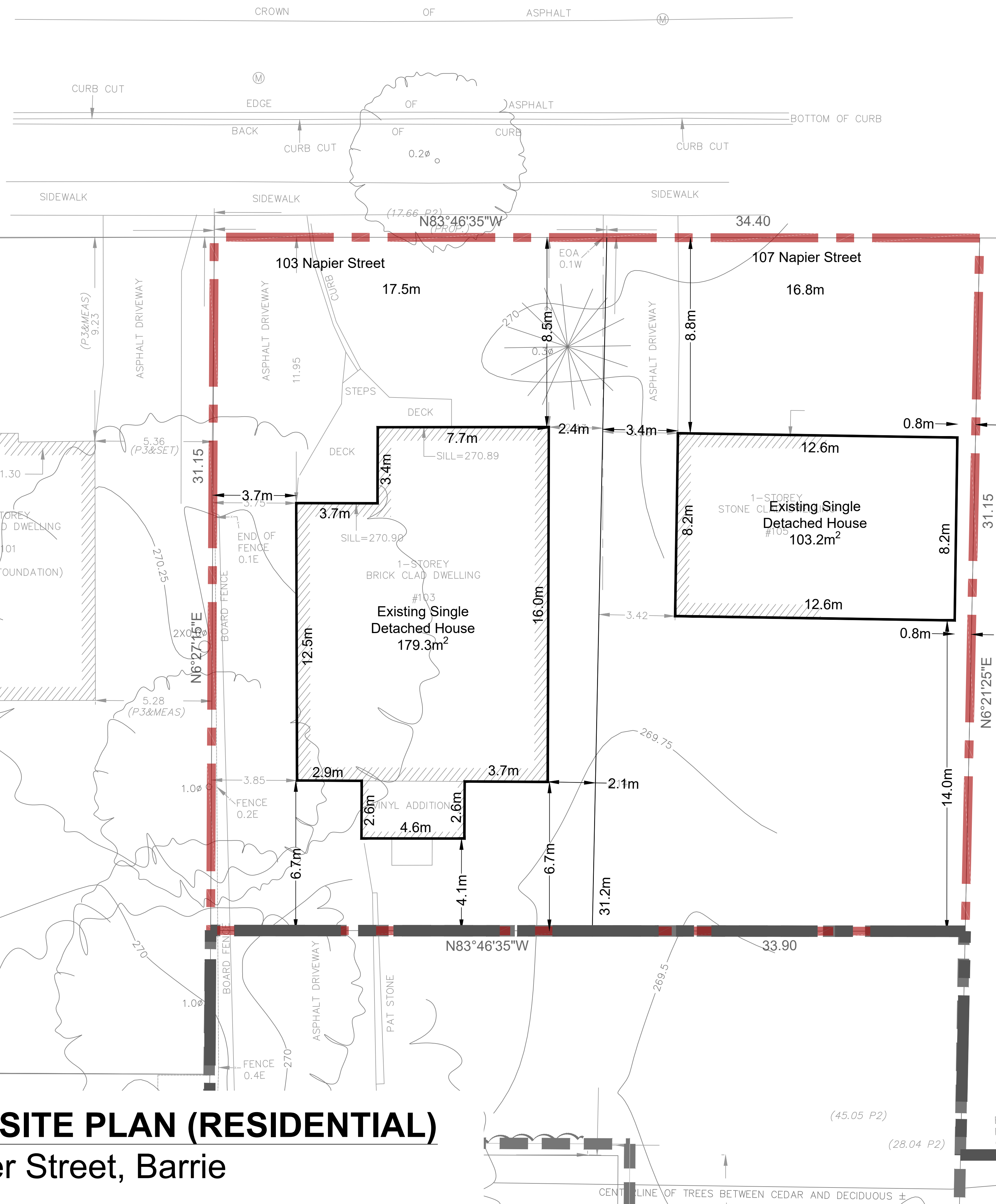
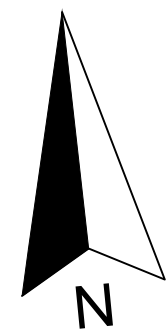
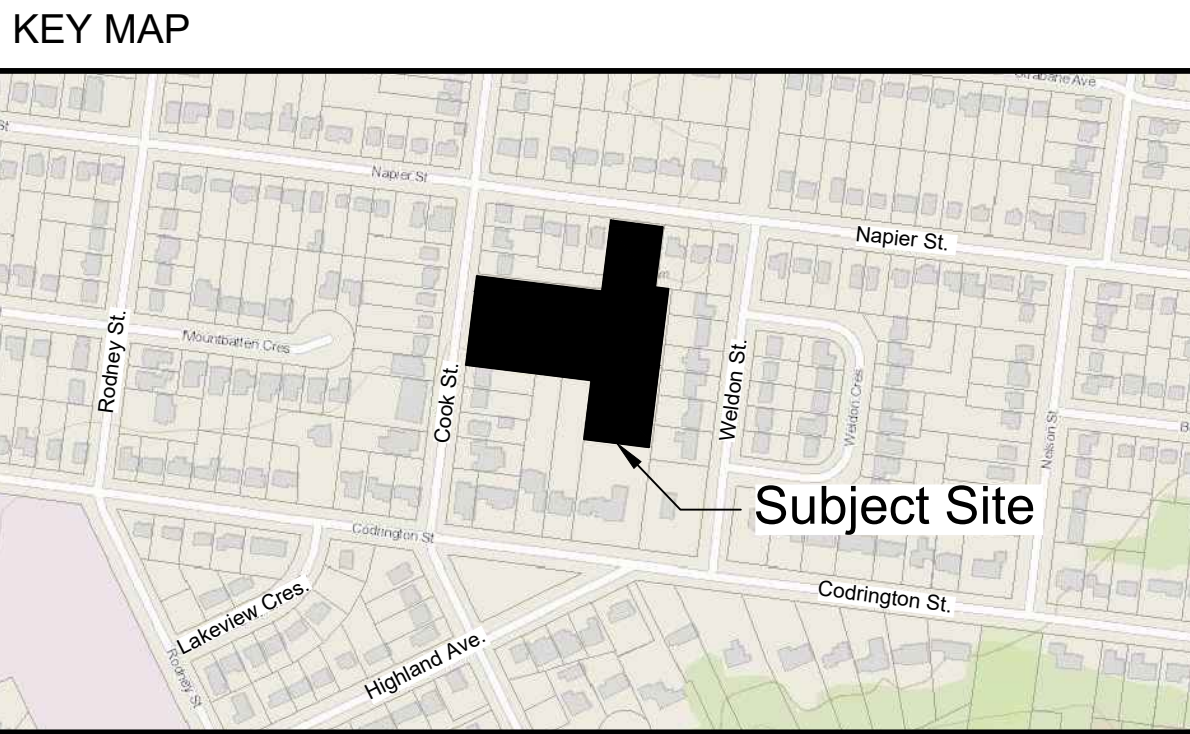
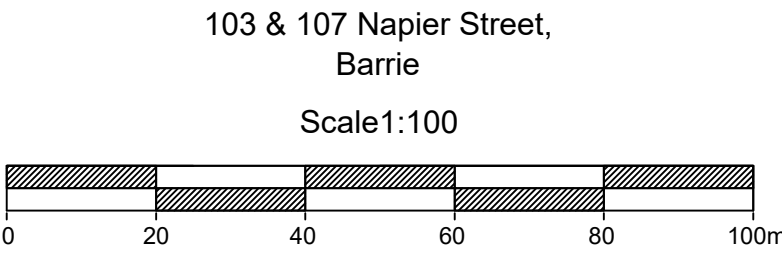




CONCEPTUAL SITE PLAN (RESIDENTIAL)
103 & 107 Napier Street, Barrie



CONCEPTUAL
SITE PLAN



LEGEND

SUBJECT LANDS (1,063.8m²)

ZONING TABLE - 103 Napier St. (1 unit)		
	Required R2	Provided R2
Permitted Use	Single Detached	Single Detached
Lot Area (min.)	500m²	541.8m²
Lot Frontage (min.)	15.0m	17.5m
Front Yard Setback to Dwelling Unit (min.)	4.5m	8.52m
Front Yard Setback to Garage (min.)	7.0m	n/a
Interior Side Yard Setback (min.)	1.2m 3.0m (5.3.3.2 (b))	2.43m (east) 3.75m (west)
Exterior Side Yard Setback (min.)	3.0m	n/a
Rear Yard Setback (min.)	7.0m	4.1m
Landscaped Open Space (min.)	n/a	n/a
Dwelling Unit Floor Area (min.)	70.0m²	179.3m²
Lot Coverage (max.)	45% 243.8m²	33.1% 179.3m²
Gross Floor Area (max.)	n/a	n/a
Height	10.0m	<10.0m
Parking (2 spaces per unit)	2	2

ZONING TABLE - 107 Napier St. (1 unit)		
	Required R2	Provided R2
Permitted Use	Single Detached	Single Detached
Lot Area (min.)	500m²	522.0m²
Lot Frontage (min.)	15.0m	16.8m
Front Yard Setback to Dwelling Unit (min.)	4.5m	8.8m
Front Yard Setback to Garage (min.)	7.0m	n/a
Interior Side Yard Setback (min.)	1.2m 3.0m (5.3.3.2 (b))	±0.8 (east) 3.7m (west)
Exterior Side Yard Setback (min.)	3.0m	n/a
Rear Yard Setback (min.)	7.0m	14.0m
Landscaped Open Space (min.)	n/a	n/a
Dwelling Unit Floor Area (min.)	70.0m²	±103.2m²
Lot Coverage (max.)	45% 234.4m²	19.8% ±103.2m²
Gross Floor Area (max.)	n/a	n/a
Height	10.0m	<10.0m
Parking (2 spaces per unit)	2	2

INNOVATIVE PLANNING SOLUTIONS PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS 647 WELHAM ROAD, UNIT 9A, BARRIE, ONTARIO, L4N 0B7 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipiconsultinginc.com www.ipiconsultinginc.com			
Date:	October 17, 2022	Drawn By:	B.H.
File:	20-1006	Checked:	C.S.