

BLOCK 13	
BLOCK COVERAGE	377.8 m ² /4,066 ft ²
BLOCK COVERAGE INCL. DECK	464.1 m ² /4,995 ft ²
GROSS FLOOR AREA	1,000.5 m ² /10,769 ft ²
UNITS	7
PARKING	18

BLOCK 10	
BLOCK COVERAGE	268.1 m ² /2,885 ft ²
BLOCK COVERAGE INCL. DECK	329.3 m ² /3,544 ft ²
GROSS FLOOR AREA	686.8 m ² /7,392 ft ²
UNITS	5
PARKING	10

BLOCK 14	
BLOCK COVERAGE	377.8 m ² /4,066 ft ²
BLOCK COVERAGE INCL. DECK	464.1 m ² /4,995 ft ²
GROSS FLOOR AREA	1,000.5 m ² /10,769 ft ²
UNITS	7
PARKING	18

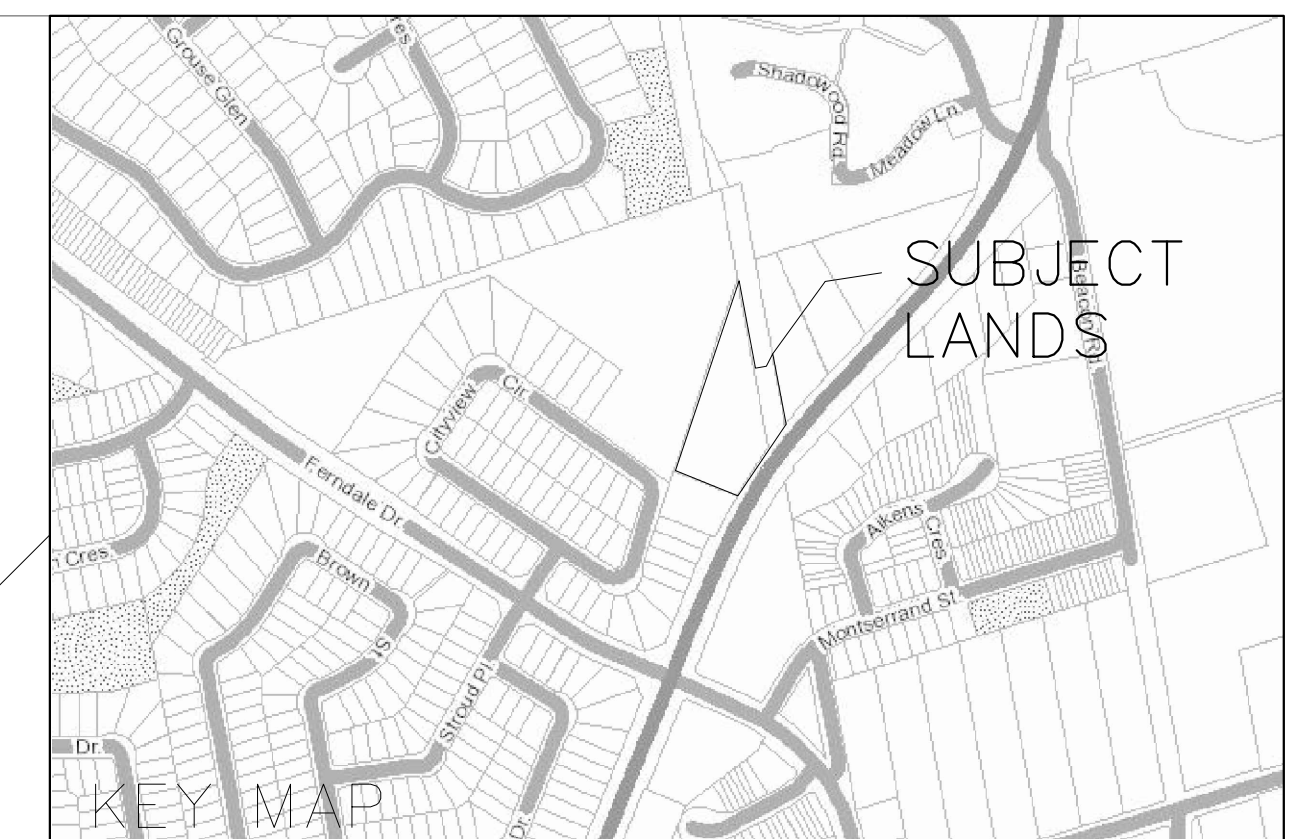
BLOCK 11	
BLOCK COVERAGE	272.2 m ² /2,930 ft ²
BLOCK COVERAGE INCL. DECK	334.4 m ² /3,600 ft ²
GROSS FLOOR AREA	591.6 m ² /6,368 ft ²
UNITS	5
PARKING	10

BLOCK 8	
BLOCK COVERAGE	433.1 m ² /4,662 ft ²
BLOCK COVERAGE INCL. DECK	529.8 m ² /5,702 ft ²
GROSS FLOOR AREA	1,064.2 m ² /11,455 ft ²
UNITS	8
PARKING	16

BLOCK 12	
BLOCK COVERAGE	317.8 m ² /3,420 ft ²
BLOCK COVERAGE INCL. DECK	385.5 m ² /4,149 ft ²
GROSS FLOOR AREA	776.9 m ² /8,363 ft ²
UNITS	6
PARKING	12

BLOCK 9	
BLOCK COVERAGE	367.3 m ² /3,953 ft ²
BLOCK COVERAGE INCL. DECK	441.7 m ² /4,754 ft ²
GROSS FLOOR AREA	896.0 m ² /9,644 ft ²
UNITS	7
PARKING	14

TOTAL BLOCKS	
BLOCK COVERAGE	2414.4 m ² /25,988 ft ²
BLOCK COVERAGE INCL. DECK	2,949.0 m ² /31,742 ft ²
GROSS FLOOR AREA	6,016.6 m ² /64,762 ft ²
UNITS	45
PARKING	98 + 7 VIS INCL 2 BF



SITE PLAN

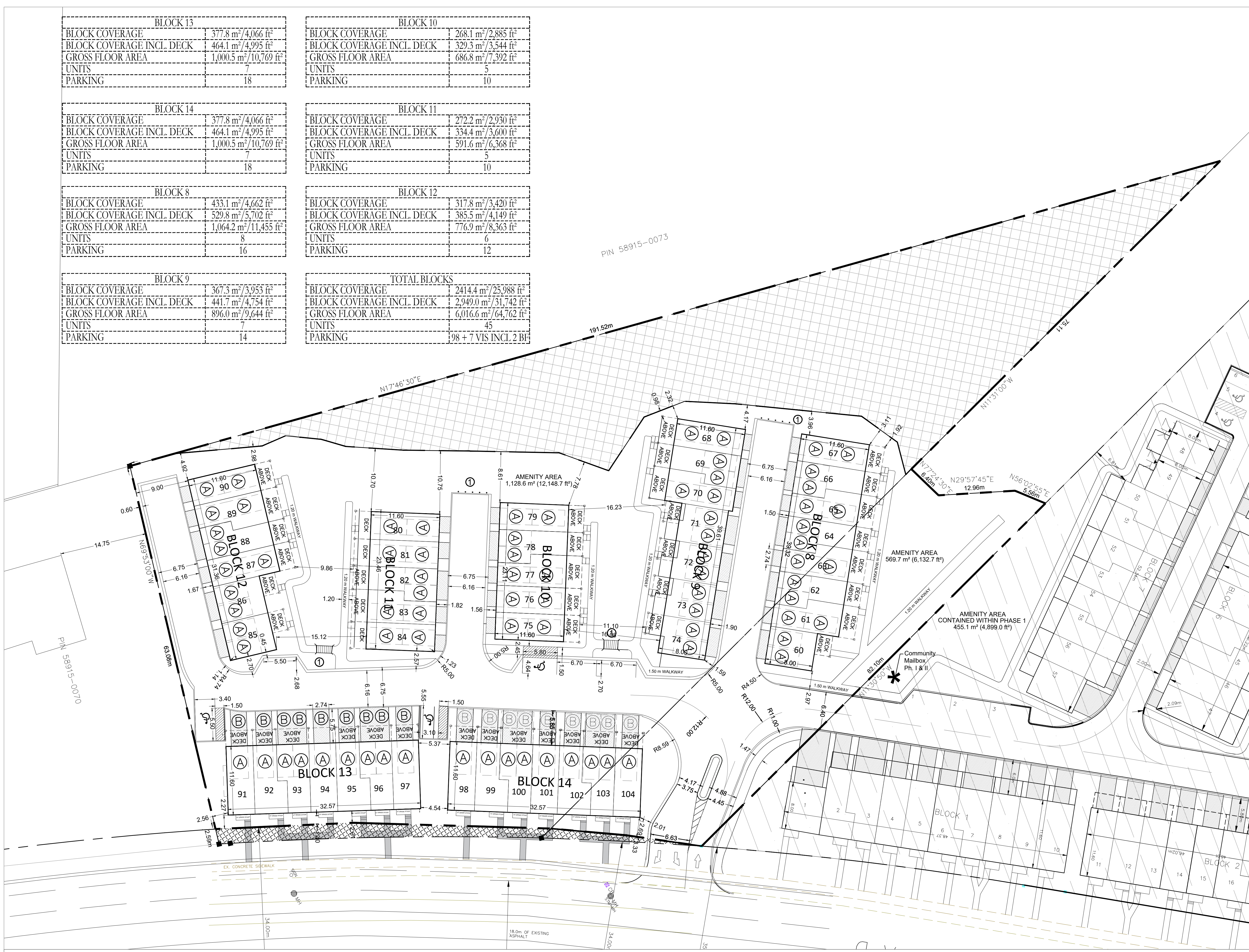
PART OF LOT 5, CONCESSION 13
CITY OF BARRIE
COUNTY OF SIMCOE



- SUBJECT LANDS
1.09 ha (2.69 ac.)
*0.81 ha (2.00 ac.) after EP dedication
- TOWNHOUSES (45 UNITS)
2,411.8 m² (25,960.1 ft².)
- AMENITY SPACE
1,698.4 m² (18,281 ft²)
- INTERNAL ROADS (DRIVEWAYS INCL.)
2,339.0 m² (0.58 ac.)
- SIDEWALKS
352.782 m² (0.09 ac.)
- PHASE 1
- ENVIRONMENTAL PROTECTION LANDS
2,789.4 m² (30,024 ft²)
- ROAD WIDENING
145.8 m² (1,569 ft²)
- SNOW STORAGE SIGN

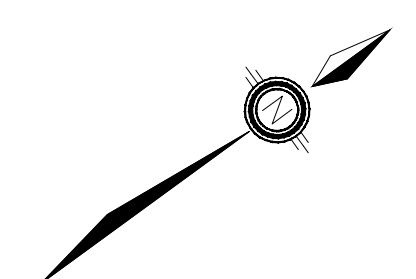
*NOTE: ALL AIR CONDITIONING UNITS WILL BE LOCATED WITHIN THE REAR YARD.

ZONING TABLE			
PROVISION	RM2 REQUIRED	MU2 REQUIRED	PROVIDED
LOT AREA	720 m ²	-	8,082.5 m ²
LOT FRONTAGE	21 m	-	82.14 m
FRONT YARD SETBACK	7.0 m	Min. 3 m (ground floor residential)	2.01 m
SIDE YARD SETBACK	1.8 m	3 m (max.)	2.46 m
REAR YARD SETBACK - abutting Residential, OS or EP Zone (min.)	N/A	7 m	2.32 m
REAR YARD SETBACK	7 m	N/A	4.92 m
FRONT FACADE STEP-BACK (min.)	N/A	45 degree angular plane at height above 80% equivalent of right-of-way using 3m minimum step-back (28.8m)	N/A
SIDE FACADE STEP-BACK (min.)	N/A	If adjacent to an OS zone, 5.5m at height above 80% equivalent of right-of-way	N/A
REAR FACADE STEP-BACK (min.)	N/A	45 degree angular plane at height above 7.5m using minimum 3m step-backs	N/A
LOT COVERAGE (max. % of lot area)	35%	-	22.2%
GROSS FLOOR AREA (max. % of lot area)	60%	-	74.4%
STREET LEVEL FLOOR HEIGHT (min.)	N/A	4.5 m	3m
BUILDING HEIGHT	10 m	7.5 m (min.) - 16.5 m (max.)	11m
MIN. LANDSCAPED OPEN SPACE	35%	N/A	42.1 %
PARKING	1.5 SPACES/UNIT (68 SPACES w 2BF)	1 SPACE PER DWELLING	2.33 SPACES/ UNIT (105 SPACES w 2BF)
AMENITY AREA	12m ² /unit (540m ²) CONSOLIDATED	12m ² /unit (540 m ²) UNCONSOLIDATED	1,698.4 m ²



SITE PLAN - SEAN MASON HOMES

CITY OF BARRIE



IPS INNOVATIVE PLANNING SOLUTIONS
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FILE: 15-576 - SITE PLAN_03282017.dwg DATE: OCTOBER 30, 2017
PROJECT: 15-576 - Sean Mason Homes - Phase II DRAWN BY: J.SV/LJA.M