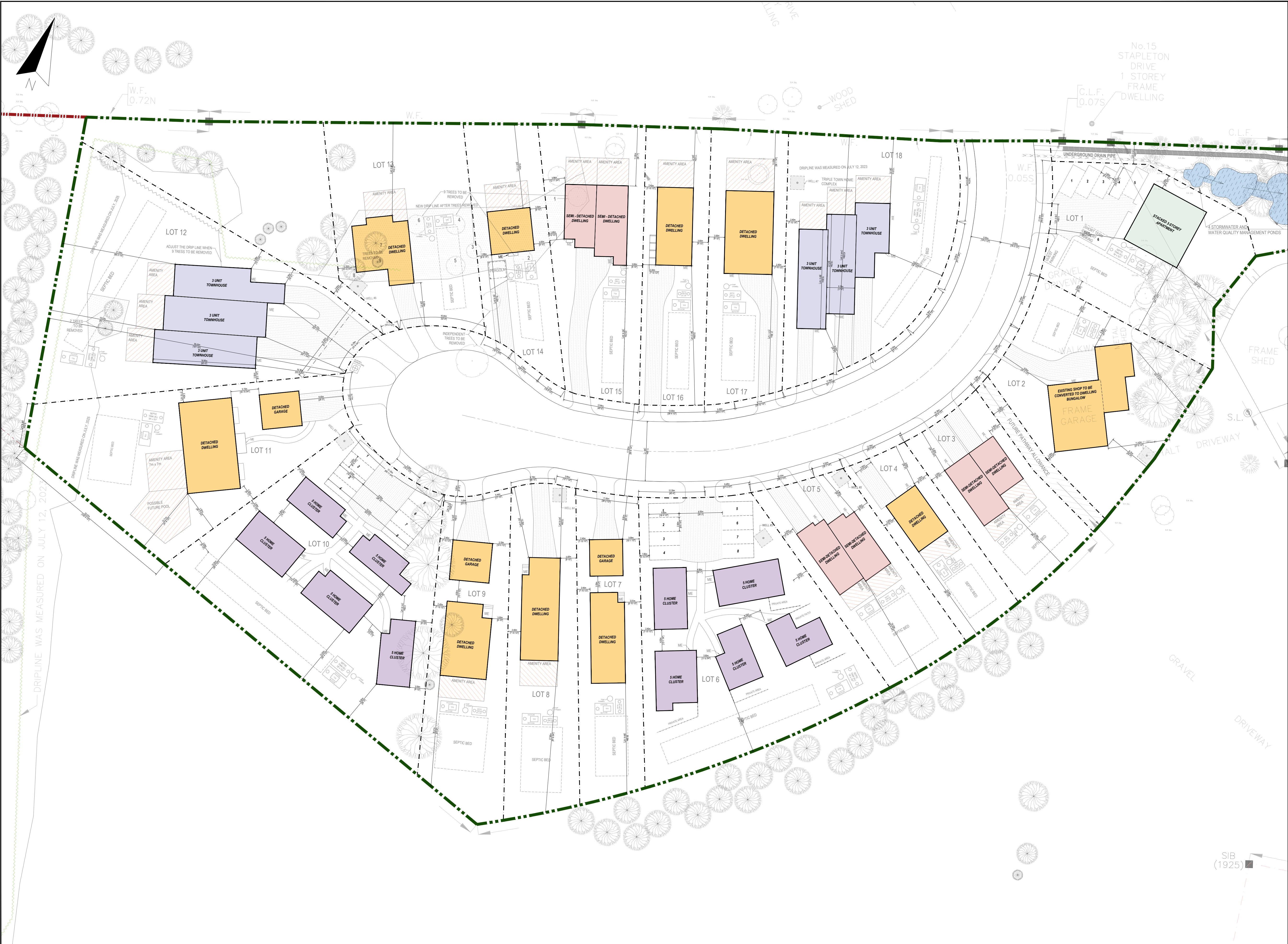
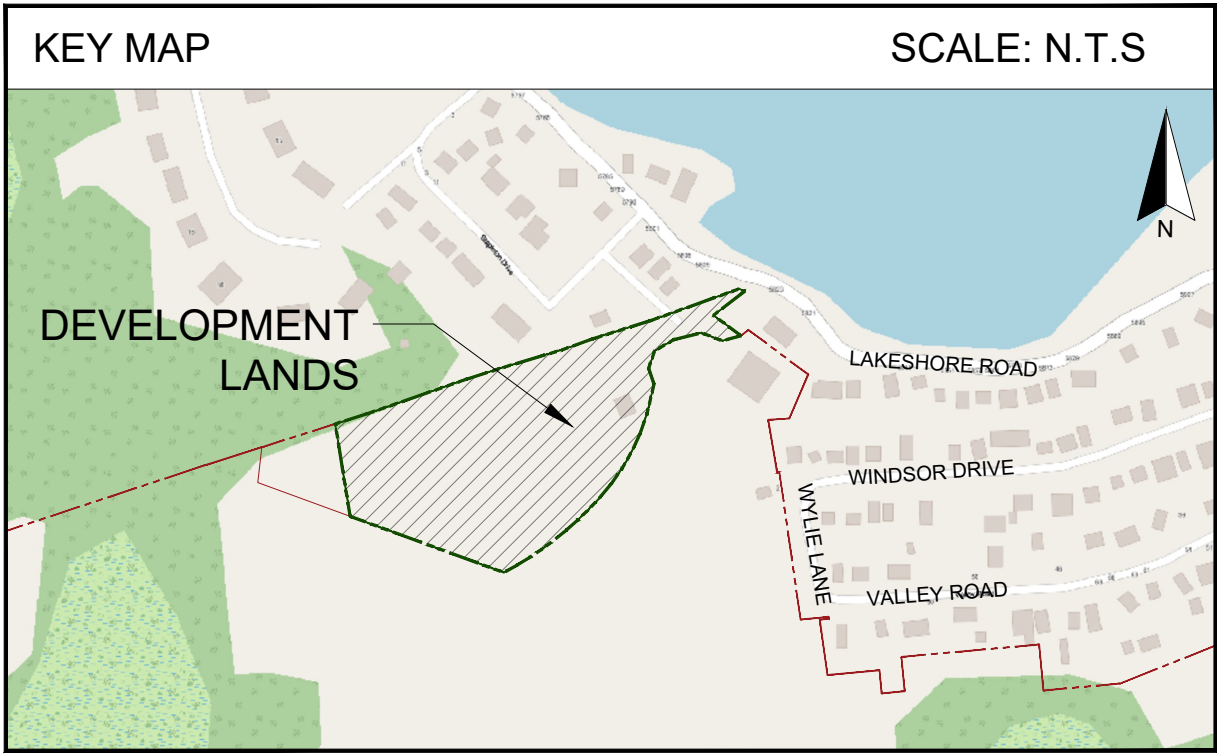




CONCEPTUAL SITE PLAN 2 Wylie Lane, Stouffville	SCHEDULE OF REVISIONS			
	No.	Date	Description	By



CONCEPTUAL SITE PLAN

Scale

0 05 10 15 20 25m

- LEGEND
- Subject Lands (Area: 309,472.44m² / 309.4 ha)
 - Development Lands (Area: 22,400.05m² / 22.4 ha)
 - Proposed Semi Detached Dwelling
 - Proposed Single Detached Dwelling
 - Proposed Street Townhomes Dwelling
 - Proposed Cluster Housing
 - Proposed Apartment
 - Proposed Driveway
 - Proposed Amenity Area
 - Proposed Stormwater Management Ponds

Provisions	ZONING TABLE		RM1 - Apartment Buildings		R4 - Detached & Semi Detached Dwelling		R4 - Street Townhouses	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
			Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Permitted Uses	Apartment	Permitted	Detached	Permitted	Semi Detached	Permitted	Street Townhouse	Permitted
Min. Lot Area	222 m ²	963.80 m ²	200 m ²	> 200 m ²	222 m ²	> 222 m ²	222 m ²	> 222 m ²
Min. Lot Frontage	20 m	> 20 m	6 m	> 6 m	6 m	5.18 m	6 m	5.18 m
Min. Front Yard	4.5 m	> 4.5 m	4.5 m	> 4.5 m	4.5 m	4.5 m	4.5 m	4.5 m
Min. Exterior Side Yard	4.5 m	N.A.	4 m	N.A.	4 m	4.5 m	4.5 m	4.5 m
Min. Interior Side Yard	N.A.	2.6 m	1.5 m	> 1.5 m	1.2 m	1.2 m	1.2 m	1.2 m
Min. Yard Between Buildings	6 m	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Min. Rear Yard	6 m	> 6 m	7.5 m	> 7.5 m	7.5 m	> 7.5 m	7.5 m	> 7.5 m
Max. Lot Coverage	N.A.	N.A.	42 %	< 35 %	N.A.	N.A.	N.A.	N.A.
Max. Building Height	12 m	< 12 m	10 m	< 10 m	10 m	< 10 m	10 m	< 10 m
Min. Outdoor Amenity Area	10 m ² per Dwelling Unit	> = 10 m ² per Dwelling Unit	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Min. Density	20 units/ ha	> = 20 units/ ha	N.A.	N.A.	20 units/ ha	17 units/ ha	20 units/ ha	17 units/ ha
Max. Building Length	N.A.	N.A.	17 m	Complies	N.A.	N.A.	N.A.	N.A.
Min. Number of Parking Spaces	5 Parking Spaces	6 Parking Spaces	2 Parking Spaces / Dwelling Unit	2 Parking Spaces / Dwelling Unit	2 Parking Spaces / Dwelling Unit	2 Parking Spaces / Dwelling Unit	2 Parking Spaces / Dwelling Unit	2 Parking Spaces / Dwelling Unit

Source: Information shown is approximate and subject to change.

INNOVATIVE PLANNING SOLUTIONS

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Date: July 20, 2026 Drawn By: M.D.

File: 23-1336 Checked: D.G | A.F.