

Existing Shed

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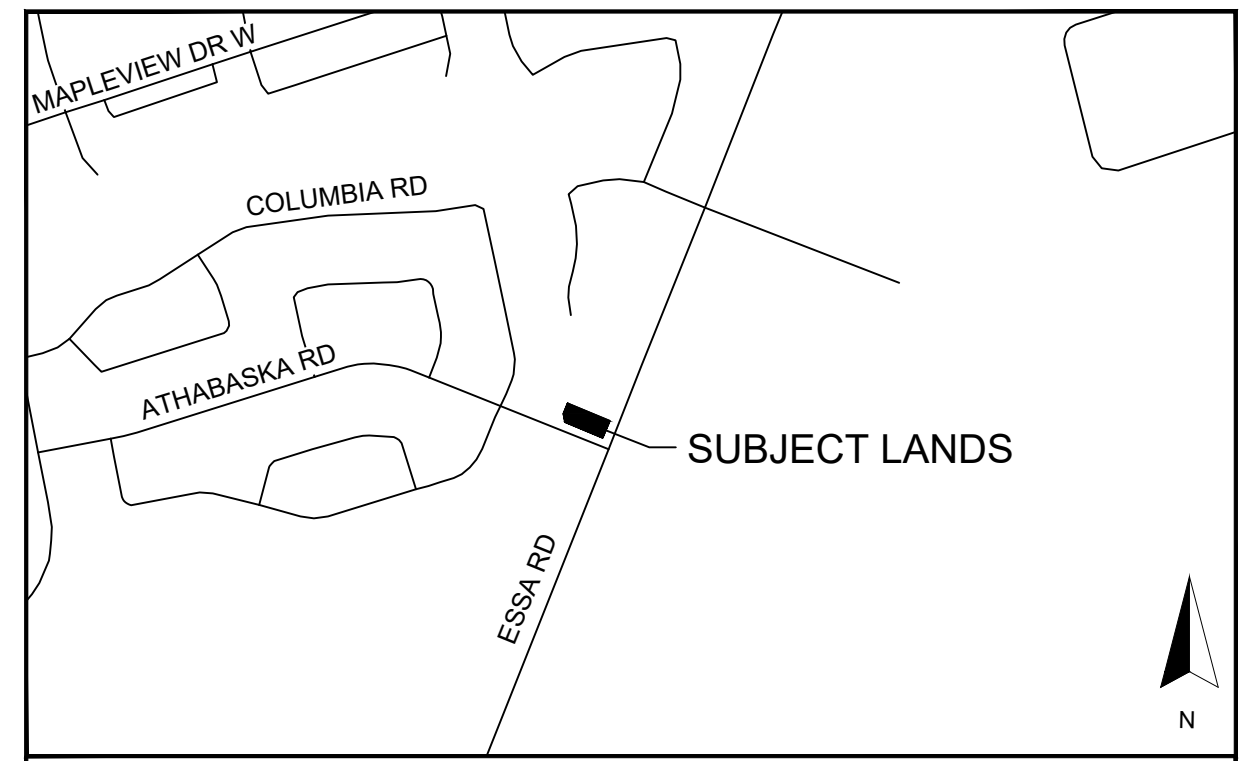
Existing Dwelling #829

ESSA ROAD

ATHABASKA ROAD

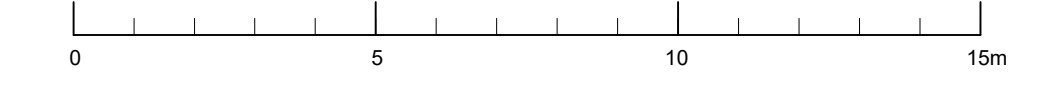
Existing Bus Stop to be Relocated

10 STREET TOWNHOUSE UNITS



KEY MAP Scale 1: 10,000  
 PART OF LOT 3, CONCESSION 11  
 IN THE FORMER TOWNSHIP OF INNISFIL  
 829 ESSA ROAD, CITY OF BARRIE

# CONCEPTUAL SITE PLAN



- LEGEND**
- SUBJECT LANDS  
Area: ±0.143ha (0.35ac)
  - 10 TOWNHOUSE UNITS
  - EXISTING WATER SERVICES
  - EXISTING STORM SERVICES
  - EXISTING SANITARY SERVICES
  - EXISTING HYDRANT

**ZONING TABLE**

PROVISION	REQUIRED MUZ ZONE	PROVIDED
Lot Area	-	118.95m <sup>2</sup>
Lot Frontage	-	4.88m
Setbacks		
Front Yard	1m for 75% (min) 5m fro 25% (max)	4.5m
Interior Side Yard	3.0m (max)	3.0m
Exterior Side Yard	3.0m (min)	5.37m
Rear Yard	7.0m (min)	5.00m
Lot Coverage	-	65.3%
Landscaped Open Space	-	23.0%
G.F.A. % of Site	-	141.4%
Dwelling Unit Area	35m <sup>2</sup> (min)	±160m <sup>2</sup>
Height	7.5m (min) - 16.5m (max)	<16m
Driveway Length	-	7.65m
Parking Spaces	1 / unit	1 parking space + 1 tandem space
Max. Units per Row	-	10
Street Level Floor Height (min.)	4.5m	3.0m
Front Yard Parking Coverage	-	63.1%

Source: Concept plan prepared by Patrick Markus Luckie, Architect.  
 Note: Information shown is approximate and subject to change.

## CONCEPTUAL SITE PLAN - 10 UNITS

### 829 ESSA ROAD - CITY OF BARRIE

RESIDENTIAL	CURRENT OP LAND USE DESIGNATION
R1	CURRENT ZONE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

**IPS INNOVATIVE PLANNING SOLUTIONS**  
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Date: December 13, 2013 Scale: 1:125  
 File: 18-803 Drawn By: AM