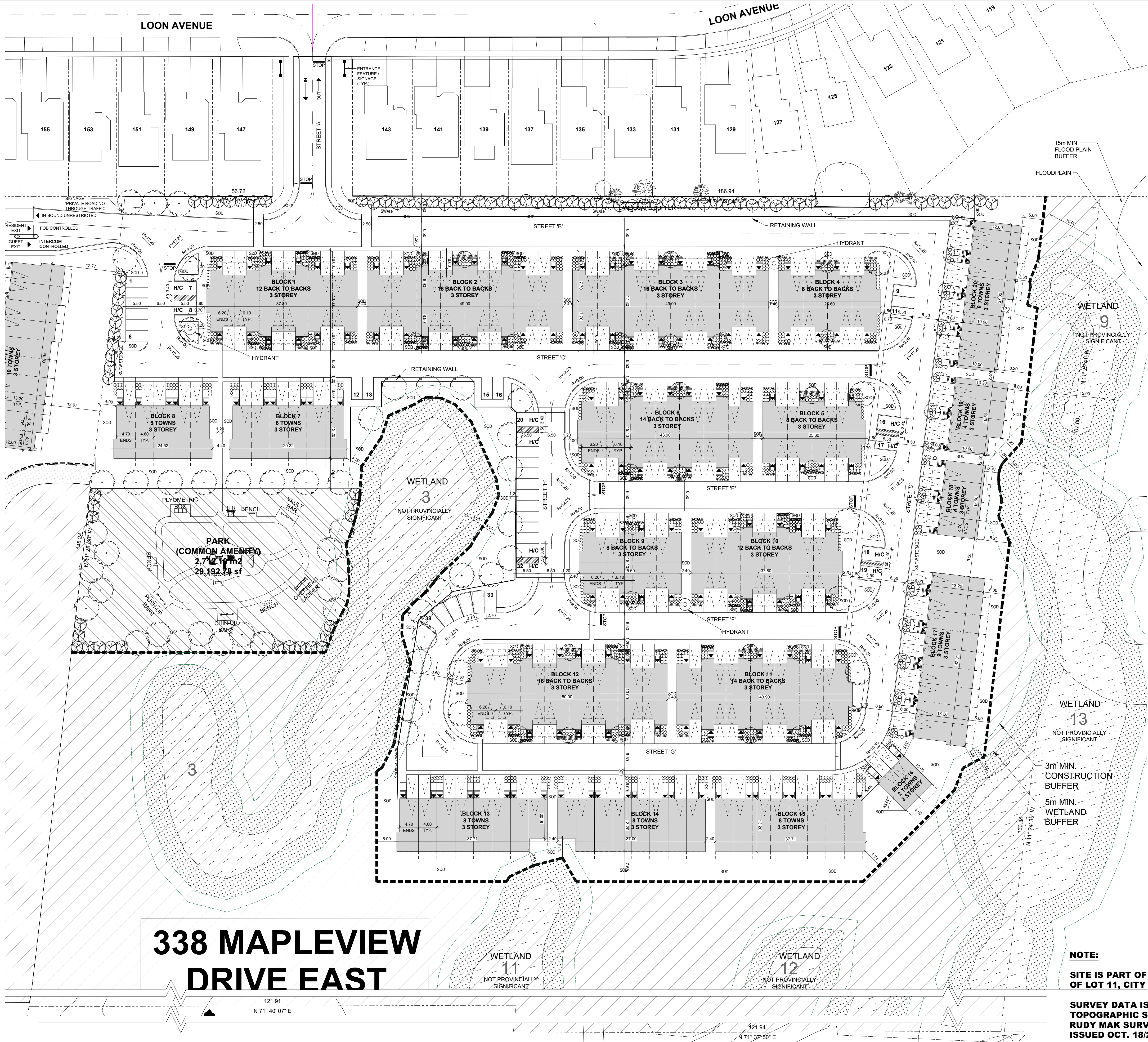




LEGEND

CONSERVATION LANDS (WETLAND BUFFER / SETBACK)

DEVELOPMENT LIMIT

SUBJECT LANDS

CONSERVATION LANDS/ ENVIRONMENTAL PROTECTION ZONE

WETLAND CONSERVATION LANDS

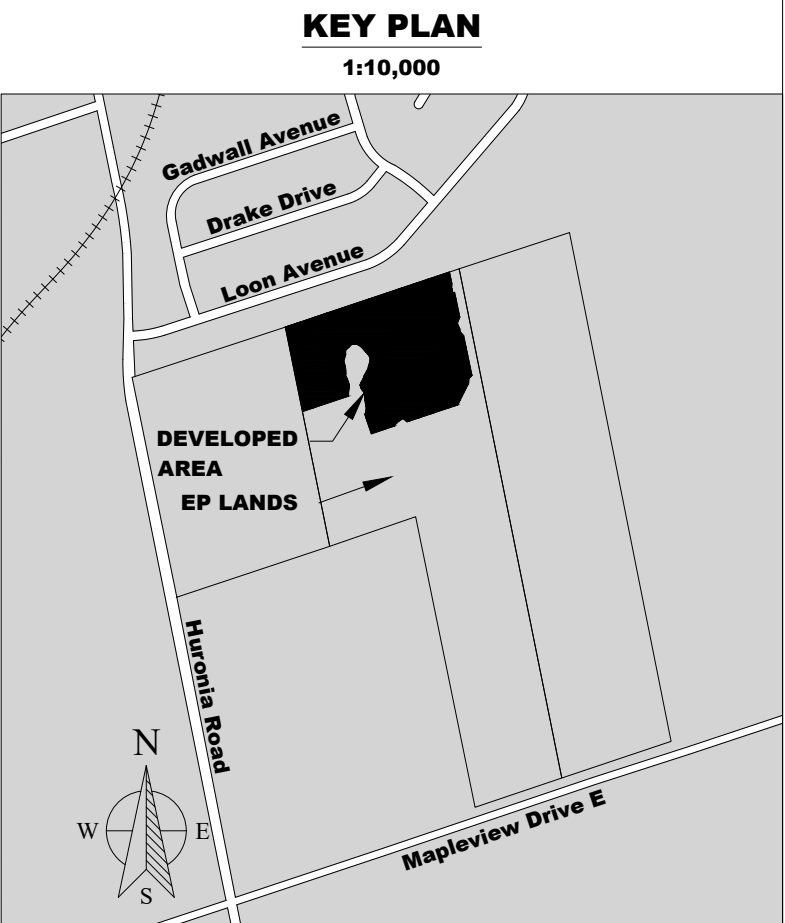
Unit Count	
BACK TO BACKS	124
CONVENTIONAL	62
TOTAL	186
Parking Proposed	
DRIVEWAY	186
GARAGE	186
SURFACE	38 (INCLUDES 10 H/C)
TOTAL	410
Developed Area	
32,666.01m2 (8.07 Ac)	

ZONING STANDARDS MATRIX (RM2)		
	REQUIRED	PROPOSED
DEVELOPMENT LIMIT	720.0 m ²	32,666.01 m ² ± 8.08 Ac
LOT FRONTAGE	21.0 m	243.66 m
FRONT YARD SETBACK	7.0 m	6 m
SIDE YARD ADJOINING, STREET	N/A	N/A
SIDE YARD INTERIOR	1.8 m	3.0m WEST / 3.5m EAST
REAR YARD TO BUILDING	7.0 m	4.78 m
REAR YARD TO BALCONY	5.5 m	4.0 m
LOT COVERAGE	35%	35.35% (11,185.17 m ² ±) 2.77 Ac
GFA	60%	82% (26,656m ² ±)
BUILDING HEIGHT	10.0 m	12.0 m ±
TOWNHOUSE - BACK TO BACK	10.0 m	14.5 m ±
BUILDING HEIGHT TOWNHOUSE - CLUSTER	10.0 m	14.5 m ±
LANDSCAPE OPEN SPACE (MIN)	35%	38.60% (9,998.76 m ²) 2.47 Ac
AMENITY AREA	12m ² / Unit	2,712m ² PARK (14.5 m ² / Unit)
DWELLING UNIT FLOOR AREA (MIN)	55 m ² + 10 m ² / BEDROOM	104 m ² (2 BEDROOM)
DENSITY (MAX)	40 UPH (70.5 UNITS)	57 UPH (166 UNITS)
PARKING	1.5 SPACES/DWELLING UNIT	2.20 SPACES/UNIT (410 SPACES) (TANDEM INCLUDED)

*DEVELOPMENT LIMIT, EXCLUDES STREET 'A' LOT.

NOTE:
SITE IS PART OF WEST HALF OF LOT 11, CITY OF BARRIE.

SURVEY DATA IS FROM TOPOGRAPHIC SURVEY BY RUDY MAK SURVEYING LTD. ISSUED OCT. 18/2019.



The intent of this drawing is to provide a preliminary concept for this community, as an instrument of service.

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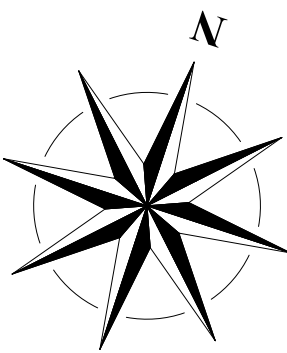
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ISSUES		
NO.	DATE	DESCRIPTION
10	01/26/21	ISSUE FOR REVIEW
11	02/01/21	ISSUE FOR COORDINATION
12	03/01/21	ISSUE FOR COORDINATION
13	06/27/22	ISSUE FOR COORDINATION
14	07/11/22	ISSUE FOR COORDINATION
15	07/14/22	ISSUE FOR COORDINATION
16	08/22/22	ISSUE FOR COORDINATION
17	10/13/22	ISSUE FOR COORDINATION
18	02/02/23	ISSUE FOR REVIEW
19	03/10/23	ISSUE FOR COORDINATION
20	03/15/23	ISSUE FOR COORDINATION
21	05/05/23	ISSUE FOR OPA/ZBA RESUBMISSION

REVISIONS

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Tel. 905.752.6776



CLIENT:
LOON AVENUE LANDS OP INC.

PROJECT:
**PROPOSED TOWNHOME COMMUNITY
338 MAPLEVIEW DRIVE EAST
BARRIE, ON.**

DRAWING:
**CONCEPT SITE PLAN
V7.4**

Designer: PR	Project number: 3079	DRAWING NO: A1
Drawn by: NL	Date: 05 May 2023	
Checked by: PR	SCALE: 1 : 500	