**RESIDENTIAL (R1) ZONE**

LOT PROVISIONS	REQUIRED	PROVIDED Retained Parcel	PROVIDED Severed Parcel
Minimum Lot Area (m <sup>2</sup> )	1400	873	867
Minimum Lot Frontage (m)	20.0	13.00	12.91
Minimum Front Yard (m)	6.0	6.0	6.0
Minimum Exterior Side Yard (m)	n/a	n/a	n/a
Minimum Interior Side Yard (m)	2.0	2.0	2.0
Minimum Rear Yard (m)	7.5	37.86	41.64
Maximum Lot Coverage	20%	20%	20%
Maximum Main Bldg. Height (m)	12	12	12

**SKETCH LOT PLAN**

PROPOSED  
ZONING AMENDMENT

**9880 BEACHWOOD ROAD**

LOT 70  
REGISTERED PLAN 1082  
TOWN OF COLLINGWOOD  
COUNTY OF SIMCOE

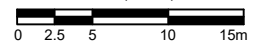
**LEGEND**

- SUBJECT PROPERTY (Total Area +/-1740 sq.m.)
- PROPOSED DWELLINGS
- PROPOSED ACCESS DRIVEWAYS
- ZONING SETBACKS - RESIDENTIAL (R1) ZONE

**Site Plan References:**

- Polar Surveying Ltd., Registered Plan 1082 - Plan of Survey (July 2024)
- Meer Design, Baradarani Residence (Site Plan) (August 2024)
- Collingwood Zoning By-Law 2010-040
- Simcoe County GIS - Site Location (2024)

Scale / Metric (1:500)



**GEORGIAN PLANNING  
SOLUTIONS**

Land Use Planning & Project Management  
17 Brock Cres., Collingwood, ON L9Y 4A4  
O: 705.446.0530 / C: 705.606.7526

Drafted by D.C. / Checked by K.R.  
Date (d/m/y): 07 / 11 / 2024