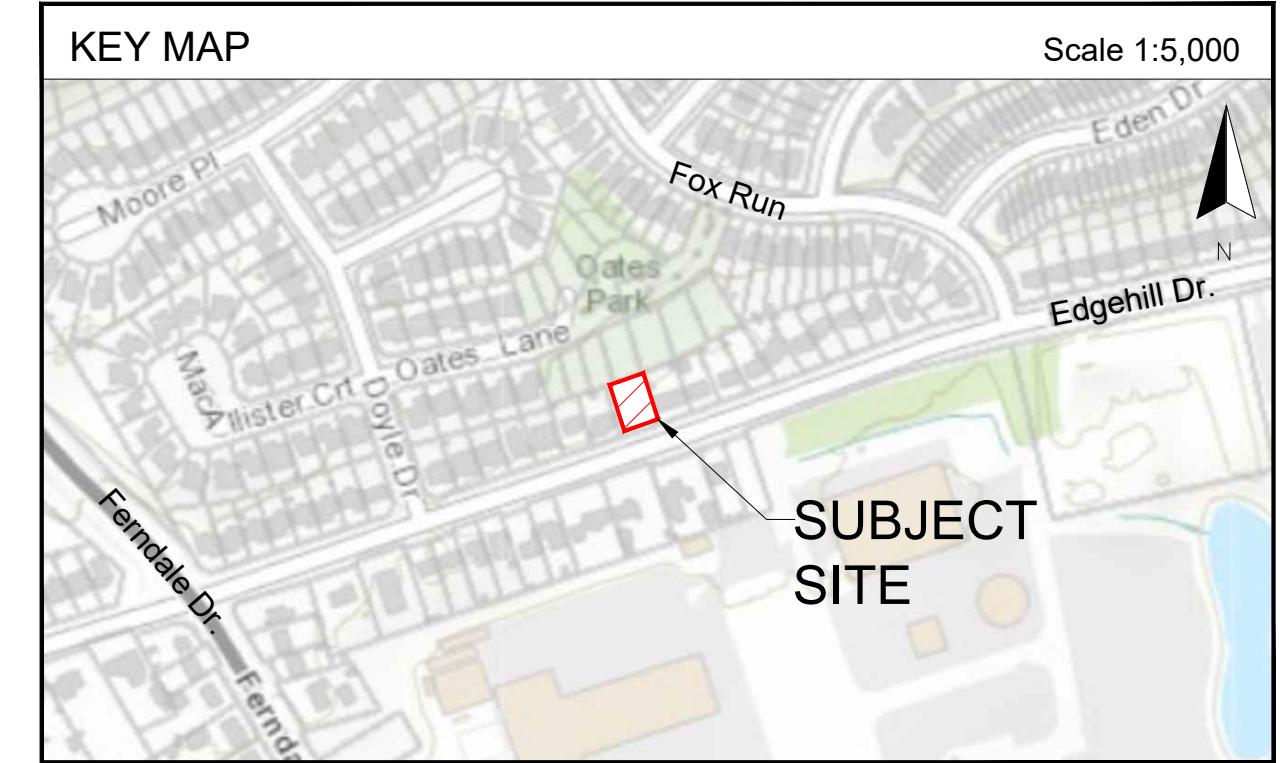
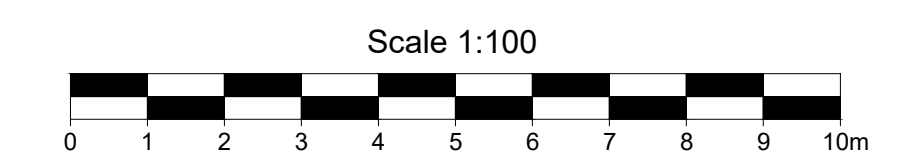


(RM2-TH) ZONE				
Provisions	Required	Provided - Lot 'A'	Provided - Lot 'B'	Provided - Lot 'C'
Lot Area (min.)(5.3.4.2.a)	200.00m ²	257.68m ²	201.04m ²	258.36m ²
Lot Frontage (min.)(5.3.4.2.b)	6.00m	6.59m	6.40m	6.14m
Front Yard to Dwelling Unit (min.)(5.3.4.2.c)	4.50m	10.00m	10.00m	10.00m
Front Yard to Attached Garage (min.)	7.00m	11.00m	11.00m	11.00m
Min. Driveway Length (min.)(5.2.5.2.c)	11.00m	11.00m	11.00m	11.00m
Side Yards (min.)	1.80m	1.80m	N.A.	1.87m
Rear Yard (min.)	7.00m	10.94m	10.93m	10.92m
Landscaped Open Space (min. % of lot area)	35%	63.51% (163.67m ²)	53.24% (107.04m ²)	63.61% (164.36m ²)
Lot Coverage (max. % of lot area)(5.3.4.2.c)	45%	23.67% (61.00m ²)	30.34% (61.00m ²)	23.61% (61.00m ²)
Gross Floor Area (max. % of lot area)	60%	64.03% (165.00m ² - excl. garage)	82.07% (165.00m ² - excl. garage)	63.86% (165.00m ² - excl. garage)
Height of Main Bldg. (max.)	10.00m	9.00m (3 storeys)	9.00m (3 storeys)	9.00m (3 storeys)
Front Yard Parking Coverage (max.)(5.3.6.1)	60%	34.92%	46.87%	36.85%
Residential Building containing not more than 3 dwelling units	1.5 spaces / dwelling unit. Tandem parking will be permitted	3 spaces (incl. garage)	3 spaces (incl. garage)	3 spaces (incl. garage)



CONCEPTUAL SITE PLAN

PART OF LOT 23, CONCESSION 6,
TOWNSHIP OF VESPREA,
NOW IN THE CITY OF BARRIE,
COUNTY OF SIMCOE



LEGEND

- Subject Site (728.60m² / 0.07ha)
- Development Area (717.10m² / 0.07ha)
- Proposed 3 Storey Dwelling with Garage:
- Dwelling Area: 61.00m²
- Unit G.F.A.: 165.00m²
- Proposed 3.0m Wide Driveway
- 0.5m Road Widening

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

CONCEPTUAL SITE PLAN - 3 UNITS

242 EDGEHILL DRIVE, BARRIE, ON

SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
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Date: Oct. 23, 2023 Drawn By: A.S.
File: 22 - 1246 Checked: K.G.