	10.45	1.55	63.63%
24	117.553	338.321	34.746	10.57	8.55	11.81	-	57.79%
25	117.553	329.473	35.679	10.60	9.38	8.59	-	56.35%
26	140.698	417.519	33.699	11.72	9.38	4.96	1.70	59.38%

**BLOCK 8 (1557,209 M<sup>2</sup>)** PROPOSED 3- 1 STOREY UNITS

UNIT	UNIT AREA (sq.m.)	LOT AREA (sq.m.)	COVERAGE	FRONT SETBACK	REAR SETBACK	INT. SETBACK	OPEN SPACE%	
27	140.698	549.903	25.586	12.99	7.55	10.41	1.76	70.26%
28	117.553	452.303	25.990	10.57	7.55	16.97	-	68.93%
29	118.401	555.003	21.333	12.19	7.55	23.57	1.55	74.55%

**BLOCK 9 (1203,801 M<sup>2</sup>)** PROPOSED 4- 1 STOREY UNITS

UNIT	UNIT AREA (sq.m.)	LOT AREA (sq.m.)	COVERAGE	FRONT SETBACK	REAR SETBACK	INT. SETBACK	OPEN SPACE%	
30	118.401	319.521	37.056	16.21	6.00	7.50	2.38	57.2%
31	117.553	260.200	45.178	10.57	6.00	7.50	-	47.82%
32	117.553	260.200	45.178	10.57	6.00	7.50	-	47.82%
33	118.401	363.880	32.539	15.83	6.00	7.50	3.01	62.46%

**BLOCK 10 (1231,855 M<sup>2</sup>)** PROPOSED 4- 1 STOREY UNITS

UNIT	UNIT AREA (sq.m.)	LOT AREA (sq.m.)	COVERAGE	FRONT SETBACK	REAR SETBACK	INT. SETBACK	OPEN SPACE%	
34	118.401	395.726	29.920	18.85	6.00	7.50	3.00	65.48%
35	117.553	260.200	45.178	10.57	6.00	7.50	-	47.82%
36	117.553	260.200	45.178	10.57	6.00	7.50	-	47.82%
37	118.401	315.429	37.537	16.07	6.00	7.50	2.23	56.69%

**BLOCK 11 (1903,708 M<sup>2</sup>)** PROPOSED 5- 1 STOREY UNITS

UNIT	UNIT AREA (sq.m.)	LOT AREA (sq.m.)	COVERAGE	FRONT SETBACK	REAR SETBACK	INT. SETBACK	OPEN SPACE%	
38	118.401	546.288	21.674	12.28	6.00	19.14	1.55	74.93%
39	117.553	376.662	31.213	10.57	6.00	15.10	-	63.96%
40	117.553	330.503	35.568	10.57	6.00	7.00	-	58.92%
41	117.553	284.344	41.342	10.57	6.00	7.00	-	52.25%
42	140.698	365.911	38.452	17.304	6.00	2.96	3.00	56.57%

**BLOCK 1 (937,541 M<sup>2</sup>)** PROPOSED 3- 1 STOREY UNITS

UNIT	UNIT AREA (sq.m.)	LOT AREA (sq.m.)	COVERAGE	FRONT SETBACK	REAR SETBACK	INT. SETBACK	OPEN SPACE%	
1	118.401	304.038	33.442	13.48	6.93	7.50	1.55	59.55%
2	117.553	271.649	43.274	10.59	6.97	7.50	-	48.93%
3	118.401	311.854	37.967	12.20	7.45	7.50	1.59	55.06%

**BLOCK 2 (1158,952 M<sup>2</sup>)** PROPOSED 4- 1 STOREY UNITS

UNIT	UNIT AREA (sq.m.)	LOT AREA (sq.m.)	COVERAGE	FRONT SETBACK	REAR SETBACK	INT. SETBACK	OPEN SPACE%	
4	118.401	311.178	37.976	12.19	6.88	7.50	1.55	54.97%
5	117.553	269.252	43.659	10.57	6.83	7.50	-	48.51%
6	117.553	268.819	43.729	10.57	6.80	7.50	-	48.64%
7	118.401	309.703	38.231	12.20	6.76	7.50	1.55	55.11%

**BLOCK 3 (1268,530 M<sup>2</sup>)** PROPOSED 3- 1 STOREY UNITS

UNIT	UNIT AREA (sq.m.)	LOT AREA (sq.m.)	COVERAGE	FRONT SETBACK	REAR SETBACK	INT. SETBACK	OPEN SPACE%	
8	118.401	309.027	38.314	12.19	6.70	7.50	1.55	54.79%
9	117.553	267.420	43.958	10.57	6.66	7.50	-	48.40%
10	140.698	692.083	20.330	16.22	6.66	7.51	5.32	76.76%

**BLOCK 4 (1531,030 M<sup>2</sup>)** PROPOSED 4- 1 STOREY UNITS

UNIT	UNIT AREA (sq.m.)	LOT AREA (sq.m.)	COVERAGE	FRONT SETBACK	REAR SETBACK	INT. SETBACK	OPEN SPACE%	
11	140.698	630.812	22.301	13.95	7.87	7.50	4.75	73.39%
12	117.553	274.266	42.861	10.63	7.12	7.50	-	49.27%
13	117.553	272.009	43.217	10.57	7.12	7.50	-	48.86%
14	118.401	353.843	33.462	16.07	6.00	7.50	3.55	60.44%

**BLOCK 5 (1417,381 M<sup>2</sup>)** PROPOSED 4- 1 STOREY UNITS

UNIT	UNIT AREA (sq.m.)	LOT AREA (sq.m.)	COVERAGE	FRONT SETBACK	REAR SETBACK	INT. SETBACK	OPEN SPACE%	
15	118.401	468.770	30.014	18.20	6.23	12.38	4.51	70.62%
16	117.553	310.216	37.894	10.57	6.19	11.59	-	56.01%
17	117.553	301.449	38.996	10.57	6.15	10.81	-	54.79%
18	118.401	336.946	35.140	12.19	6.11	10.02	1.55	59.32%

**BLOCK 6 (1305,492 M<sup>2</sup>)** PROPOSED 4- 1 STOREY UNITS

UNIT	UNIT AREA (sq.m.)	LOT AREA (sq.m.)	COVERAGE	FRONT SETBACK	REAR SETBACK	INT. SETBACK	OPEN SPACE%	
19	118.401	336.998	35.134	12.19	6.13	9.87	1.55	59.34%
20	117.553	282.608	41.596	10.57	6.09	9.09	-	51.82%
21	117.553	273.840	42.928	10.57	6.05	8.30	-	50.36%
22	118.401	412.046	28.735	17.62	6.01	7.51	4.38	66.81%

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**NOTES**

- REFERS TO
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- REFERS TO
- DENOTES
- DENOTES
- DENOTES

**LEGEND**

- SIB - DENOTES STANDARD IRON BAR
- SSIB - DENOTES SHORT STANDARD IRON BAR
- IB - DENOTES IRON BAR
- SRB - DENOTES ROCK BAR ROUND
- SB - DENOTES SUBMISSION BAR
- RIP - DENOTES ROCK POST
- IT - DENOTES IRON TUBE
- (OU) - DENOTES ORIGIN UNKNOWN
- (M) - DENOTES MEASURED
- - DENOTES MONUMENT FOUND
- - DENOTES MONUMENT PLANTED
- (WIT) - DENOTES WITNESS

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM  
2) THE SURVEY WAS COMPLETED ON THE DAY OF \_\_\_\_\_ 2017

SEVERN, ONTARIO  
J. C. STANTON  
ONTARIO LAND SURVEYOR  
CANADA LANDS SURVEYOR

R-251