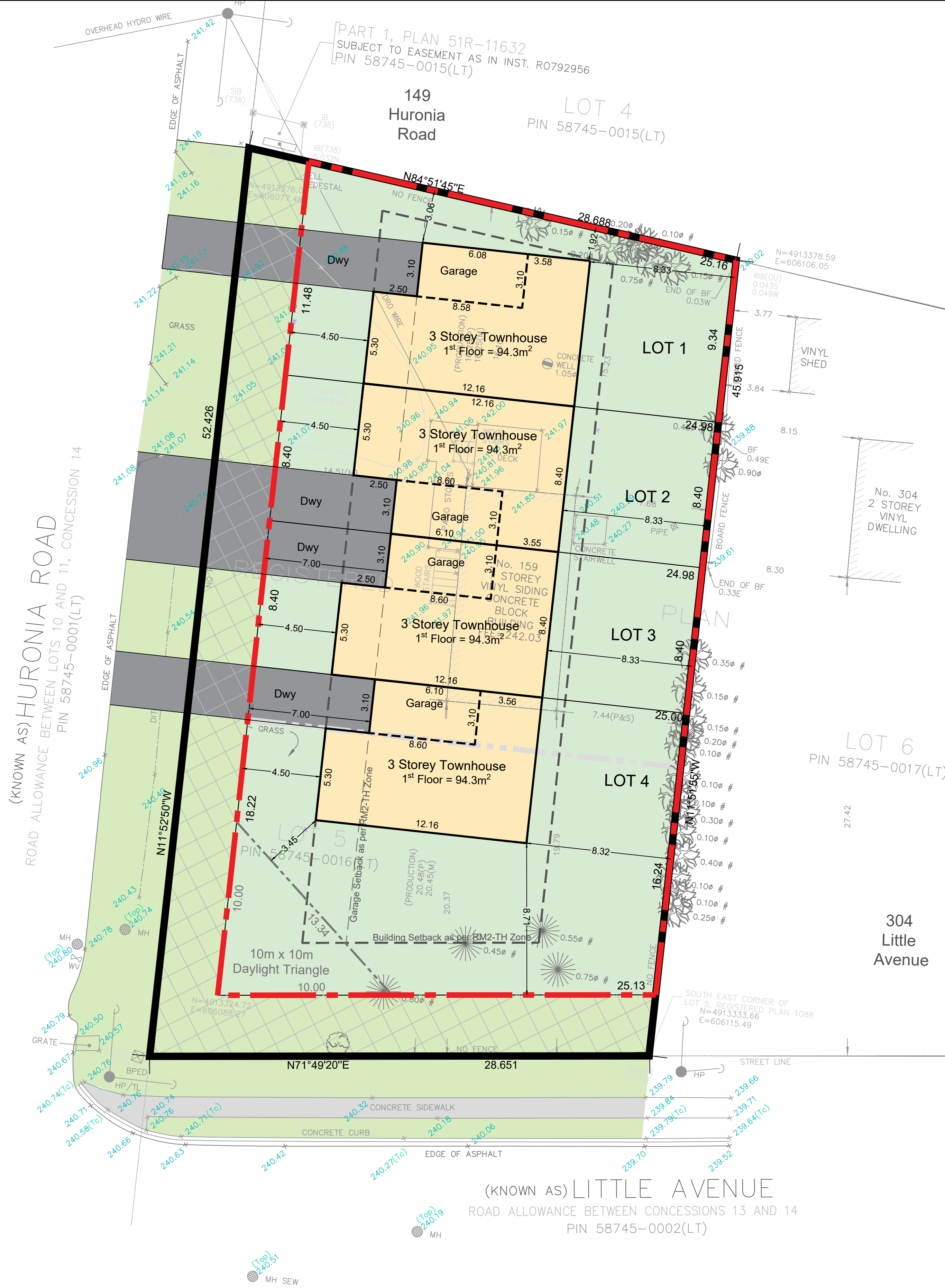


156
Huronia Road

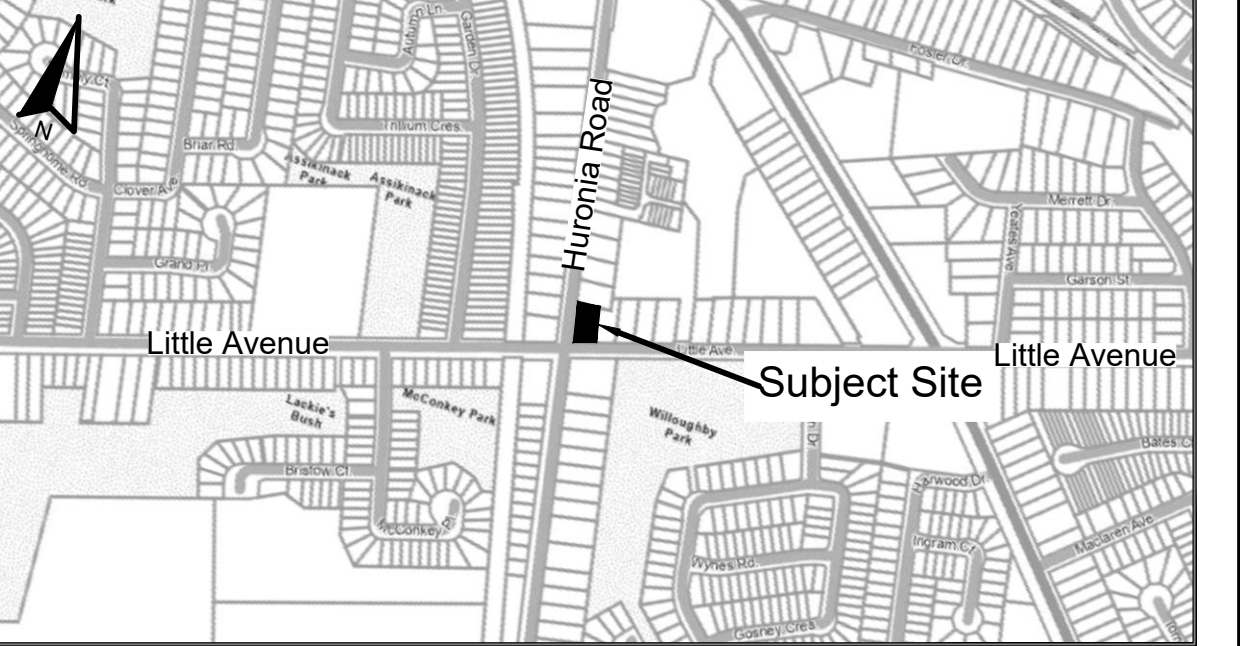
160
Huronia Road

(KNOWN AS) HURONIA ROAD
ROAD ALLOWANCE BETWEEN LOTS 10 AND 11, CONCESSION 14
PIN 58745-0001(LT)



KEY MAP

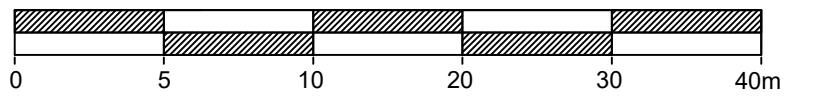
1:10,000



CONCEPTUAL SITE PLAN

Part 1 of Lot 5, Registered Plan 1088
City of Barrie
County of Simcoe

Scale



LEGEND

- Subject Lands
($\pm 1,400.5m^2 / 0.346 \text{ ac.}$)
- Site Boundary after Road Widening
($\pm 1,130.5m^2 / 0.279 \text{ ac.}$)
- Minimum Driveway distance from Little Avenue
(25m)
- Proposed Road Widening
(3.5m on both Huronia Rd. & Little Ave. - 270.0m²)
- Proposed 3 Storey Townhouses
8.4m(27.5') x 12.1m(39.5')
- Landscaped Open Space
(Lots)
- Landscaped Open Space
(Municipal Boulevard)
- Driveways
(3.1m(10') wide)
- Existing Sidewalks

RESIDENTIAL (RM2-TH) ZONE

Provisions	Required	Provided Lot 1	Provided Lot 2	Provided Lot 3	Provided Lot 4
Lot Area (min.)	200.0m ² (per individual lot)	270.62m ²	209.88m ²	209.86m ²	440.13m ²
Lot Frontage (min.)	6.0m (per individual lot)	11.4m	8.4m	8.4m	18.2m
Front Yard Setback to Dwelling Unit (min.)	4.5m (per individual lot)	4.5m	4.5m	4.5m	4.5m
Front Yard Setback to Attached Garage (min.)	7.0m (per individual lot)	7.0m	7.0m	7.0m	7.0m
Interior Side Yard Setback (min.)	1.8m - End unit (per individual lot)	1.9m	n/a	n/a	n/a
Exterior Side Yard Setback (min.)	3.0m (per individual lot)	n/a	n/a	n/a	8.5m
Rear Yard Setback (min.)	7.0m (per individual lot)	8.3m	8.3m	8.3m	8.3m
Landscaped Open Space (min.)	35.0% (per individual lot)	57.1% (194.5m ²)	44.7% (93.9m ²)	44.7% (93.8m ²)	74.5% (328.0m ²)
Lot Coverage (max.)	45.0% (per individual lot)	34.8% (94.3m ²)	44.9% (94.3m ²)	44.9% (94.3m ²)	21.4% (94.3m ²)
Gross Floor Area (max.)	60.0% (per individual lot)	83.7% (226.5m ²)	107.9% (226.5m ²)	107.9% (226.5m ²)	51.5% (226.5m ²)
Building Height (max.)	10.0m	<10.0m	<10.0m	<10.0m	<10.0m
Front Yard Parking Coverage (max.) (5.3.6.1.a)	50%	30.0% (13.94m ²)	37.9% (13.94m ²)	37.9% (13.94m ²)	19.7% (13.94m ²)
Parking Required (min.) 1.5 Spaces per unit	1.5 spaces (per individual lot)	2 spaces	2 spaces	2 spaces	2 spaces

Source: Survey Plan

OMFRA - AG Maps, 2023

Note: Information shown is approximate and subject to change.

CONCEPTUAL SITE PLAN

159 HURONIA ROAD, BARRIE

SCHEDULE OF REVISIONS

No.	Date	Description	By



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

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Date: March 29, 2023

Drawn By: B.H.

File: 21-1152

Reviewed by: J.H.