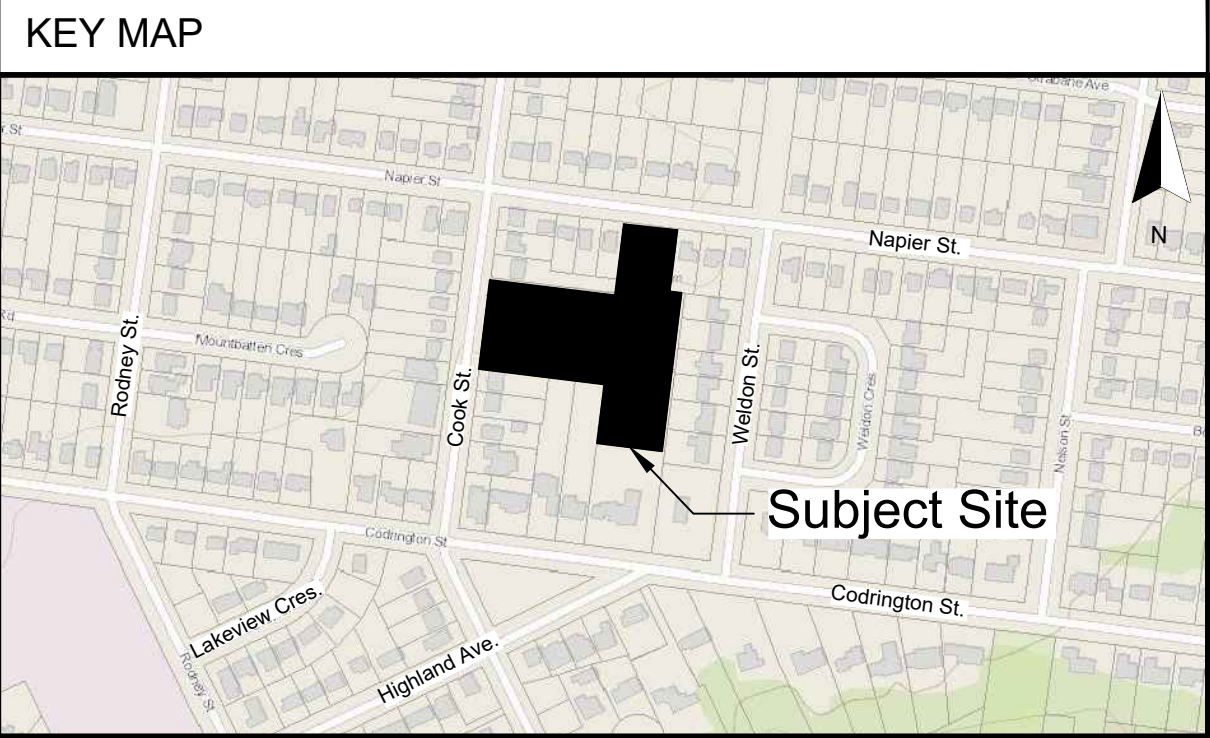
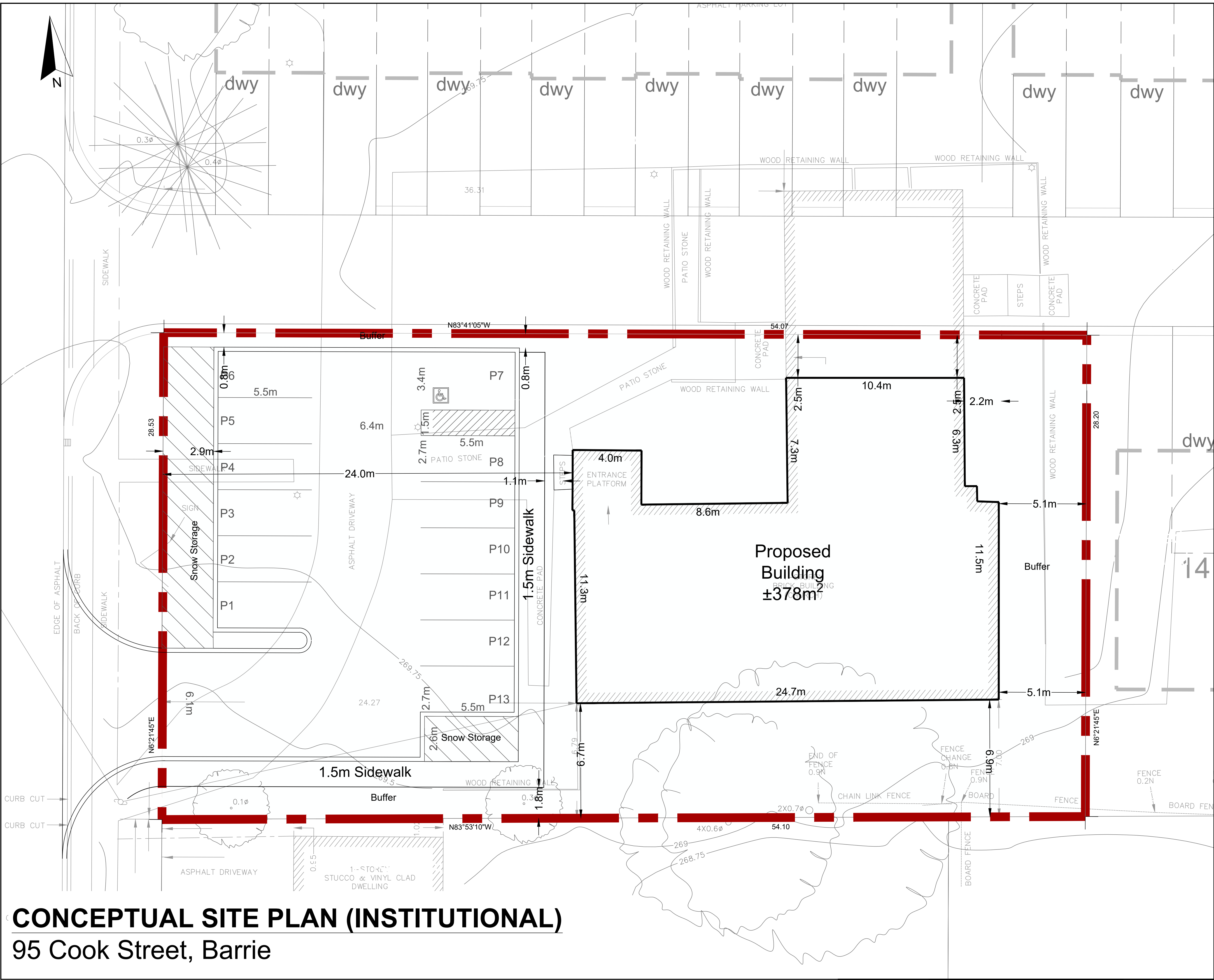




CONCEPTUAL SITE PLAN

95 Cook Street,
Barrie

Scale 1:100



LEGEND

- SUBJECT LANDS (1,534.5m²)
- SNOW STORAGE (67m²)

ZONING TABLE - Institutional Block		
	Required	Provided
Lot Area (min.)	1,500m²	1,534.5m²
Lot Frontage (min.)	30.0m	28.5m
Front Yard Setback (min.)	7.0m	24.0m
Interior Side Yard Setback (min.)	9.0m	2.5m (north) 6.7m (south)
Exterior Side Yard Setback (min.)	7.0m	2.5m (to condominium road)
Rear Yard Setback (min.)	9.0m	5.1m
Lot Coverage (max.)	35% 536.9m²	24.6% ±378m²
Landscaped Open Space (min.)	35% 536.9m²	47.1% 722.7m²
Height	15.0m	<15.0m
Parking	8 spaces Institutional - Not defined (1 space per 50m²) Barrier Free	13 spaces 1 space

1. Snow Storage requirements based on 10% of total area of sidewalks and parking areas (518.0m² / 51.8m²).

CONCEPTUAL SITE PLAN (INSTITUTIONAL)

95 Cook Street, Barrie

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Date:	December 13, 2022	Drawn By:	B.H.
File:	20-1006	Checked:	C.S.