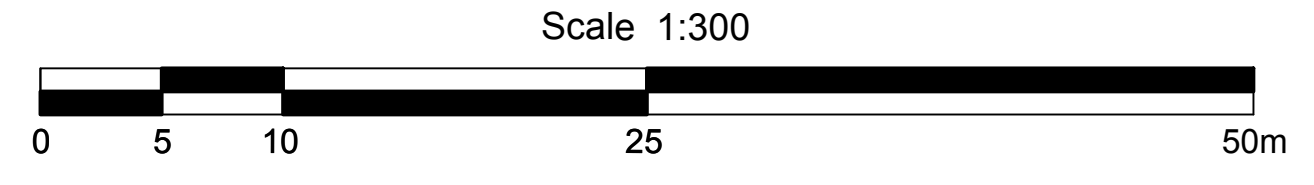


152 & 156 MILLER DR IN THE CITY OF BARRIE COUNTY OF SIMCOE PART OF EAST HALF LOT 23, CON. 8



- TOTAL LANDS
Total Area: ±1.44 ha (3.56 acres)
Developable Area: ±1.43 ha (3.52 acres)
- TOWNHOUSES
59 UNITS (4.55 m X 11.50m)
- SEMI-DETACHED UNITS
4 UNITS (7.95m x 12.00m)
- ROAD PROTECTION
MMATMP BUFFER (3.0 m)
- WASTE & RECYCLING
IN-GROUND FRONT LOADING
Up to 5000 L (6.5 yd³) each
- TOWNHOUSES
12 UNITS (6.75m X 11.00 m)
- TRANS CANADA PIPELINE
EASEMENT AREA
(140.6m²)
- PARCEL TO BE REPOSSESSED
(1,486.0m²)
- EXISTING STRUCTURES

Zoning By-Law 2009-141	REQUIRED		PROVIDED RM2 (SP-XX)	
	as per RM2 Zone	as per RM1 Zone for Two Unit Dwellings in RM2	Total Site	Semi-Detached Units
LOT AREA (min.)	720 m²	300 m²	14,398 m²	255.3 m²
LOT FRONTAGE (min.)	21 m	9 m	54.9 m	10.2 m
FRONT YARD SETBACK (min.)	N/A	4.5 m	6 m	6 m
INTERIOR SIDE YARD SETBACK (min.)	1.8 m	1.2 m	2.2 m	2.2 m
REAR YARD SETBACK (min.)	7 m	7 m	8.6 m	7 m
LOT COVERAGE (max.)	35%	45%	29.5%	37.4%
DENSITY (max.) Block/Cluster/Stacked Townhouses	40 upha	-	52.6 upha	-
GROSS FLOOR AREA (max. % lot area)	60%	-	75.1% (10,822 m²)	-
DWELLING UNIT FLOOR AREA (min.)	35 m²/dwelling unit + 10 m²/bedroom	70 m²/dwelling unit	136 m²/unit	167 m²/unit
AMENITY SPACE (min.)	900 m² (12 m² per unit)	-	1113.5 m² (14.8 m² per unit)	-
LANDSCAPED OPEN SPACE (min. % of lot area)	35%	-	42.0%	-
PARKING (min.)	106.5 (1.5 space per unit)	4 (1 space per unit)	150 + 10 visitor (2.1 per unit)	8 (2 per unit)
PARKING IN TANDEM	Not Permitted	-	71 units	-
PARKING Coverage of Front Yard (max.)	N/A	60%	N/A	29.1%
HEIGHT (max.)	10 m	10 m	11 m (townhouses)	8.5m
SECONDARY MEANS OF ACCESS (min.)	7 m	-	6 m (townhouses)	-
DRIVEWAY LENGTH (min) Block/Cluster Townhouses	6 m	-	6 m	-

CONCEPT PLAN - (75 UNITS) 152 & 156 MILLER DR. - CITY OF BARRIE

Residential OFFICIAL PLAN EX. DESIGNATION
R1 ZONING CURRENT

No.	Date	Description	By

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

PROJECT: 17-702 (152 MILLER DRIVE) DATE: FEBRUARY 26, 2018
DESIGNED BY: WC REVIEWED BY: DV

Source: Discover Barrie Interactive Mapping, Aug. 2017.
Note: Information shown in approximate and subject to change. Structures on adjacent parcels are approximate.