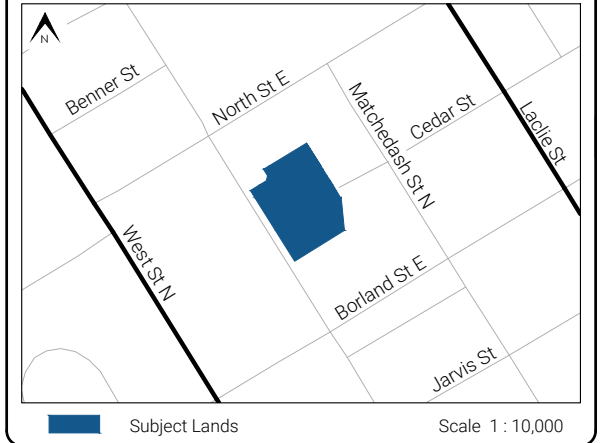


CONCEPT PLAN

252 Peter Street North,
Part of Lot 7, Concession 5 Southern Division
City of Orillia



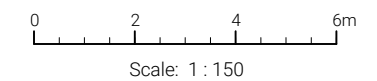
Residential One (R1) Zone

	Required	Proposed
Lot Area	550m ²	±360.3m ²
Lot Frontage	15.0m	±21.3m
Lot Coverage	45%	±27.8%
Front Yard	6.0m	±6.0m
Interior Yard	1.2m	±1.7m
Rear Yard	7.5m	±1.9m
Max. Height	11.0m	<8m
Landscaped Open Space	30%	65.5%
Driveway Length	6.0m	±6.0m
Driveway Width	6.0m (max)	±3.5m
Driveway Setback	0.3m	±2.0m

LEGEND

- Proposed Residential Lot**
 Lot Area: ±360.3m²
 Lot Frontage: ±21.3m
 Designation: Stable Neighbourhood
 Zoning: Institutional One (School Zone)

- Existing Single Detached Dwelling**
 Ground Floor: ±100.0m²
 Storeys: 2



Note: This drawing is for discussion purposes only.

Source: Site Plan, McKnight Charron Laurin Architects Inc, Nov 2009. County of Simcoe interactive map.

Drawn By: A.M. Date: December 5, 2021 File No: 1083



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Residential

Existing Parking Area
Future Medical Complex

Existing Parking Area
300 Peter St N

Peter St N
±20m Public R.O.W.