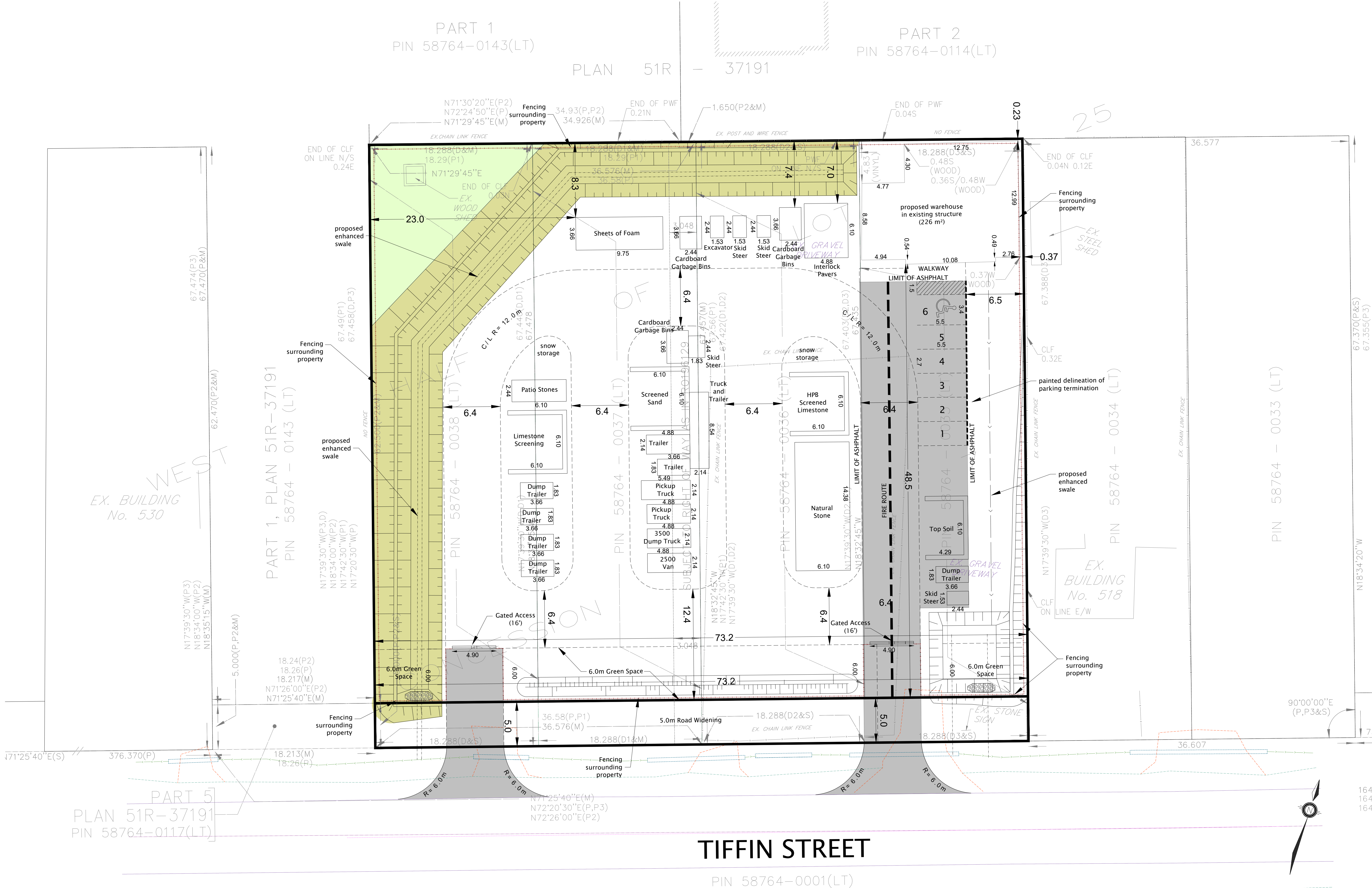
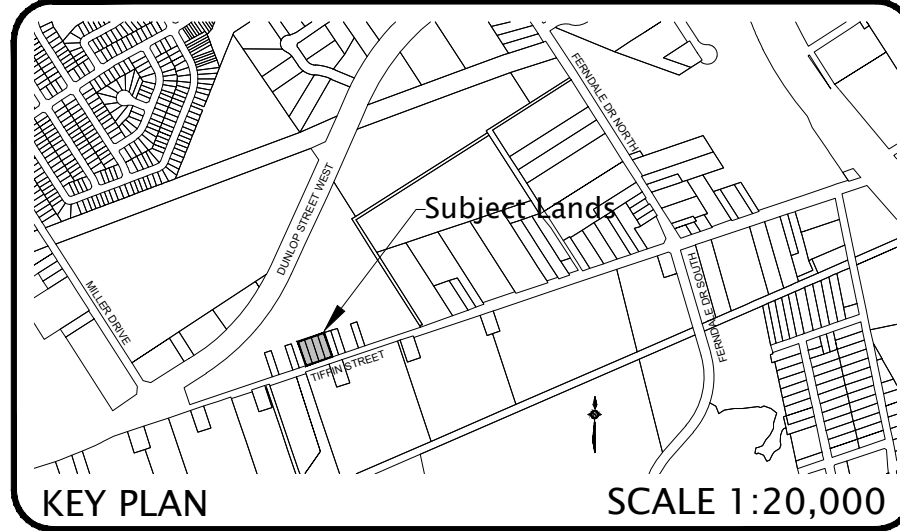


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PIONEER FAMILY POOLS BARRIE INC.
CITY OF BARRIE



Site Plan
Municipally Known as
518, 520, 522, & 524 Tiffin Street
Part of West Half of Lot 25,
Concession 7
(Geographic Township of Vespra)
City of Barrie
County of Simcoe, 2024

Subject Lands 4934.5 m²

Zoning Table 7.3 - General Industrial (GI) Exception

Lot Area (min.)	Required	Provided
700 m ²	4934.5 m ²	4934.5 m ²
Lot Frontage (min.)	30 m	73.2 m
Front Yard (min.)	7 m	48.5 m
Side Yard (min.)	3 m	0.37 m (existing structure)
Rear Yard (min.)	7 m	0.23 m (existing structure)
Lot Coverage (max.)	60 % / 2,960.7 m ²	5 % / 226 m ²

Subject Lands 4934.5 m²

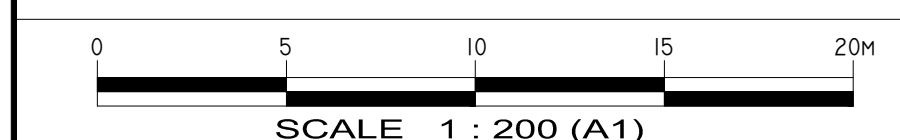
Zoning Table 4.6 - parking standards:

	Required	Provided
Warehouse - 1 space per 1000 m ² gfa	1 Space	1 Space
Outdoor Storage - 1 space per 1000 m ² of lot area	5 Spaces	5 Spaces
Total	6 Spaces	m6 Spaces

Barrier Free Parking 4.6.4 - Required Parking 5 to 25 spaces
= 1 Type A space (3.4m width + 1.5m access aisle)

Loading Spaces 4.7
Gross Floor Area 0 m² - 999 m² = 0 loading spaces required

- Limit of Asphalt
- Restoration Area
- SWM Swale (to be naturalized)
- Fire Route



PIONEER FAMILY POOLS BARRIE INC.
CONCEPT PLAN

Brand L. Chretien
REGISTERED PROFESSIONAL PLANNER
R.P.P.
No. 12345
City of Barrie, Ontario

Date Issued: APRIL 4, 2022

Checked By: BC

Project No.: PIO-21060

Drawn By: m.c.r.

Drawing Name: PIO-21060-CP-12.dwg

JONES
CONSULTING GROUP LTD.
PLANNERS & ENGINEERS
220 Mainway Drive East, Unit 1, Barrie, Ontario L4N 0W5
Phone: 705-734-2538
www.jonesconsulting.com Fax: 705-734-1056

DATE	DESCRIPTION	DRAWN
AUG. 24, 2022	SHOW 6m LANDSCAPE STRIP AFTER WIDENING AS PER COB COMMENT	m.c.r.
SEPT. 8, 2022	UPDATE SITE PLAN TO ADJUSTED LANDSCAPE STRIP	m.c.r.
SEPT. 13, 2022	CHANGES TO REFLECT WETLAND ON ADJACENT LANDS	m.c.r.
MARCH 16, 2023	CHANGES TO REFLECT ENG CHANGES	m.c.r.
APRIL 3, 2023	CHANGES TO REFLECT ENV. CONSULTANT CHANGES	m.c.r.
APRIL 13, 2023	ADD FIRE ROUTE	m.c.r.
MAY 28, 2024	CHANGES TO FIRE ROUTE	m.c.r.
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