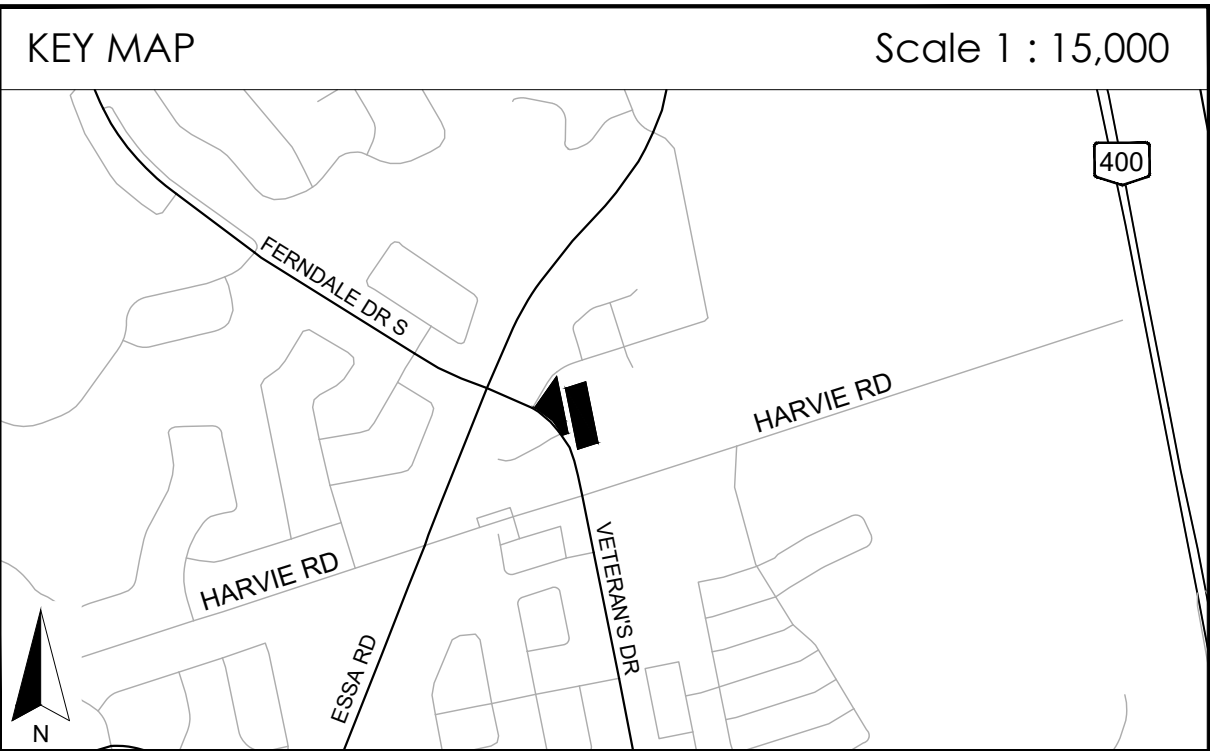




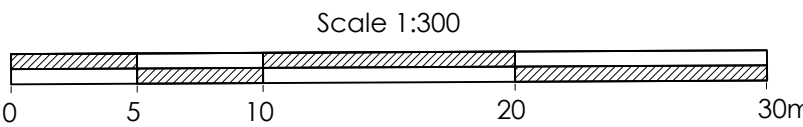
ZONING TABLE - MU2-XX		
PROVISION	REQUIRED	PROVIDED
Lot Area (min.)	-	6,719.6m ² (total lands) 339 - 1,482m ² 341 - 5,237.6m ²
Lot Frontage (min.)	-	339 / Montserrat St - 40.94m 341 / Veterans Lane - 121m
Front Yard Setback	Min.	1.0m for 75% of frontage
	Max.	5.0m for 25% of frontage
	Residential use abutting lot frontage (min.)	n/a
Side Yard Setback	Min.	-
	Min. abutting street or laneway	3.0m
	Max.	3.0m
Rear Yard Setback (min.)	Abutting Street or Laneway	1.5m
	Abutting Residential, OS or EP Zone	>1.5m
		341 - 5.0m
Front Facade Step-back (min.)	45 degree angular plane at height above 80% equivalent of ROW using 3m min step-back	n/a
Side Facade Step-back (min.)	If adjacent to an OS Zone, 5.5m at height above 80% equivalent of ROW	n/a
Rear Facade Step-back (min.)	45 degree angular plane above 7.5m using min 3m step-backs	n/a
Lot Coverage (max.)	-	44%
Gross Floor Area (max)	-	104%
Street Level Floor Height (min.)	4.5m	3.0m
Building Height	Min.	7.5m
	Max.	16.5m
Dwelling Unit Floor Area (min.)	45m ² / 1 bedroom + 10m ² per bedroom	45m ² / 1 bedroom + 10m ² per bedroom
Outdoor Amenity Area (min.)	12m ² /unit	12m ² /unit
Landscape Buffer Areas (min.)	3.0m	341 - 1.2m south & 3.0 north and east
Parking Spaces (min.)	1 space / unit	130 spaces (>1 space / unit)
Parking in Front Yards (max.)	0%	0%
Parking Space Length (5.2.5.2 d) (min.)	6.0m	5.5m
Accessory Buildings and Structures, Decks (5.3.5.2)	Exterior Side Yard	1.5m
	Front Yard	3.0

Note: The proposed Zoning By-law Amendment Special Provisions provide for greater flexibility within the design and development proposal. Through Site Plan process the development will be further refined.



CONCEPTUAL SITE PLAN VETERAN'S LANE

PART LOTS 6, CONCESSION 13
339 VETERANS DRIVE & 341 VETERANS LANE
IN THE
CITY OF BARRIE



LEGEND	
	SUBJECT LANDS 339 Veterans Drive 1,482m ² (0.36 ac / 0.148 ha) 341 Veterans Lane 5,237.6m ² (1.29 ac / 0.523 ha)
	TOWNHOMES (7.3x8.5m) 15 Units - 3 Storeys
	TOWNHOMES (5.7x10.6m min) 18 Units - 3 Storeys
	WALK-UP BUILDING 24 Units - 4 Storeys
	LANDSCAPED OPEN SPACE
	BALCONIES
	ROAD WIDENING
	WOONERF

Source: Simcoe County Interactive Map.
Note:

CONCEPTUAL SITE PLAN - 57 UNITS "VETERAN'S LANE" - CITY OF BARRIE

RESIDENTIAL	CURRENT OP DESIGNATION
RH - 339 R1 - 341	CURRENT ZONE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com	
Date: October 1, 2019	Drawn By: VS
File: Veteran's Lane	Reviewed By: DV