MUSKOKA ROYALE COLLEGE
Bracebridge, ON

Key Plan N.T.S.

Project North   True North

No.	Revisions	Date
1	ISSUED FOR	2018 09 22
No.	Issue	Date

Site Plan

PRECINCT 'E'
FUTURE STUDENTS &
STAFF RESIDENCE
COMPLEX
(3 to 4 STOREY
HOUSING FOR
ELEMENTARY SCHOOL
STUDENTS & STAFF)

PRECINCT 'D'
FUTURE
ELEMENTARY
SCHOOL

PROPOSED SEVERANCE LINE

LINE DEMARCATING EXISTING
'SOUTH BRACEBRIDGE RESIDENTIAL'
FROM 'OPEN SPACE' DESIGNATION

6M WIDE FUTURE
ROAD TO
ELEMENTARY SCHOOL

6M WIDE
PROPOSED
ROAD

EXISTING TRAIL

46M ROW ALLOWANCE
FOR FUTURE PUBLIC ROAD

STEPHENS BAY
ROAD

EXISTING CART
TRAIL

956.87

PRIVATE
GATED
DRIVEWAY
ACCESS

6M WIDE PROPOSED
ROAD

SITE DRIVEWAY ENTRANCE

118 WEST/
ECCLESTONE DR

INDOOR
POOL

HOCKEY
RINKS

PRECINCT 'C'
STUDENT / STAFF
RESIDENCE COMPLEX
(3 to 4 STOREY HOUSING
FOR SECONDARY
SCHOOL STUDENTS &
STAFF)

MUSKOKA
BEACH
ROAD

PRECINCT 'A'
SECONDARY
SCHOOL

PRECINCT 'B'
SPORTS COMPLEX
(5xLANE 25m INDOOR POOL,
2x HOCKEY RINKS,
2x GYMNASIUMS
WEIGHT & FITNESS ROOM)

LEGEND

DEMARCATION OF BUFFER (SETBACK)
AROUND ENVIRONMENTALLY
PROTECTED AREA

PRECINCT BOUNDARY
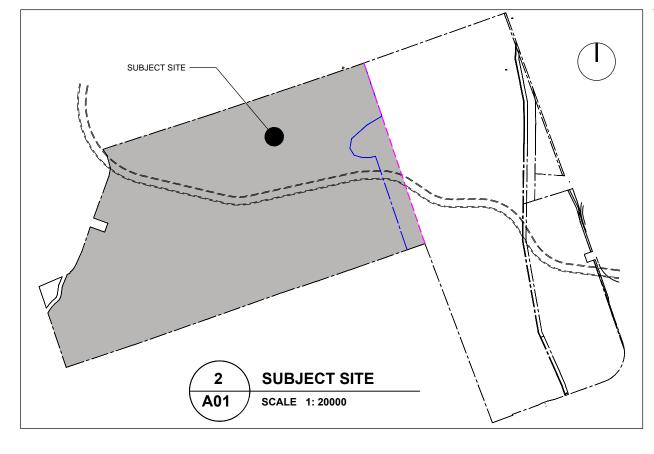
1 / A01   CAMPUS SITE PLAN
SCALE 1: 8000

PROPOSED PROJECT PHASING & GROSS FLOOR AREAS

	PRECINCT A SECONDARY SCHOOL	PRECINCT B SPORTS COMPLEX	PRECINCT C STUDENT RESIDENCE	PRECINCT D FUTURE ELEMENTARY SCHOOL	PRECINCT E FUTURE STUDENT RESIDENCE	TOTAL GFA
PHASE 1	6,159 m2	13,152 m2	8,625 m2	--	--	27,936 m2
PHASE 2	2,639 m2	--	--	--	--	2,639 m2
PHASE 3	3,437 m2	--	8,625 m2	--	--	12,062 m2
SUB-TOTAL	12,235 m2	13,152 m2	17,250 m2	--	--	42,637 m2
FUTURE						
PHASE	--	--	--	6,300 m2	8,700 m2	15,000 m2
TOTAL GFA	12,235 m2	13,152 m2	17,250 m2	6,300 m2	8,700 m2	57,637 m2

SITE STATISTICS

TOTAL LOT AREA   3,360,877 m2 / 830.49 acres

AREA OF SUBJECT LOT   1,794,056.18 m2 / 443.32 acres

AREA OF PRECINCT A   129,992.31 m2
AREA OF PRECINCT B   118,735.78 m2
AREA OF PRECINCT C   106,786.92 m2
AREA OF PRECINCT D   42,913.72 m2
AREA OF PRECINCT E   52,564.61 m2

TOTAL AREA OF PRECINCTS   450,993.34 m2
(TOTAL DEVELOPABLE AREA)

BUILDING SETBACKS

FRONT YARD SETBACK   956.87 m
INTERIOR SIDE YARD SETBACK (NORTH)   62.80 m
INTERIOR SIDE YARD SETBACK (SOUTH)   141.73 m
REAR YARD SETBACK   278.91 m

SUBJECT SITE

2 / A01   SUBJECT SITE
SCALE 1: 20000

Drawing Title:

CAMPUS SITE PLAN

Scale:	AS NOTED	Date:	2018 08 03
Drawn by:	AG	Checked by:	AG
Job No.		Drawing No.	
1610		**A01**	

CAD File: