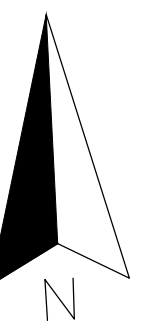
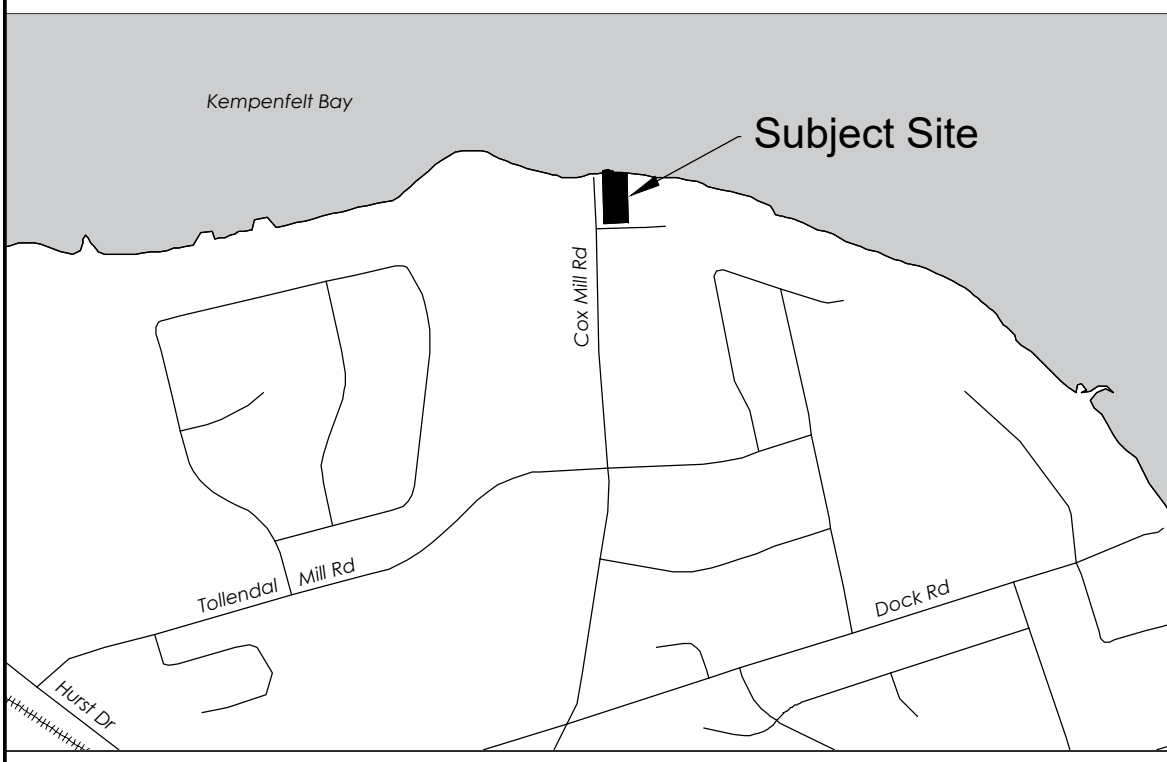
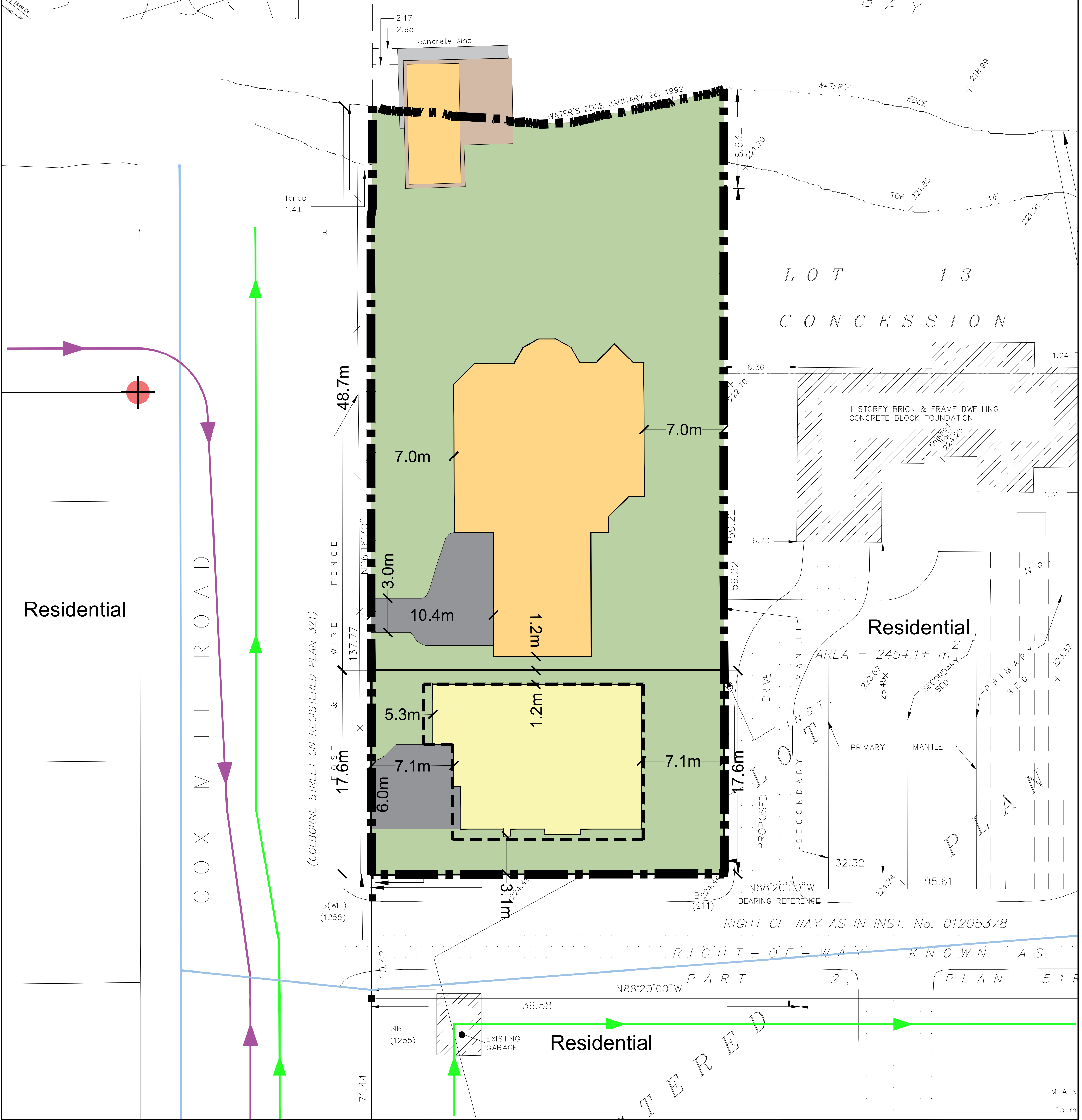


KEY MAP

Scale: 1:10,000



KEMPENFELT BAY



ZONING TABLE: R1 (Retained Lot)		
PROVISION	REQUIRED	PROVIDED
Lot Area (min.)	900.0m <sup>2</sup>	1,470.8m <sup>2</sup>
Lot Frontage (min.)	22.0m	48.7m
Front Yard to Dwelling Unit (min.)	4.5m	7.0m
Front Yard to Attached Garage (min.)	7.0m	10.4m
Interior Side Yard (min.)	1.2m	1.2m
Interior Side Yard to Attached Garage (min.)	0.6m	N.A.
Exterior Side Yard (min.)	3.0m	N.A.
Rear Yard (min.)	7.0m	7.0m
Dwelling Unit Floor Area (min.)	110.0m <sup>2</sup>	> 110.0m <sup>2</sup>
Lot Coverage (max)	45.0%	22.6%
Height of Main Building (max.)	10.0m	<10.0m
Full Municipal Services (5.2.2.1)	Required	Required
Front Yard Parking Coverage (max.)(5.3.6.1a)	50.0%	17.7%

ZONING TABLE: R2 (Severed Lot)		
PROVISION	REQUIRED	PROVIDED
Lot Area (min.)	500.0m <sup>2</sup>	537.1m <sup>2</sup>
Lot Frontage (min.)	15.0m	17.6m
Front Yard to Dwelling Unit (min.)	4.5m	5.3m
Front Yard to Attached Garage (min.)	7.0m	7.1m
Interior Side Yard (min.)	1.2m	1.2m
Interior Side Yard to Attached Garage (min.)	0.6m	N.A.
Exterior Side Yard (min.)	3.0m	3.1m
Rear Yard (min.)	7.0m	7.1m
Dwelling Unit Floor Area (min.)	90.0m <sup>2</sup>	374.0m <sup>2</sup> (2 storeys)
Lot Coverage (max)	45.0%	39.5%
Height of Main Building (max.)	10.0m	<10.0m
Full Municipal Services (5.2.2.1)	Required	Required
Front Yard Parking Coverage (max.)(5.3.6.1a)	50.0%	44.0%

Legend

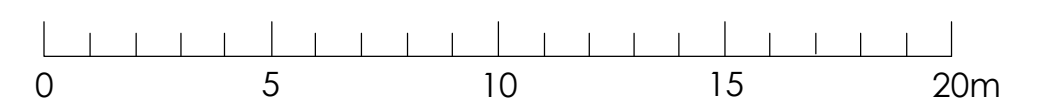
- Subject Site  
Area: 2,007.9m<sup>2</sup> / 0.2ha
- Retained Lot  
• 2 Arbour Trail Dr.  
• Currently zoned R1
- Severed Lot  
• Area: 537.1m<sup>2</sup>
- Potential Building Envelope
- Storm Pipes
- Sanitary Pipes
- Water Mains
- Water Hydrants

# CONCEPTUAL SITE PLAN

## 2 Arbour Trail Dr.

Part of Lot 13, Concession 14 and part of Lots 1 & 2, Registered Plan 321, Formerly in the Township of Innisfil, Now in the City of Barrie, in the County of Simcoe

Scale 1:600



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

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Date: April 22, 2020	Drawn By: AS
File: 18-796	Checked: CS