

**Proposed Lot Severance**

16 First Street  
Orillia, Ontario, L3V 4A9

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE THE PLAN AND ESTIMATE WITHIN 180 DAYS OF THE RELEASE AND ESTIMATE FOR THE CONSTRUCTION

FIRST 04/17/26

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT NO: Project Number  
DRAWN BY:  
CHECKED BY:  
COPYRIGHT 2026:  
ALLIANCE DEVELOPMENT  
VENTURES INC.

**Site Development  
Plan**

**A001**

PROPOSED USE: LOT SEVERANCE									
CURRENT ZONING: R2									
REQUIRED ZONING: R2									
LOT PROVISIONS	REQUIRED	LOT 1 PROVIDED	CONFORMS (Y/N)	LOT 2 PROVIDED	CONFORMS (Y/N)	LOT 3 PROVIDED	CONFORMS (Y/N)	LOT 4 PROVIDED	CONFORMS (Y/N)
MINIMUM LOT AREA (SEMI-DETACHED DWELLINGS) (M <sup>2</sup> )	250.0	457.29	YES	493.75	YES	608.93	YES	656.55	YES
MINIMUM LOT FRONTAGE (SEMI-DETACHED DWELLINGS) (M)	7.0	8.0	YES	8.0	YES	9.14	YES	9.14	YES

