



ZONING TABLE - RM2-SP ZONE (INTENSIFICATION NODE)		
PROVISION	RM2 REQUIRED	PROVIDED
LOT AREA (min.)	720 m²	29 847 m²
LOT FRONTAGE (min.)	21.0 m	271 m
FRONT YARD SETBACK (min.)	7.0 m	5.0 m
SIDE YARD SETBACK (min.)	1.8 m/3.0 m	1.8 m/3.0 m
REAR YARD SETBACK (min.)	7.0 m	4.5 m
LANDSCAPED OPEN SPACE (min.)	35 %	37 %
DWELLING UNIT FLOOR AREA (min.)	35 m²/unit + 10 m²/bdrm	≥ 35 m²/unit + 10 m²/bdrm
LOT COVERAGE (max.)	35 %	29 %
DENSITY (max.)	40/120 units/ha	70.1 units/ha
GROSS FLOOR AREA (max.)	60 %	98.60 %
HEIGHT (max.)	10.0 m	18.0 m
DRIVEWAY LENGTH (min.)	6.0 m	6.0 m
PARKING	314 SPACES (1.5 spaces/unit + 10 BF)	385 SPACES (1.84 spaces/unit incl. 10 BF) *tandem parking to be permitted*
AMENITY SPACE (min.)	12 m²/unit (2,508 m²)	2,608 m²
SECONDARY MEANS OF ACCESS	7.0 m	4.5 m

TOTAL LANDS (209 UNITS) 2.98 ha (7.36 ac)	ROADS (DRIVEWAY/PARKING INCL.) 0.88 ha (2.17 ac)	SANITARY
TOWNHOUSES (59 UNITS) 4,071 m² (43,820 ft²)	SIDEWALKS 0.13 ha (0.32 ac)	WATER
APARTMENT BUILDING (120 UNITS) 3,299 m² (35,489 ft²)	STORMWATER MANAGEMENT 0.13 ha (0.31 ac)	STORMWATER
STACKED TOWNHOUSES (30 UNITS) 1,233 m² (13,293 ft²)	ROAD WIDENING (1.5 m) 254.9 m² (2,743.7 ft²)	FIRE HYDRANT
AMENITY SPACE 0.26 ha (0.64 ac)	MMATP (PROTECTED) 813.0 m² (8,751.1 ft²)	MUNICIPAL BOUNDARY
LANDSCAPED OPEN SPACE 1.16 ha (2.87 ac)	EXISTING EASEMENTS PARTS 3 & 4	
	PART 3 *NOT SUBJECT TO THIS APPLICATION 0.19 ha. (0.47 ac.)	

CONCEPT PLAN - 209 UNITS
 40 MILLER DRIVE/20 MILLER DRIVE, PART 4
 PLAN 51R-32137 &
 PART OF LOT 24, CONCESSION 8
 IN THE FORMER
 TOWNSHIP OF VESPRE
 NOW IN THE
 CITY OF BARRIE
 COUNTY OF SIMCOE
 2017

IPS INNOVATIVE PLANNING SOLUTIONS
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 150 Dunlop Street East, Suite 201, Barrie, ON L4M 1B1
 P: 705 • 812 • 3281 F: 705 • 812 • 3434 www.ipsconsultinginc.com

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 Drawn By: V.S.