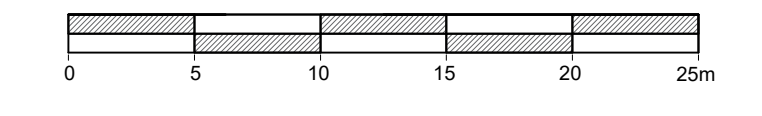


# CONCEPTUAL SITE PLAN

105, 107, 109, 111 EDGEHILL DRIVE  
IN THE  
CITY OF BARRIE  
COUNTY OF SIMCOE

Scale 1:300



### LEGEND

- SUBJECT LANDS
- BACK-TO-BACK TOWNHOUSES
- POTENTIAL ROAD WIDENING
- COMMON AMENITY AREAS
- MULTI-MODAL PROTECTION ZONE (3.5m)
- RETAINING WALL
- EXISTING WATERCOURSE
- PROPOSED TRIBUTARY RE-ALIGNMENT

### ZONING TABLE - RM2

PROVISION	REQUIRED	PROVIDED
LOT AREA	720m <sup>2</sup> (min)	7,596.95m <sup>2</sup> (1.88ac)
DEVELOPABLE AREA	n/a	7,406.25m <sup>2</sup> (1.83ac)
LOT FRONTAGE	21m (min)	84.36m
SETBACKS		
FRONT YARD	7.0m (min)	5.50m
INTERIOR SIDE YARD	1.8m (min)	3.00m
EXTERIOR SIDE YARD	3.0m (min)	n/a
REAR YARD	7.0m (min)	8.59m
LANDSCAPED OPEN SPACE	35% (min)	45.4%
DWELLING UNIT FLOOR AREA	45m <sup>2</sup> / 1 BDRM 55m <sup>2</sup> / 2 BDRM (min)	±75m <sup>2</sup>
LOT COVERAGE	35% (max)	40%
GROSS FLOOR AREA	60% of lot area (max)	100%
BUILDING HEIGHT	10m (max)	11.6m
PARKING SPACES	95 (1.5/unit min)	79 (1.25/unit)
AMENITY AREA	756m <sup>2</sup> (12m <sup>2</sup> /unit min)	841m <sup>2</sup> (unconsolidated)
DENSITY (townhouses)	40 u/ha (max)	85.1 u/ha

Source: Simcoe County Interactive Mapping, 2017  
Discover Barrie Interactive Mapping, 2017.  
Note: Information shown in approximate and subject to change.

## CONCEPTUAL SITE PLAN - 63 UNITS

### EDGEHILL DRIVE & ANNE ST N, BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1	March 21, 2019	Issued for submission	BH

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