MILLER DRIVE

EX. WATERMAIN

ROAD PROTECTION (3.0m)

ROAD PROTECTION (3.0m)

Proposed 2m High Fence on Property Line

Property Boundary

Property Boundary

Proposed 2m High Fence on Property Line

PIN 58355-0115

PIN 58355-0116

PIN 58355-0120

PIN 58355-0121

PIN 58355-0123

N56°36'55"E

N56°36'55"E

N56°36'55"E

60.96

24.31 N32°42'45"W

24.39 N32°42'50"W

24.39 N32°52'40"W

29.02 N32°46'50"W

24.38 N32°46'50"W

156.99

SIDEWALK

SIDEWALK

SIDEWALK

1 SINGLE HOUSE
2 SINGLE HOUSE
3 SINGLE HOUSE
4 SINGLE HOUSE
5 SINGLE HOUSE
6 SINGLE HOUSE
7 SINGLE HOUSE
8 SINGLE HOUSE
9 SINGLE HOUSE
10 SINGLE HOUSE
11 SINGLE HOUSE
12 SINGLE HOUSE
13 SINGLE HOUSE
14 SINGLE HOUSE
15 SINGLE HOUSE
16 SINGLE HOUSE
17 SINGLE HOUSE
18 SINGLE HOUSE
19 SINGLE HOUSE
20 SINGLE HOUSE
21 SINGLE HOUSE
22 SINGLE HOUSE
23 SINGLE HOUSE
24 SINGLE HOUSE
25 SINGLE HOUSE
26 SINGLE HOUSE
27 SINGLE HOUSE
28 SINGLE HOUSE
29 SINGLE HOUSE
30 SINGLE HOUSE
31 SINGLE HOUSE
32 SINGLE HOUSE
33 SINGLE HOUSE
34 SINGLE HOUSE
35 SINGLE HOUSE
36 SINGLE HOUSE
37 SINGLE HOUSE
38 SINGLE HOUSE
39 SINGLE HOUSE
40 SINGLE HOUSE
41 SINGLE HOUSE
42 SINGLE HOUSE
43 SINGLE HOUSE

Storm Tank & Amenity Space 28.88 X 17.13 X 1.3

NATURAL GAS - TRANS CANADA PIPELINE

KEY MAP

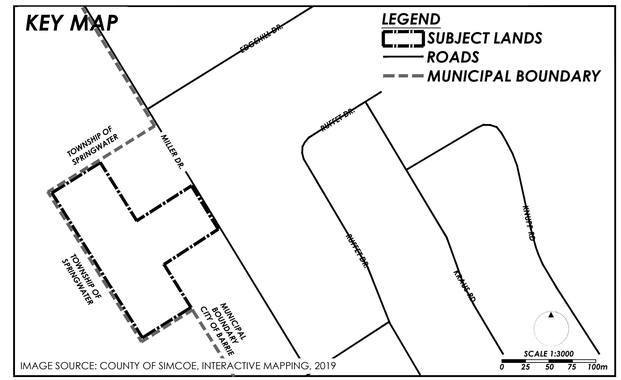

IMAGE SOURCE: COUNTY OF SIMCOE, INTERACTIVE MAPPING, 2019

CONCEPTUAL SITE PLAN - 43 UNITS

LOT 23, CONCESSION 8,
(GEOGRAPHIC TOWNSHIP OF VESPRA),
CITY OF BARRIE,
COUNTY OF SIMCOE

N

SCALE 1: 500

0 25 50 75 100 125 150m

LEGEND

- SUBJECT LANDS
- FUTURE ROAD WIDENING BLOCK
- STORM TANK
- NATURAL GAS EASEMENT
- AMENITY SPACE
- CENTERLINE OF ROAD
- SINGLES (R4 ZONE)
  - 4 Units
- SINGLES (RM2 ZONE)
  - 39 Units

R4 ZONE	REQUIRED	PROVIDED
Lot Area (min.)	335.0m2	250.5m^2
Lot Frontage (min.)	10.0m	11.3m
Front Yard (min.)	4.5m	6.0m
Side Yards (min.)	1.2m	1.2m
Rear Yard (min.)	7.0m	5.3m
Dwelling Unit Floor Area (min.)	70.0m2	206.1m^2
Height of Main Bldg. (max.)	10.0m	11.5m
Parking Coverage of Front Yard (max.)	60%	47%

RM2 ZONE	REQUIRED	PROVIDED
Lot Area (min.)	720.0m2	13,197.1m^2
Lot Frontage (min.)	21.0m	10.2m
Front Yard (min.)	7.0m	22.4m
Side Yards (min.)	1.8m	1.8m
Rear Yard (min.)	7.0m	7.0m
Landscaped Open Space (min. % of lot area)	35%	48%
Dwelling Unit Floor Area (min.)	35m2/dwelling unit + 10m2 / bedroom)	206.1m^2
Lot Coverage (max. of lot area)	35%	26%
Height of Main Bldg. (max.)	10m	11.5m
Parking Coverage of Front Yard (max.)	60%	0%
Amenity Space Area (min.)	12m2/unit (468m^2)	477.5 m^2

IPS

INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: August 14, 2019	Checked By:
File: 17-702	Drawn By: RK