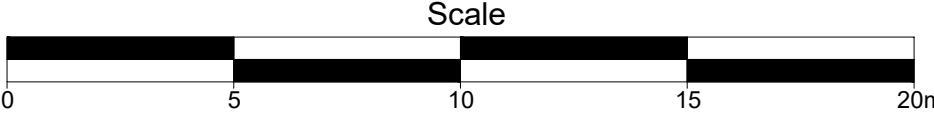


CONCEPTUAL SITE PLAN



- LEGEND**
- Subject Site (2,892.68m² / 0.28ha)
 - 3 Storey Back-To-Back Town's ('Type 1'): 10 units
 - Bldg. Area (4 units): 238.56m²
 - Bldg. Area (6 units): 352.84m²
 - Combined Bldg. G.F.A.: 1,774.20m² (incl. private garage)
 - 3 Storey Back-To-Back Town's ('Type 2'): 12 units
 - Bldg. Area: 394.63m²
 - Bldg. G.F.A.: 1,183.89m²
 - Second Storey Deck (83.05m²)
 - Amenity Area (269.35m²)
 - Storm Pipes
 - Water Mains
 - Water Hydrants


RESIDENTIAL MULTIPLE DWELLING SECOND DENSITY (RM2) ZONE		
Provisions	Required	Provided
Lot Area (min.)	720.0m ²	2,892.68m ²
Lot Frontage (min.)	21.0m	49.97m
Front Yard to Dwelling Unit (min.)	7.0m	1.39m
Side Yards (min.)	1.8m	1.20m
Rear Yard (min.)	7.0m	2.71m
Landscaped Open Space	35%	31.79% (919.69m ²)
Lot Coverage (max.)	35%	36.95% (1,069.08m ²) - Bldg: 986.03m ² - Deck: 83.05m ²
Height of Main Bldg. (max.)	10.0m	- 14.30m (Stacked B2B) - 12.00m (B2B)
Landscaped Buffer Areas (5.3.7.1.)	A parking area of more than 4 parking spaces adjoining a residentially zoned required a continuous landscaped buffer area with a min. width 3.0m shall be provided along the abutting lot line and a continuous tight board fence with a min. height of 2.0m	3.00m with 2.0m tight board fence (north property line)
Outdoor Amenity Area (5.2.5.2.)	264.0m ² (12.0m ² / unit in a consolidated form)	269.35m ²
Max. G.F.A.	60%	102.26% (2,958.09m ²)
Required Parking: Residential Bldg. containing more than 3 dwelling units	1.5 spaces / dwelling unit. Tandem parking not permitted. (33 spaces)	34 spaces (1.55 spaces / unit) - 14 covered parking - 10 townhouse parking (not incl. private garage) - 10 visitor parking
Required Barrier Free Parking	1 Type 'A' and 1 Type 'B' B.F. space	1 Type 'A' and 1 Type 'B' B.F. space
Density (5.2.5.1.a)	40 units / ha	78.57 units / ha

Source: City of Barrie, Comprehensive Zoning By-Law 2009 - 141, Jan. 2022
Note: Information shown is approximate and subject to change.

CONCEPTUAL SITE PLAN - 22 UNITS

290 CUNDLES EAST, BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By
4.	May 15, 2023	Revise Site Plan;	A.S.
5.	May 23, 2023	Revise Site Plan;	A.S.
6.	May 24, 2023	Revise Site Plan;	A.S.
7.	July 25, 2023	Revise Site Plan;	A.S.
8.	Sept. 15, 2023	Revise Site Plan;	A.S.



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Date:	Jan. 3, 2023	Drawn By:	A.S.
File:	22 - 1256	Checked:	G.B.