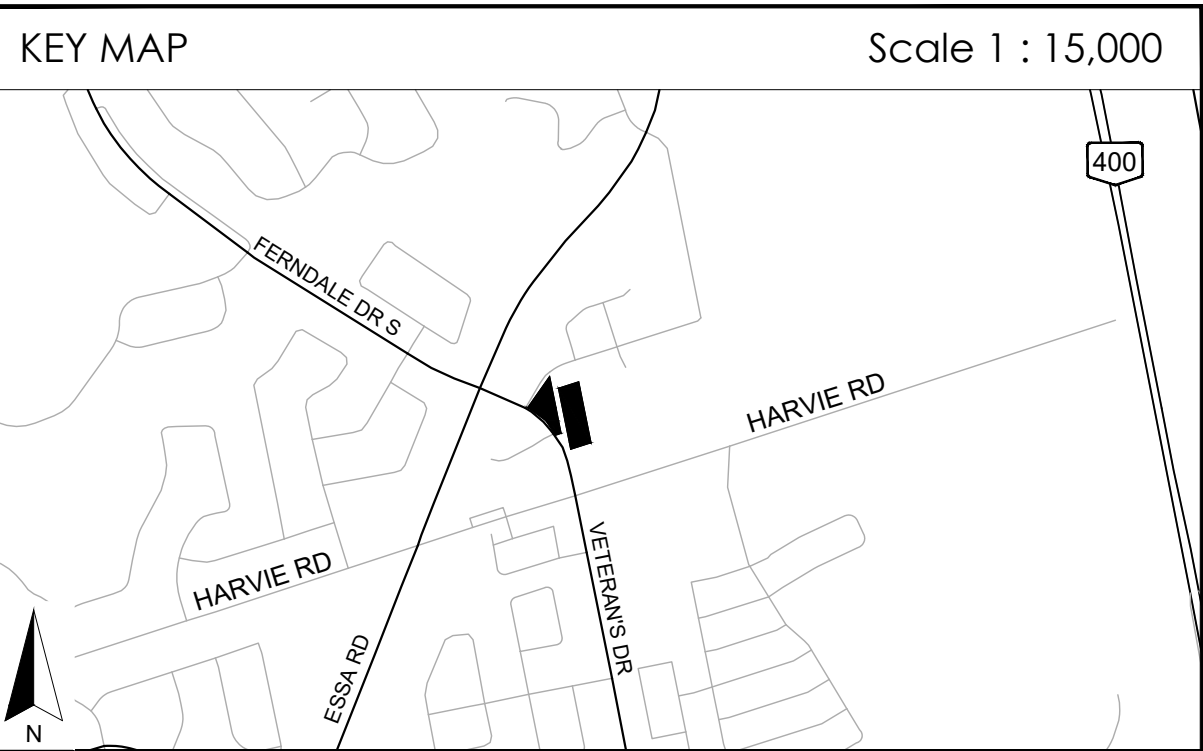




ZONING TABLE - MU2-XX			
PROVISION		REQUIRED	PROVIDED
Lot Area (min.)		-	7,837.1m²
Lot Frontage (min.)		-	28.38m
Front Yard Setback	Residential use abutting lot frontage (min.)	3.0m	0.0m
	Min.	-	1.8m
Side Yard Setback	Min. abutting street or laneway	3.0m	>2m
	Max.	3.0m	>3.0m
Rear Yard Setback (min.)	Abutting Street or Laneway	1.5m	n/a
	Abutting Residential, OS or EP Zone	7.0m	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.)		-	50%
Gross Floor Area (max)		-	104%
Street Level Floor Height (min.)		4.5m	3.0m
Building Height	Min.	7.5m	7.5m
	Max.	16.5m	16.5m
Dwelling Unit Floor Area (min.)		45m² / 1 bedroom + 10m² per bedroom	45m² / 1 bedroom + 10m² per bedroom
Outdoor Amenity Area (min.) unconsolidated		12m²/unit	>12m²/unit unconsolidated
Landscape Buffer Areas (min.)		3.0m	1.8m
Parking Spaces (min.) - ratio		1.5 space / unit	1 space / unit
Provided Parking Spaces (min.)		86 spaces	118 spaces
Barrier Free Parking Spaces (min.)		4 BF; 2 Type A and 2 Type B	4 BF; 2 Type A and 2 Type B
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	0m
	Front Yard	3.0	0m

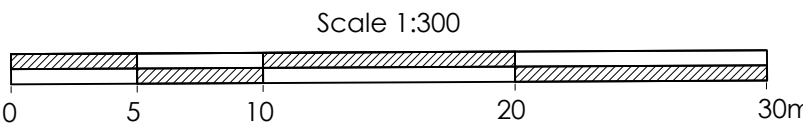
ZONING TABLE - Accessory Structure / Carport		
PROVISION	REQUIRED	PROVIDED
Height (max.)	4m	<4m
Occupy any part of a front yard	No / 0%	n/a
Occupy any part of a side yard	No / 0%	Yes, occupies exterior side yard along Montserrat
Rear lot line setback (min.)	0.6m	>0.6m
Side lot line setback (min.)	0.6m	>0.6m to Montserrat
Lot Coverage for detached accessory structures, collectively (max.)	10%	7%

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 1,482m² (0.36 ac / 0.148 ha) 341 Veterans Lane 5,237.6m² (1.29 ac / 0.523 ha)
	PROPOSED LOT FABRIC 7837.1m² (1.936 ac / 0.783 ha)
	TOWNHOMES (7.3x8.5m) 15 Units - 3 Storeys
	TOWNHOMES (5.7x10.6m min) 16 Units - 3 Storeys
	WALK-UP BUILDING 24 Units - 4 Storeys
	WALK-UP BUILDING 3 Storeys
	LANDSCAPED OPEN SPACE
	BALCONIES
	ROAD WIDENING
	WOONERF

Source: Simcoe County Interactive Map.
Note:

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

RESIDENTIAL

CURRENT OP DESIGNATION

RH - 339
R1 - 341

CURRENT ZONE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

		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:	February 6, 2020	Drawn By:	VS
File:	Veteran's Lane	Reviewed By:	DV