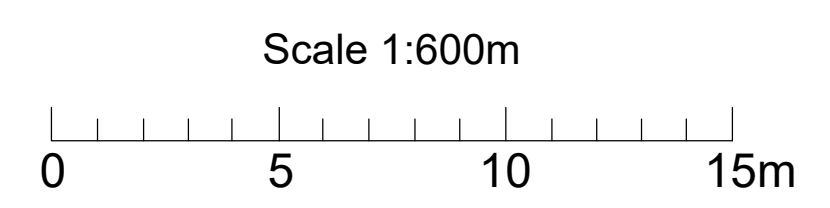


# SEVERANCE SKETCH



- LEGEND**
- Subject Site Area: 1,364.4m<sup>2</sup>
  - Proposed Building Envelope
  - Water Hydrants
  - Sanitary Pipes
  - Storm Pipes
  - Water Mains

**ZONE: RESIDENTIAL THREE (R3) ZONE**

PROVISION	REQUIRED	PROVIDED: LOT 1	PROVIDED: LOT 2	PROVIDED: LOT 3
Lot Area (min.)	400.0m <sup>2</sup>	432.2m <sup>2</sup>	422.5m <sup>2</sup>	506.4m <sup>2</sup>
Lot Frontage (min.)	12.0m	13.0m	13.0m	15.3m
Front Yard to Dwelling Unit (min.)	4.5m	>4.5m	>4.5m	>4.5m
Front Yard to Attached Garage (min.)	7.0m	7.0m	7.0m	7.0m
Interior Side Yard (min.)	1.2m	1.2m	1.2m	1.2m
Interior Side Yard to Attached Garage (min.)	0.6m	0.6m	0.6m	N.A.
Side Yard Abuts a Street (min.)	3.0m	N.A.	N.A.	3.0m
Rear Yard (min.)	7.0m	>7.0m	>7.0m	>7.0m
Dwelling Unit Floor Area (min.)	70.0m <sup>2</sup>	>70.0m <sup>2</sup>	>70.0m <sup>2</sup>	>70.0m <sup>2</sup>
Lot Coverage (max. % of lot area)	45.0%	<45.0%	<45.0%	<45.0%
Height of Main Bldg. (max.)	10.0m	<10.0m	<10.0m	<10.0m
Parking Standards (5.3.6.1)	50% (front yard parking coverage)	<50.0%	<50.0%	<50.0%

Source: City of Barrie Zoning By-Law 2009-141  
 County of Simcoe Interactive Mapping, 2018 Imagery  
 Note: Information shown in approximate and subject to change.

## SEVERANCE SKETCH - 3 UNITS

### 275 PRINGLE DR., BARRIE

**SCHEDULE OF REVISIONS**

No.	Date	Description	By

**IPS INNOVATIVE PLANNING SOLUTIONS**  
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Date: October 23, 2019 Drawn By: A.S.  
 File: 19-845 Checked: C.S.