

Key Map



PART OF BLOCK C, REGISTERED PLAN 1329,
CITY OF BARRIE,
COUNTY OF SIMCOE

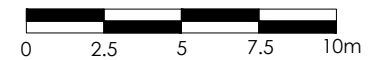
LEGEND

- Subject Site (866.12m²)
- Severed Lot A:
- Lot Area: 432.85m²
- Zoning Envelope: 186.64m²
- Retained Lot B:
- Lot Area: 433.27m²
- Zoning Envelope: 178.89m²
- Zoning Envelope
- Landscape Open Space

RESIDENTIAL FOUR (R4) ZONE

Provisions	Required	Severed (Lot A)	Retained (Lot B)
Lot Area (min.)	335.0m ²	432.85m ²	433.27m ²
Lot Frontage (min.)	10.0m	10.06m	10.06m
Front Yard (to dwelling) (min.)	4.5m	> 4.50m	> 4.50m
Front Yard (to attached garage) (min.)	7.0m	> 7.00m	> 7.00m
Interior Side Yard (min.)	1.2m	> 1.20m	> 1.20m
Interior Side Yard (to attached garage) (min.)	0.6m	> 0.60m	> 0.60m
Rear Yard (min.)	7.0m	> 7.00m	> 7.00m
Lot Coverage (max.)	45%	<45%	<45%
Max Dwelling Height (max.)	10.0m	< 10.00m	< 10.00m
Parking in Front Yards	60%	< 60%	< 60%

Note: This drawing is for discussion purposes only.
The information shown is approximate and subject to change.



Date:	Oct. 17, 2024	Drawn By:	A.G. / A.S.S.
File:	22-1244	Checked By:	K.G.

PROPOSED CONCEPT PLAN
12 OTTAWAY AVENUE, BARRIE, ON

SCHEDULE OF REVISIONS			
No.	Date	Description	By

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