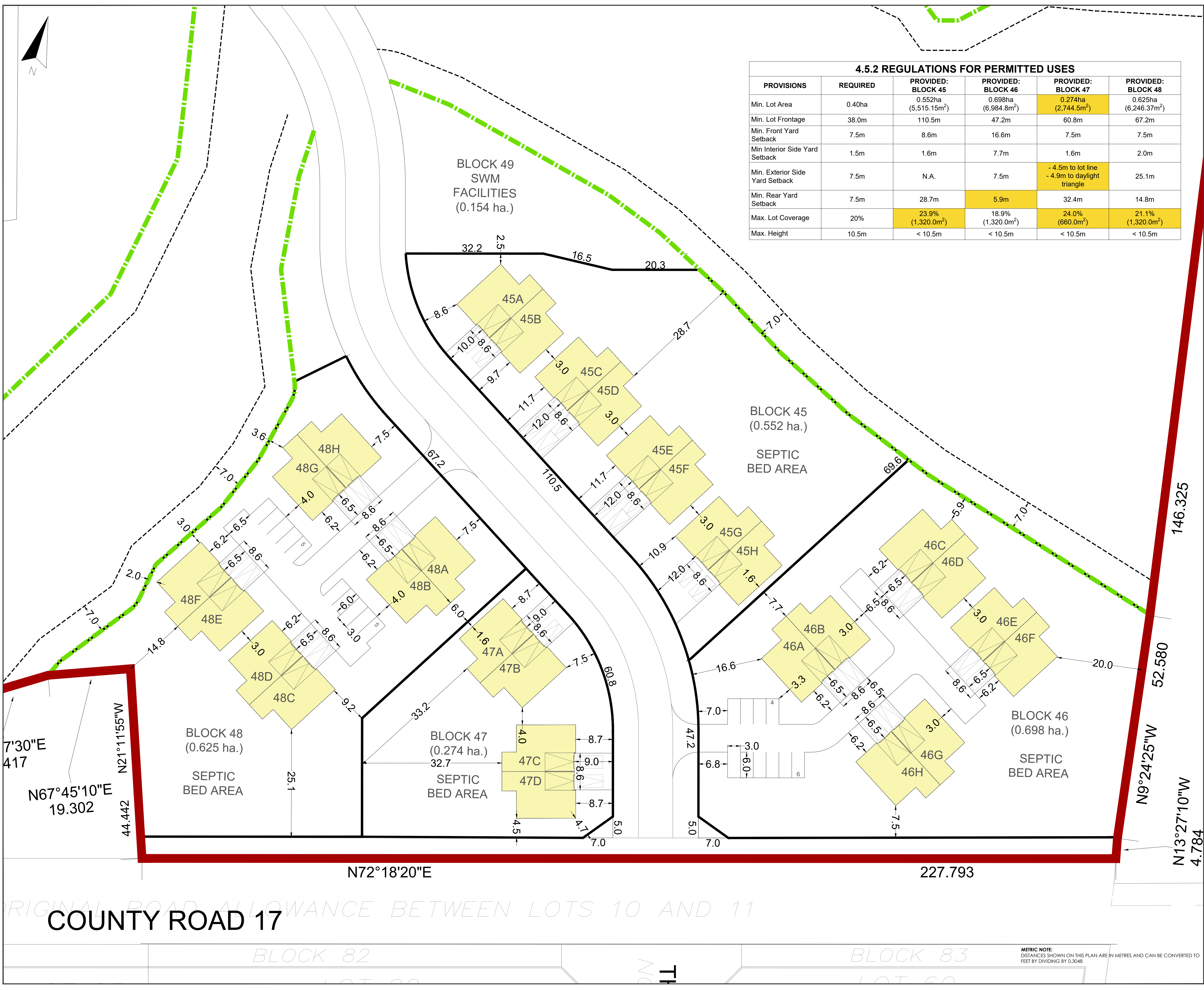


**4.5.2 REGULATIONS FOR PERMITTED USES**

PROVISIONS	REQUIRED	PROVIDED: BLOCK 45	PROVIDED: BLOCK 46	PROVIDED: BLOCK 47	PROVIDED: BLOCK 48
Min. Lot Area	0.40ha	0.552ha (5,515.15m <sup>2</sup> )	0.698ha (6,984.8m <sup>2</sup> )	0.274ha (2,744.5m <sup>2</sup> )	0.625ha (6,246.37m <sup>2</sup> )
Min. Lot Frontage	38.0m	110.5m	47.2m	60.8m	67.2m
Min. Front Yard Setback	7.5m	8.6m	16.6m	7.5m	7.5m
Min Interior Side Yard Setback	1.5m	1.6m	7.7m	1.6m	2.0m
Min. Exterior Side Yard Setback	7.5m	N.A.	7.5m	- 4.5m to lot line - 4.9m to daylight triangle	25.1m
Min. Rear Yard Setback	7.5m	28.7m	5.9m	32.4m	14.8m
Max. Lot Coverage	20%	23.9% (1,320.0m <sup>2</sup> )	18.9% (1,320.0m <sup>2</sup> )	24.0% (660.0m <sup>2</sup> )	21.1% (1,320.0m <sup>2</sup> )
Max. Height	10.5m	< 10.5m	< 10.5m	< 10.5m	< 10.5m



**DRAFT PLAN OF SUBDIVISION  
ARMSTRONG ESTATES  
OF MANSFIELD**

Part of Lot 11, Concession 7  
East of Hurontario Street  
Township of Mulmur  
County of Dufferin

Scale  
0 10 20 30 40 50m

- SUBJECT LANDS - 21.510 ha.
- 7.0m SETBACK FROM TOP-OF-BANK

ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 10 AND 11  
**COUNTY ROAD 17**

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

**IPS** INNOVATIVE PLANNING SOLUTIONS  
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Date: Dec. 3, 2024 Drawn By: AS  
File: 20-1019 Checked: GB