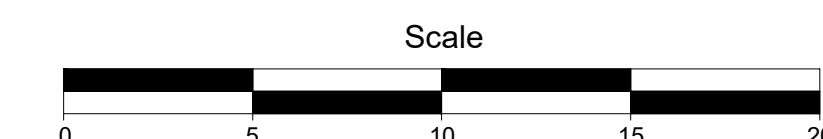


CONCEPTUAL SITE PLAN

127, 131 Ardagh Rd., Barrie



LEGEND

- Subject Site (4,301.58m² / 0.43ha)
- Developable Area (4,277.55m² / 0.42ha)
- Potential Road Widening 24.41m²
- 3 Storey Townhouse Dwelling (12 units)
 - Bldg. Size: 6.50m x 9.27m
 - Bldg. Area: 60.25m²
 - Bldg. G.F.A.: 162.75m² (excl. private garage)
- 3 Storey Townhouse Dwelling (07 units)
 - Bldg. Size: 6.00 x 10.00m
 - Bldg. Area: 60.00m²
 - Bldg. G.F.A.: 162.00m² (excl. private garage)
- Amenity Area (260.11m²)

RESIDENTIAL MULTIPLE DWELLING SECOND DENSITY

Provisions	Required	Provided
Densities (5.2.5.1a)	A max. of 40 units / ha of block/cluster townhouse development is permitted	45.2 units / ha
Outdoor Amenity Area (min.) (5.2.5.1.b)	228.00m ² (A min. outdoor amenity area of 12.00m ² / unit in a consolidated form is required)	315.49m ² (in a consolidated form)
Driveway Length (min.) (5.2.5.1.d)	6.00m	6.00m
Internal Private Roadway Width (min.) (5.2.5.1.e)	6.4m	6.40m
Lot Area (min.)	720.00m ²	4,253.13m ²
Lot Frontage (min.)	21.00m	48.85m
Front Yard to Dwelling Unit (min.)	7.00m	5.00m
Front Yard to Attached Garage (min.)	7.00m	7.98m
Side Yards (min.)	1.80m	3.42m
Rear Yard (min.)	7.00m	5.00m
Landscaped Open Space (min. % of lot area)	35%	45.8% (1,949.78m ²)
Lot Coverage (max. % of lot area)	45%	26.8% (1,140.00m ²)
Height of Main Bldg. (max.)	10.00m	< 10.00m
Required Parking: Residential building containing more than 3 residential units	29 spaces (1.5 spaces / unit - tandem parking not permitted)	24 spaces incl. 2 B.F. - not incl. private garage (1.26 space / unit)
Required B.F. parking spaces	1 Type 'A' B.F. space / 1 Type 'B' B.F. Space	1 Type 'A' B.F. space / 1 Type 'B' B.F. Space

Source: Barrie, Discover More, 2022 Imagery
 Note: Information shown is approximate and subject to change.

CONCEPTUAL SITE PLAN - 19 UNITS

127, 131 ARDAGH RD.

SCHEDULE OF REVISIONS

No.	Date	Description	By

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Date: June 12, 2024 Drawn By: A.G.
 File: 23 - 1351 Checked: G.B.