



CONCEPTUAL SITE PLAN

FERDALE DRIVE NORTH & SPROULE DRIVE
PART OF LOT 23, CONCESSION 7
CITY OF BARRIE

Scale 1:1,000

LEGEND

- SUBJECT LANDS
Area: ±7.986ha (19.72ac)
- RESIDENTIAL APARTMENT BUILDINGS
- GROCERY STORE
Area: 3,690.13m² (39,720.23ff²)
- COMMERCIAL RETAIL UNITS
Area: 1,906.58m² (20,522.25ff²)
- NEIGHBOURHOOD PARK
- LANDSCAPED OPEN SPACE
- SWM BLOCK

ZONING TABLE

| | APARTMENT RESIDENTIAL (RA1-2 ZONE) | | GENERAL COMMERCIAL (C4 ZONE) | |
|--------------------------|------------------------------------|---------------------------------|------------------------------|-------------------------------|
| | REQUIRED | PROPOSED | REQUIRED | PROPOSED |
| Lot Area | 1,100m ² | 36,569.0m ² | 450m ² | 20,862.8m ² |
| Lot Frontage | 24m | 118.3m | 15.0m | 114.1m |
| Setbacks | | | | |
| Front Yard | 7.0m | 7.7m | 6.0m | 6.0m |
| Side Yard | 5.0m | 9.4m | 3.0m | 7.0m |
| Ex. Side Yard | 3.0m | 7.0m | 5.0m | 5.0m |
| Rear Yard | 7.0m | 7.0m | 7.0m | 7.0m |
| Landscaped Open Space | 35% | 37.4% | N/A | - |
| Dwelling Unit Floor Area | 35m ² | >35m ² | 35m ² | >35m ² |
| Lot Coverage | 35% | 15.0% (5,471.70m ²) | 50% | 27% (5,596.71m ²) |
| GFA % of Lot | 100% | 81.0% (29,605.5m ²) | N/A | - |
| Height | 15m | 18m | 14.0m | <14.0m |
| Units | N/A | 336 | N/A | 24 |
| Parking | 504 | 507 | 209 | 229 |

Source: City of Barrie Zoning By-Law 2009-141
Note: Information shown in approximate and subject to change.

SCHEDULE OF REVISIONS

| No. | Date | Description | By |
|-----|---------------|--|----|
| 1 | April 9, 2020 | Update base / SWM Pond / Sproule Dr. Extension | AS |

IPS INNOVATIVE PLANNING SOLUTIONS
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Date: Nov. 19, 2019 Drawn By: A.S.
File: 17-682 Checked: G.B.