



CONCEPT PLAN

180 & 198 ARDADH ROAD &
PART OF LOT 5, CONCESSION 14
IN THE
CITY OF BARRIE

Scale 1:250



LEGEND

- 198 ARDADH ROAD
- 180 ARDADH ROAD
- PROPOSED SEMI-DETACHED DWELLING
- WATER SERVICES
- SANITARY SERVICES
- STORM SERVICES

ZONING COMPLIANCE TABLE

PROVISION	REQUIRED RM1 Zone	PROVIDED 198 Ardagh Rd	PROVIDED 180 Ardagh Rd
Lot Area	300m ²	372.6m ²	442.7m ²
Lot Frontage	9m (min)	9.4m	10.1m
Setbacks			
Front Yard	4.5m (min)	12.0m	12.0m
Interior Side Yard	1.2m (min)	1.9m	2.5m
Exterior Side Yard	3.0m (min)	3.0m	n/a
Rear Yard	7.0m (min)	8.0m	14.8m
Dwelling Unit Floor Area	70m ²	209m ²	209.7m ²
Lot Coverage	45% (max)	31.2%	26.3%
Building Height	10m (max)	<10m	±7.0m
Parking	1.5 spaces / unit + 1 space for second units	3	3
Parking Coverage		50%	45.3%

Source: Discover Barrie website and Barrie open data.
Note: This drawing is for discussion purposes only. The information shown is approximate and subject to change.

CONCEPT PLAN

180 & 198 ARDADH ROAD - CITY OF BARRIE

RESIDENTIAL	CURRENT OP DESIGNATION
R2	CURRENT ZONING

SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
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