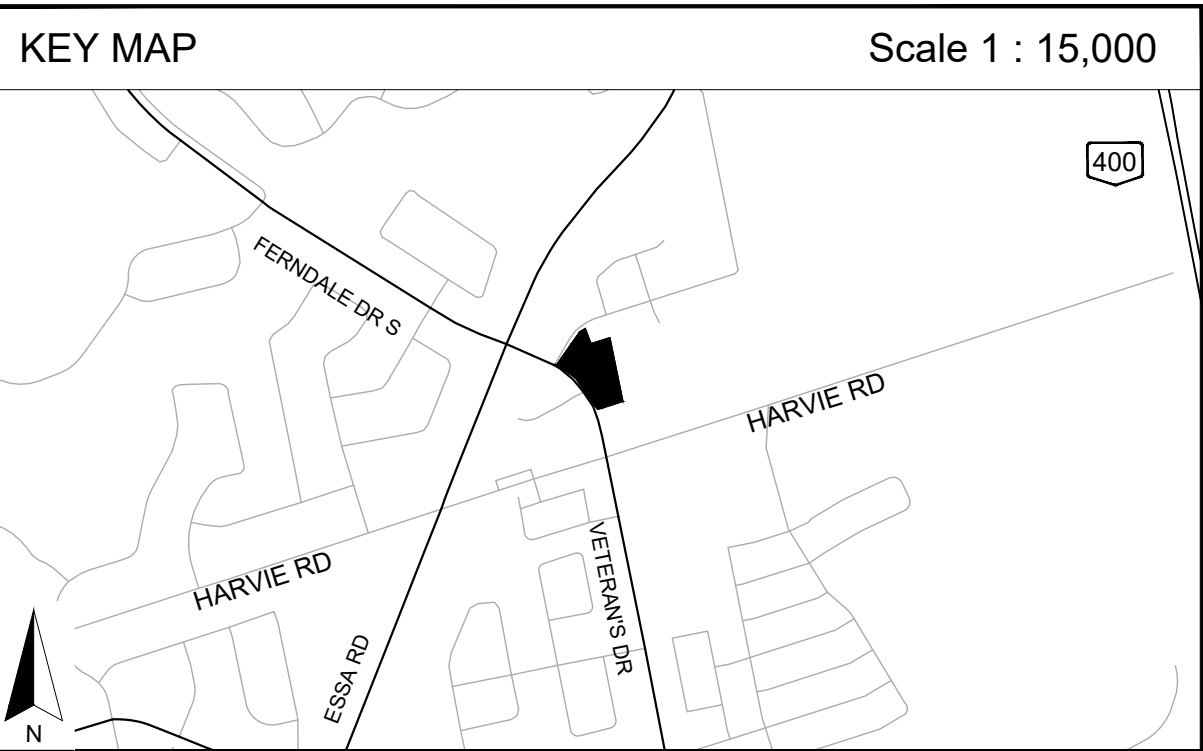




ZONING TABLE - MU2-XX		
PROVISION	REQUIRED	PROVIDED
Lot Area (min.)	-	8,944.60m²
Lot Frontage (min.)	-	70.18m (Montserrat St)
Front Yard Setback	Residential use abutting lot frontage (min.)	4.1m (to Montserrat St)
Side Yard Setback	Min.	1.8m
	Min. abutting street or laneway	0.5m (to Veterans Dr)
	Max.	-
Rear Yard Setback (min.)	Abutting Street or Laneway	n/a
	Abutting Residential, OS or EP Zone	5.0m
Front Facade Step-back (min.)	45 degree angular plane at height above 80% equivalent right-of-way using 3m minimum step-backs; therefore, since Montserrat is considered to be the front lot line/yard, a step-back is required at 16m height	Not required
Side Facade Step-back (min.)	If adjacent to an OS zone, 5.5m at height above 80% equivalent of right-of-way	n/a
Rear Facade Step-back (min.)	45 degree angular plan above 7.5m using minimum 3m step-backs	n/a
Lot Coverage (max.)	-	50%
Gross Floor Area (max)	-	135%
Street Level Floor Height (min.)	4.5m	3.0m
Building Height	Min.	7.5m
	Max.	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.) (5.4.4.0)	3.0m	0.7m
Parking Spaces (min.) - ratio	1 space / unit (78 spaces)	1 space / unit (147 spaces)
Barrier Free Parking Spaces (min.)	4 BF; 2 Type A and 2 Type B	4 BF; 2 Type A and 2 Type B
Tandem Permitted	No	Yes
Parking for Apartment Dwellings (5.4.4.1)	35% max lot coverage	<35%
Driveway Length (5.2.5.2 d) (min.)	6.0m	5.5m

ZONING TABLE - Accessory Buildings & Structures		
PROVISION	REQUIRED	PROVIDED
Height (max.)	4m	<4m
Occupy any part of a front yard	Not permitted	Permitted. Decks / balconies occupy the front yard (Montserrat St)
Occupy any part of a side yard	Not permitted	Permitted. Decks / balconies occupy the side yard (Veterans Dr)
Rear lot line setback (min.)	0.6m	>0.6m
Side lot line setback (min.)	0.6m	0.0m to Veterans
Front lot line setback (min.)	-	0.0m to Montserrat

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
Scale 1:300

- LEGEND
- SUBJECT LANDS
 - LANDSCAPED OPEN SPACE
- DWELLING UNIT BREAKDOWN
- TYPE A & B TOWNS = 19 UNITS
 - TYPE C STACKED TOWNS = 20 UNITS
 - TYPE D APARTMENT = 39 UNITS

Source: Site Plan is designed by Hunt Design Associates and used with permissions to provide a zoning analysis and matrix.

CONCEPTUAL SITE PLAN - 78 UNITS "VETERAN'S LANE" - CITY OF BARRIE

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

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1.	1 May 2020	Revised concept plan for resubmission	VS



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Date:	October 1, 2019	Drawn By:	VS
File:	Veteran's Lane	Reviewed By:	DV