CONCEPT PLAN

LOTS 114 TO 116, BLOCK 175 AND PART OF TECK ROAD UNOPENED ROAD ALLOWANCE, PLAN 51M-867, PART OF LOTS 1 & 2 REGISTERED PLAN 1192

IN THE

CITY OF BARRIE
COUNTY OF SIMCOE

2017

0 m — SCALE: 1:300 — 50 m

SUBJECT LANDS
0.67 ha. (1.65 ac.)

TECK ROAD (PARKING AREA INCL.)
1,080.0 m² (11,625 ft²)

SANITARY SERVICES

STORMWATER SERVICES

WATER SERVICES

ZONING TABLE - R4

PROVISION	R4 REQUIRED	R4 PROVIDED
MIN. LOT AREA	335 m²	263.2 m²
MIN. LOT FRONTAGE	10 m	11.95 m
MIN. FRONT YARD SETBACK	4.5 m	4.50 m
MIN. FRONT YARD SETBACK (GARAGE)	7.0 m	6.00 m
MIN. INTERIOR SIDE YARD SETBACK	1.2 m	1.20 m
MIN. INTERIOR SIDE YARD TO GARAGE	0.6 m	0.6 m
MIN. EXTERIOR SIDE YARD SETBACK	3.0 m	3.00 m
MIN. REAR YARD SETBACK	7.0 m	6.0 m
MIN. DWELLING FLOOR AREA	70 m²	> 70 m²
MAX. LOT COVERAGE	45 %	40.3 %
MAX. HEIGHT	10 m	< 10 m
MIN LANDSCAPED BUFFER FOR PARKING AREAS	3.0 m	2.6 m
MAX. FRONT YARD PARKING COVERAGE	60	57.10%

TECK ROAD
CITY OF BARRIE

INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
150 Dunlop Street East, Suite 201, Barrie, ON L4M 1B1
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FILE: 16-626 - TECK ROAD	DATE: MARCH 10, 2017
PROJECT: 16-626 - TECK ROAD 1862145 ONTARIO INC.	DRAWN BY: J.S/ V.L