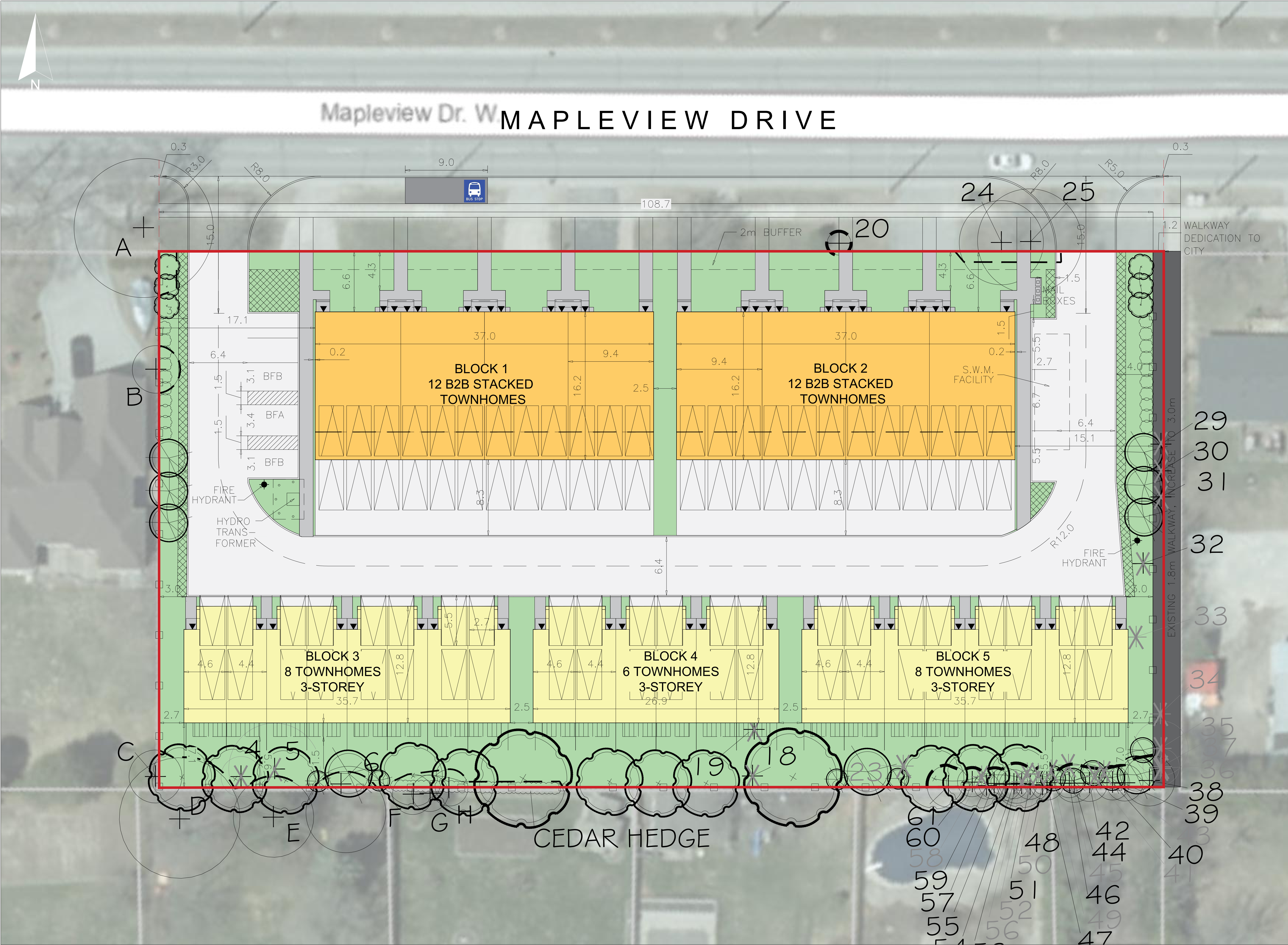




CONCEPTUAL SITE PLAN

Concession 11 Plan 1274,
Part Lot 12, 13, 14, 15 & 16,
City of Barrie,
County of Simcoe

Scale 1:500

LEGEND

- SUBJECT LANDS (6437.7m² / 0.64ha)
- B2B STACKED TOWNHOMES 24 units
- TRADITIONAL TOWNHOMES 22 units
- WALKWAY
- SNOW STORAGE AREAS (107.5m²)

ZONING TABLE: RM2		
Provisions	Required	Provided
Lot Area (min.) / Developable Area	720.0m ²	6,369.0m ² (0.636ha)
Lot Frontage (min.)	21.0m	108.67m
Front Yard (min.)	7.0m	- 6.6m to bldg - 4.3m to stairs
Interior side yard(min.)	1.8m	E - 2.7m W - 2.7m
Exterior side yard (min.) (5.3.3.2 a)	3.0m	N.A.
Rear Yard (min.)	7.0m	- 7.0m to bldg.
Landscaped open space (min. % of lot area)	35%	27.3% (21,741.9m ²)
Dwelling unit floor area (min.)	35.0m ² / dwelling unit + 10.0m ² / bedroom	> 35.0m ² / dwelling unit + 10.0m ² / bedroom
Lot Coverage ⁽¹⁰⁾ (max. % of lot area)	35%	39.3% (2,503.4m ²) - B2B: 1,197.3m ² (incl. decks) - Standard: 1,185.7m ² - Decks: 120.4m ²
Gross floor area (max. % of lot area)	60.0%	120%
Height of Main Bldg. (max.) (B2B)	10.0m	11.0m
Height of Main Bldg. (max.) (TOWNS)	10.0m	10.0m
Densities (max.) (5.2.5.1 a., c.)	40 / 50 units per ha	72 units/ha
Amenity Area (min.) (5.2.5.2)	552m ² (12m ² / unit)	> = 12.0m ² / unit
Amenity Area (min.) (5.2.5.2)	Consolidated	Unconsolidated to be permitted
Parking: Residential building containing more than 3 units (4.6.1)	69 spaces (1.5 spaces/unit) with 1 Type A & 2 Type B Barrier Free Parking	100 spaces (with 1 Type 'A' and 2 Type 'B')
Landscape Buffer (5.3.7.1)	3.0m	3.0m
Air Conditioner (5.3.3.1 g.)	prohibited in a Front Yard, except in the case of back-to-back townhouses where an air conditioner in a Front Yard shall be effectively screened from any street	Located in the front yard, and screened from the street

Source: Boundary and Topographic Survey, Rudy Mak Surveying, June 2020

Note: Information shown is approximate and subject to change. Site Plan is designed by pmlArchitects and is used with permissions.

CONCEPTUAL SITE PLAN - 46 Units

407 - 419 MAPLEVIEW DR. W - BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By
2	Sept 30, 2021	Issued for review	J.V.
3	Oct 7, 2021	Revisions based on comments	J.V.
4	Aug. 8, 2022	Revise bldg. footprint	A.S.
5	Dec. 20, 2022	Revise bldg. footprint	A.S.
6	Feb. 21, 2022	Revisions based on comments	A.S.



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Date:	June 2, 2021	Drawn By:	M.P.
File:	18-813	Checked:	D.V.