



CIVIL NOTE:
REFER TO GRADING &
SITE SERVICING
DRAWINGS PREPARED
BY GERRITS
ENGINEERING

LANDSCAPE NOTE:
REFER TO LANDSCAPE
DRAWINGS PREPARED
BY DOUGAN &
ASSOCIATES FOR ALL
DETAILS

ELECTRICAL NOTE:
REFER TO SITE LIGHTING
PLAN PREPARED BY
KINGSWOOD BUILDING
SCIENCE

SITE PLAN APPLICATION NUMBER

D28-021-2022

CITY OF BARRIE

LOT 16 ON REGISTERED PLAN 1101
CITY OF BARRIE
COUNTY OF SIMCOE, ONTARIO



KEY PLAN
N.T.S.

GENERAL NOTES:

- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
- UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
- THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
- ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
- ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
- ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
- THERE WILL BE NO CURBSIDE WASTE COLLECTION.
- ALL CONDENSING UNITS TO BE SCREENED ON THE ROOF
- SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
- WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
- EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.
- ALL FIRE ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT OR CONCRETE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363kg PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOTE MORE THAN 1 IN 12.5 OVER A MIN. DISTANCE OF 15M. ACCESS ROUTE SHALL BE A MIN. WIDTH OF 6.0m AND ALL TURNS IN THE ROUTE SHALL HAVE A CENTERLINE RADIUS OF 12.0m
- FIRE ROUTES SHALL BE DESIGNATED AS PER BY-LAW AS AMENDED PRIOR TO OCCUPANCY OF THE BUILDING.
- THE TOPS OF ANY CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARDS WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
- AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- CONSTRUCTION CHAINLINK HOARDING MUST BE INSTALLED WITH SEDIMENT CONTROL AS PER CITY STANDARDS AND APPROVALS.
- ROAD OCCUPANCY PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
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ZONING TABLE

ZONE MU2 - MIXED USE CORRIDOR

NOTE: FUTURE ROAD WIDENING REMOVED FROM LOT AREA

	REQUIRED (MU2)	PROPOSED (MU2-XX)
LOT AREA (MIN.)	n/a	3771.95 m ²
LOT FRONTAGE (MIN.)	n/a	80.40 m
FRONT YARD (MIN/MAX.)	1m FOR 75% OF FRONTAGE 5m FOR 25% OF FRONTAGE	5.20 m
REAR YARD (MIN.)	7.00 m	24.21 m
SIDE YARD (MIN.)	n/a	1.52 m
MIN. SIDE YARD (ABUTTING STREET OR LANEWAY)	3.00 m	3.00 m
FROT FACADE STEP-BACK (MIN.)	45 DEGREE ANGULAR PLANE AT HEIGHT ABOVE 80% EQUIVALENT R-O-W USING 3m MIN. STEP-BACK	47 DEG.
SIDE FACADE STEP-BACK (MIN.)	IF ADJACENT TO AN OS ZONE 5.5m AT HEIGHT ABOVE 80% EQUIVALENT OF R-O-W	n/a
REAR FACADE STEP-BACK (MIN.)	45 DEGREE ANGULAR PLANE ABOVE 7.5m USING MIN. 3m STEP-BACK	47 DEG.
LOT COVERAGE (MAX.)	50%	46.831
		1766.460 m ²
GROSS FLOOR AREA (MAX. % OF LOT AREA)	n/a	n/a
GROUND FLOOR LEVEL HEIGHT	4.50 m	4.80 m
MIN. COVERAGE FOR COMMERCIAL USES (% OF FIRST STOREY GFA)	SECTION 5.4.3.5 - 50% MIN.)	60.06 %
BUILDING HEIGHT (MAX.)	25.50 m	27.20 m
MIN. LANDSCAPE AREA		
SOFT SPACE (GREEN SPACE)		1036.50 m ²
HARDSPACE (WALKWAYS)		283.40 m ²
TOTAL		1319.90 m ²
LOT COVERAGE		
TOTAL BUILDING COVERAGE		1766.46 m ²
TOTAL LOT COVERAGE		46.83 m ²

PARKING/LOADING CALCULATIONS

ZONE MU2-XX MIXED USE

TOTAL RESIDENTIAL UNITS = 101 UNITS

	REQUIRED	PROVIDED
COMMERCIAL SPACE	1 SPACE PER 24m ² [340m ² /24m ² = 14 SPACE REQUIRED]	14 SPACES
RESIDENTIAL SPACES	1.0 PER UNIT [101 SPACES REQUIRED]	101 SPACES
TOTAL SPACES REQUIRED		115 SPACES
TOTAL SPACES PROVIDED		115 SPACES
BARRIER FREE SPACE (INCLUDED IN PARKING COUNT)		6 SPACES

PROJECT NAME

BARRIE APARTMENTS

PROJECT ADDRESS

582 ESSA ROAD
BARRIE, ON

CLIENT

INSPIRATION GROUP

ARCHITECT

KHALSA DESIGN INC.



KHALSA

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PROSECUTION UNDER LAW

REGISTRATION



ISSUED FOR SITE PLAN APPROVAL

Project number 23002
Date 06/04/2024
Drawn by AB
Checked by KDI
Scale As indicated

REVISIONS

No.	Description	Date
1	ISSUED FOR PRE-CONSULTATION	03/11/2022
2	ISSUED FOR SPA	03/05/2023
3	RAMP CHANGE/LANDSCAPE COMMENTS	11/30/2023
4	BUILDING ADJUSTMENT AT T24 DRIPLINE	03/08/2024
5	PARKING SPACE ADJUSTMENT	06/04/2024

PROPOSED
SITE PLAN

ASP-1

BARRIE APARTMENTS