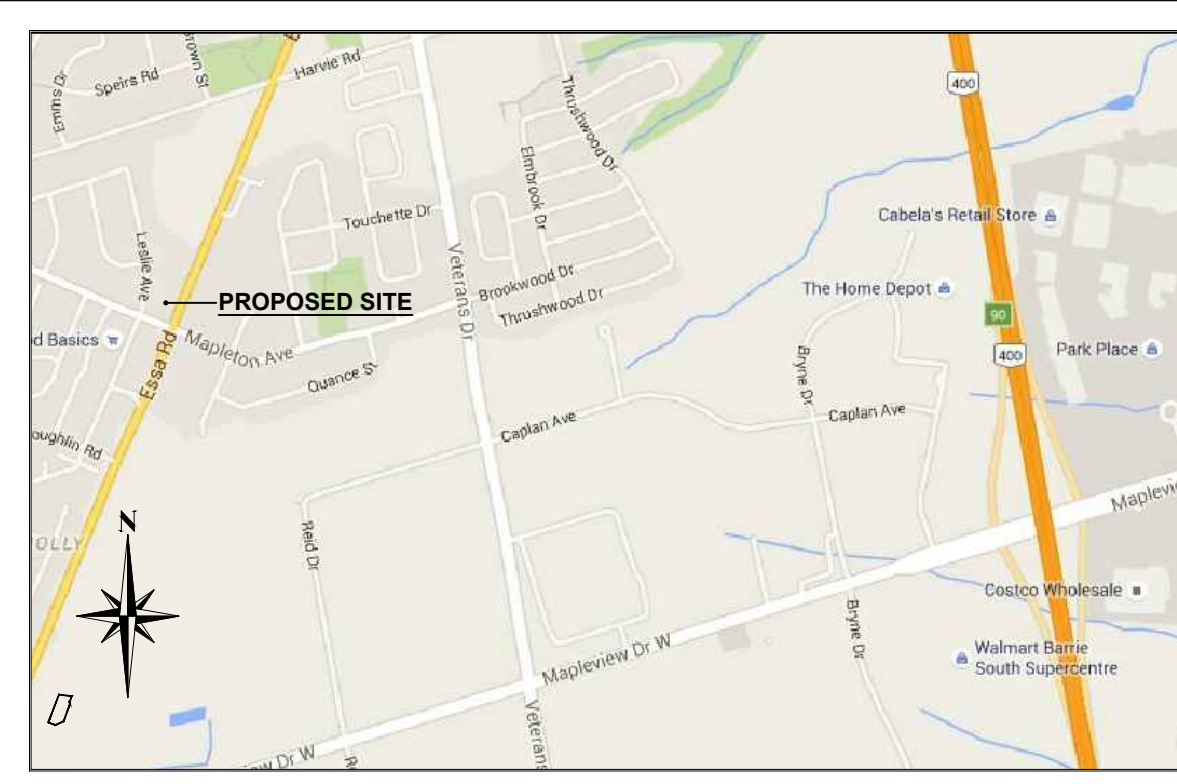
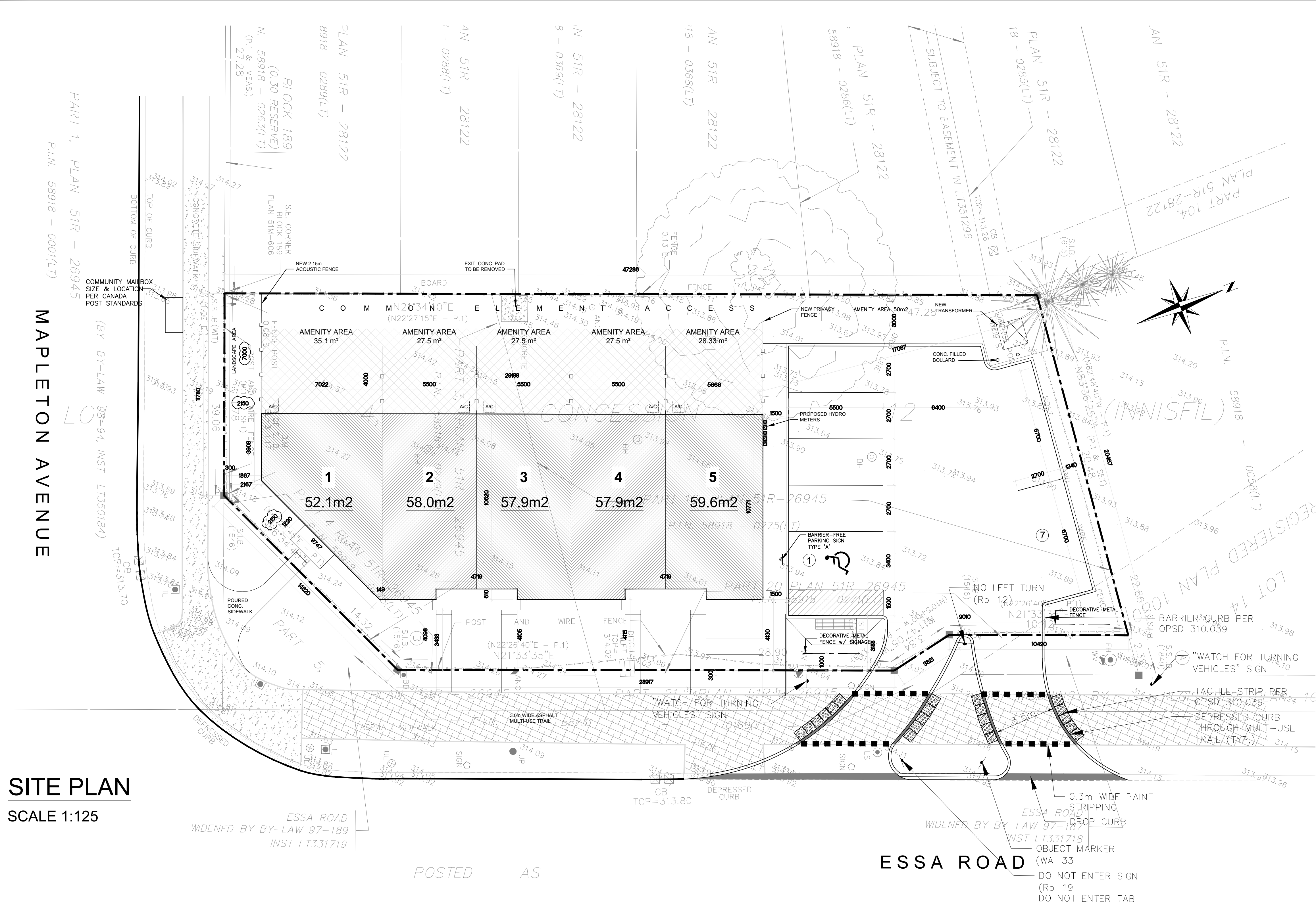


SITE PLAN
SCALE 1:125



KEY PLAN

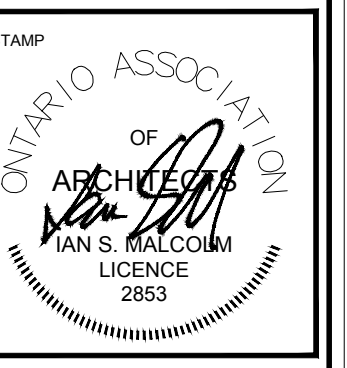
ZONING TABLE: RM2-TH

STANDARD/ PROVISION	REQUIRED/ ALLOWED	PROVIDED
MIN. LOT AREA	720 m ²	1022.14 m ²
MIN. LOT FRONTAGE	21.0 m	31.65 m
MIN. FRONT YARD SETBACK	7.0 m	4.0 m ESSA 3.48 m
MIN. INTERIOR SIDE YARD SETBACK	1.8 m	2.13m MPLT (TO PORCH) 17.0 m
MIN. EXTERIOR SIDE YARD SETBACK	3.0 m	2.0 m (0.79 m (TO PORCH))
MIN. REAR YARD SETBACK	7.0 m	7.0 m
MAX. LOT COVERAGE (% OF SITE AREA)	357.74 m ² (35.0 %)	285.5 m ² (27.9 %)
MAX. GROSS FLOOR AREA (% OF SITE AREA)	613.26 m ² (60 %)	571 m ² (55.8 %)
MIN. LANDSCAPED OPEN SPACE (% OF SITE AREA)	357.74 m ² (35 %)	463.03 m ² (45.30 %)
MAX. HEIGHT OF BUILDING	10.0 m	< 10.0 m
MAX. DENSITY (UNITS/Ha.)	40	51.1
TOTAL NO. OF UNITS	4	5
MIN. PARKING (1.5 SPACE/UNIT)	7.5	7
MIN. AMENITY SPACE (12.0 m ² /UNIT)	48.00 m ²	>48.00 m ²
MIN. ROAD AREA	-- m ² (--)	259.26 m ² (25.36 %)

Ian S Malcolm ARCHITECTS
126 Wellington Street West, Ste. 207
Barrie, ON L4N 1K9
T: 705.725.2242 F: 705.725.5355
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NO. ISSUE/REVISION DATE

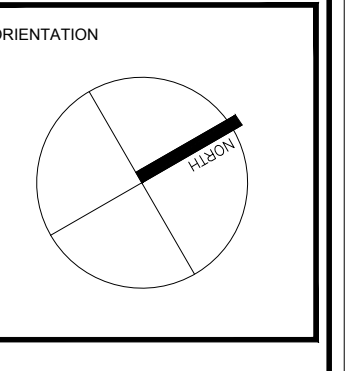
- 1 FOR SITE PLAN CONTROL APR 28/16
- 2 ISSUE FOR REVIEW MAY 12/16
- 3 WIN REVISED PER CLIENT MAY 13/16
- 4 REAR YARDS ADJUSTED JUL 14/16
- 5 RIGHT IN RIGHT OUT ADD. JUL 18/16
- 6 SLOPED ROOF ADJUSTED JUL 22/16
- 7 ROOF SLOPE ADJUSTED JUL 25/16
- 8 ISSUE FOR COORDINATION SEP 28/16
- 9 ENTRY COORDINATION NOV 28/16
- 10 COMMUNITY MAILBOX DEC 09/16
- 11 TRANSFER METERS JAN 12/17
- 12 SIGNAGE LOCATION JAN 12/17
- 13 MATERIALS LEGEND MAR 01/17
- 14 TRANSFER METER B.F. PARK. MAR 31/17
- 15 LANDSCAPE FEATURE MAR 31/17
- 16 COMMUNITY MAILBOX APR 10/17
- 17 COMMUNITY MAILBOX APR 13/17
- 18 0.3m RESERVE APR 24/17
- 19 1.5m TH CONVERSION NOV 21/18
- 20 SETBACKS UPDATE NOV 18/18



DO NOT SCALE DIMENSIONS
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CHECK FOR CONFORMANCE TO THE FACILITY BEFORE PROCEEDING WITH THE WORK.

REGISTERED PLAN 10080

DETAIL NO. WHERE DETAIL



CLIENT
ATTN: D. SEAMAN
185245 ONTARIO INC.
150 PIPPIN ROAD
CONCORD ON L4K 4X9
PHNO: 705-896-7688

PROJECT
5 TOWNHOMES
541 ESSA ROAD,
BARRIE, ON

PROJECT INFORMATION
PROJECT No: 163874
DRAWN BY: JB
CHECKED BY: SM
DATE: 18.12.2019
SCALE: AS NOTED

DRAWING
SITE PLAN

DRAWING No:
A100