



MIXED USE CORRIDOR (MU2) ZONE		
Provisions	Required	Provided
Street Townhouses (MU2 (SP-596))	Permitted	Permitted
Min. Dwelling Unit GFA (5.4.2.2a)	35.0m ² / dwelling unit + 10.0m ² / bedroom	35.0m ² / dwelling unit + 10.0m ² / bedroom
Amenity Area (5.4.2.2b)	12.0m ² / residential dwelling unit	> 12.0m ² per / residential dwelling unit
Block/Cluster/Townhouse (5.4.2.3)	No more than 8 block/cluster/townhouse units in a row	8 units
Lot Area (min.)	N.A.	153.78m ²
Lot Frontage (min.)	N.A.	6.30m
Front Yard Setback to Dwelling (min.) (MU2 (SP-596))	4.50m	4.66m
Front Yard Setback Landscaped Open Space (MU2 (SP-596))	50% (for each street townhouse unit permitted as a driveway and/or parking space)	50%
Front Yard Setback to Garage (min.) (MU2 (SP-596))	6.00m	6.18m
Interior Side Yard Setback (min.) (MU2 (SP-596))	1.50m	1.50m
Exterior Side Yard Setback (min.) (MU2 (SP-596))	3.00m	3.00m
Rear Yard Setback (min.) (MU2 (SP-596))	6.0m	6.00m
Front Facade Step-Back (min.)	45° angular plane at height above 80% equivalent right-of-way using 3.00m min. step backs	Not Required
Rear Facade Step-Back (min.)	45° angular plan above 7.5m using min. 3.00m step backs	Not Required
Ground Level Floor Height (min.) (MU2 (SP-596))	3.0m	<3.0m
Building Height (max.) (MU2 (SP-596))	7.50m	< 7.50m
Secondary Means of Access (min.) (MU2 (SP-596))	6.00m	6.00m
Landscaped Buffer (min.) (MU2 (SP-596))	Not Required	Not Required
Parking Spaces	1 space / unit	2 spaces / unit

Source: City of Barrie Zoning By-Law 2009 - 141
 Note: Information shown is approximate and subject to change.

CONCEPTUAL SITE PLAN - 8 UNITS

829 ESSA ROAD - CITY OF BARRIE

RESIDENTIAL	CURRENT OP LAND USE DESIGNATION
R1	CURRENT ZONE

SCHEDULE OF REVISIONS			
No.	Date	Description	By
3	Nov. 4, 2020	Revise site plan based on new floor plan;	AS
4	Jan. 5, 2021	Revise location of driveways;	AS
5	Feb. 10, 2021	Revise end unit widths;	AS
6	Feb. 25, 2021	Revise building footprint;	AS

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Date: December 13, 2013 Scale: 1:125
 File: 18-803 Drawn By: A.S.