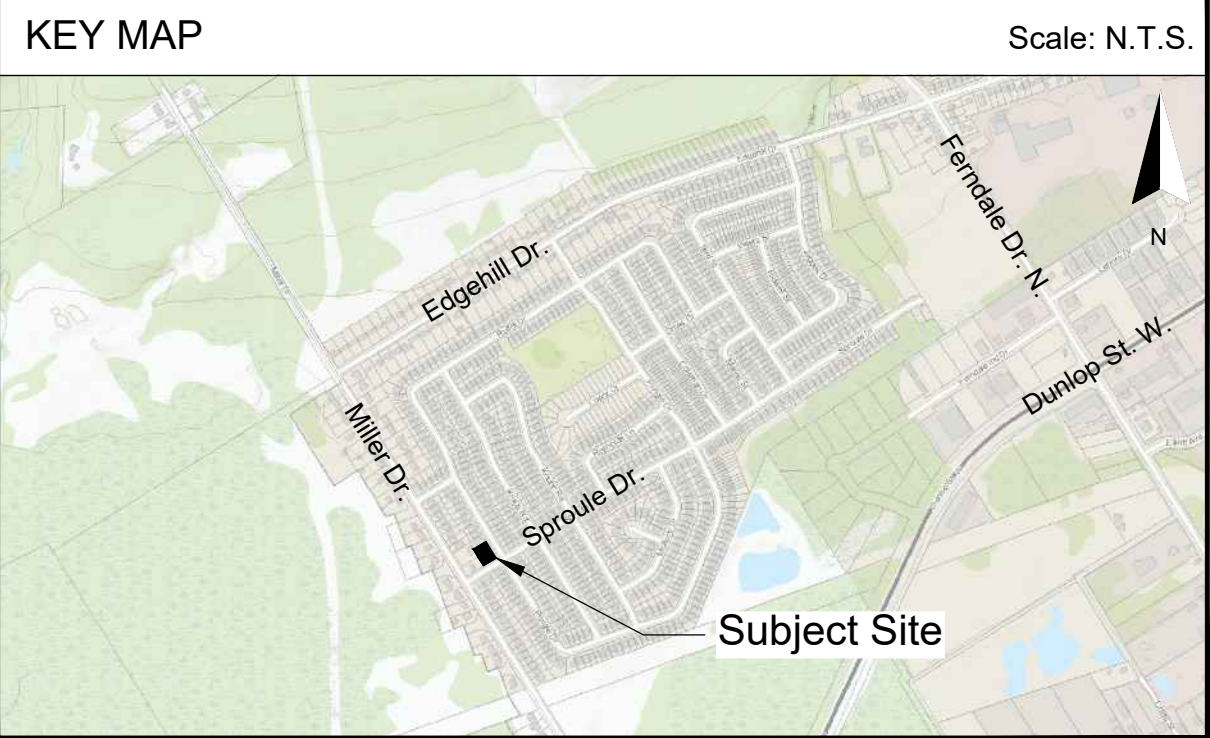
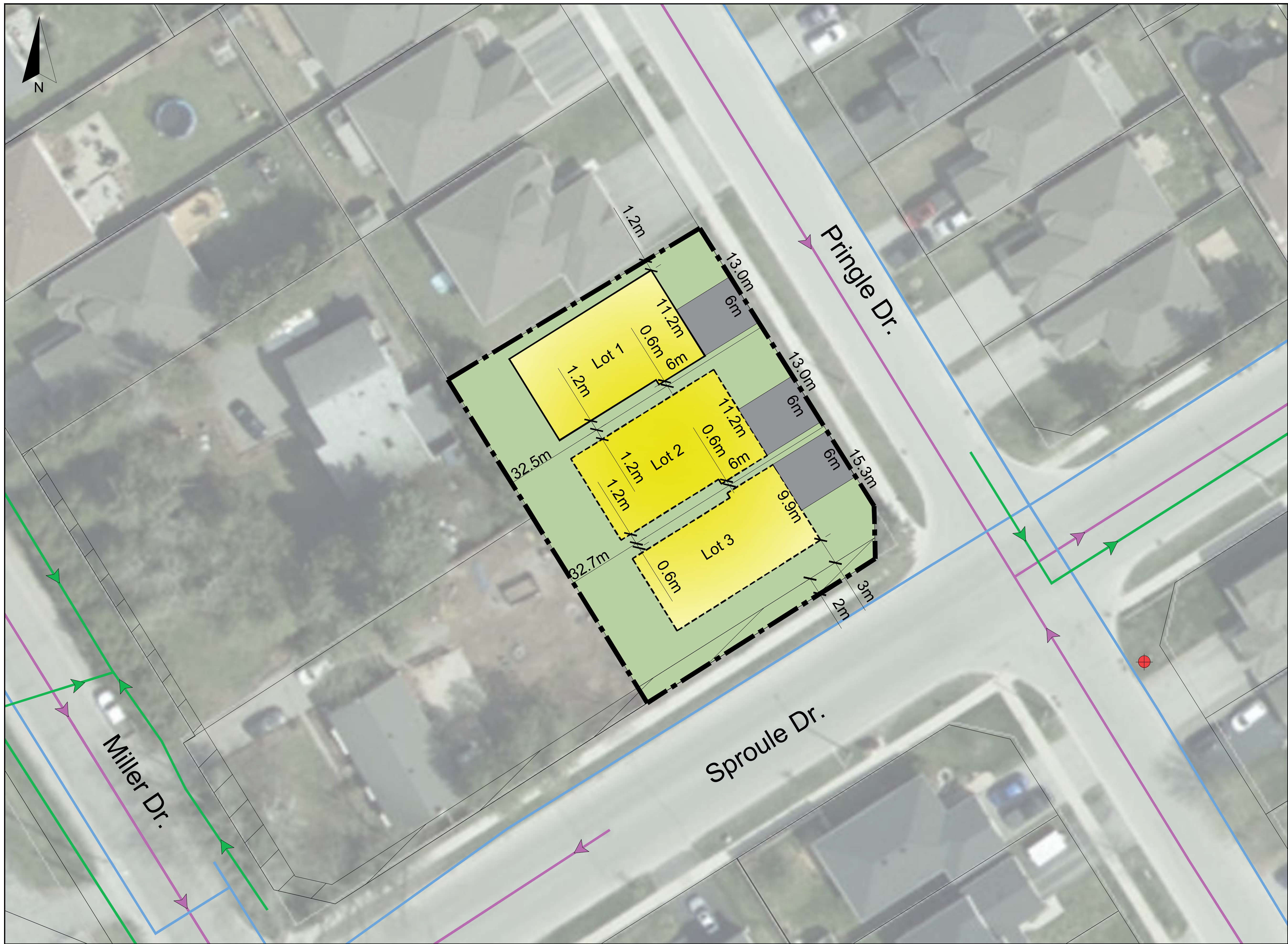


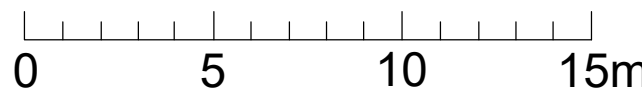
**APPENDIX 1:**  
*SEVERANCE SKETCH*





# SEVERANCE SKETCH

Scale 1:500m



### LEGEND

- Subject Site Area: 1,364.4m<sup>2</sup>
- Proposed Building Envelope
- Future Road Widening (24.0m)
- 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>	442.4m <sup>2</sup> (excl. road widening)
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	0.6m
Side Yard Abuts a Street (min.)	3.0m	N.A.	N.A.	3.1m
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
1	Dec. 17, 2019	Update concept plan as per comments from City.	AS

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Date: October 23, 2019      Drawn By: A.S.  
 File: 19-845      Checked: C.S.