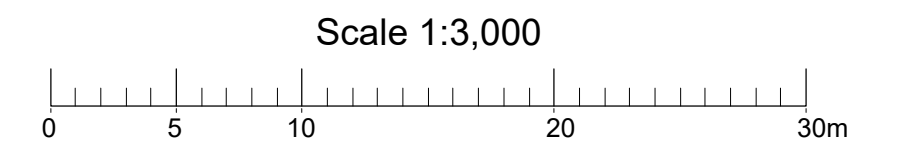


CONCEPTUAL PLAN

158, 162, 166 & 170 ARDAGH ROAD,
PART OF LOT 5, CONCESSION 14
IN THE
CITY OF BARRIE



LEGEND

- SUBJECT LANDS (Area: 1.63ha / 4.03ac)
- BLOCK/CLUSTER TOWNHOUSE DWELLING
- BACK-TO-BACK TOWNHOUSE DWELLINGS
- STREET TOWNHOUSE DWELLINGS (Area: 0.91ha / 2.25ac)
- BALCONIES
- SMALL LOT AREA
- EXCEEDS LOT COVERAGE (MAX.)

ZONING TABLE - CONDO TOWNHOUSE (31 UNITS)

PROVISION	REQUIRED RMZ ZONE	PROVIDED
Lot Area	720 (min)	7,184.9m ² (1.78 ac)
Lot Frontage	21m (min)	102.2m
Setbacks		
Front Yard	7.0m (min)	3.0m
Interior Side Yard	1.8m (min)	1.8m
Exterior Side Yard	3.0m (min)	N.A.
Rear Yard	7.0m (min)	4.5m
Landscaped Open Space	35% (min)	45.0%
Amenty Area	12m ² / unit (372.0m ²)	1,514.1m ²
Lot Coverage	35% (max)	35.0%
Gross Floor Area	60% of lot area (max)	80.0% (based on 3 floors)
Building Height	10.0m (max)	10.0m
Parking	1.5 / unit (47 spaces, with 1 A & 2 B BF spaces)	72 spaces (10 visitor, with 1A & 2B BF spaces)
Tandem Parking	not permitted	permitted
Secondary Means of Access	7.0m	4.5m
Density	40.0 u/ha	43.1 u/ha
Landscaped Buffer Area	3.0m	3.0m

ZONING TABLE - STREET TOWNHOUSE (27 UNITS)

PROVISION	REQUIRED RMZ ZONE	PROVIDED
Lot Area (5.3.4.2a)	200.0m ² (min)	162.3m ²
Lot Frontage (5.3.4.2a)	6.0m (min)	6.0m
Setbacks		
Front Yard (5.3.4.2b)	4.5m (min)	6.0m
Interior Side Yard	1.8m (min)	1.8m
Exterior Side Yard (5.3.3.2a)	3.0m (min)	3.7m
Rear Yard	7.0m (min)	7.0m
Landscape Open Space	35% (min)	39.0%
Dwelling Unit Floor Area (min)	35.0m ² / dwelling unit + 10.0m ² / bedroom	>35.0m ² / dwelling unit + 10.0m ² / bedroom
Lot Coverage	45% (max)	49.0%
Gross Floor Area (max)	60%	89% (based on 2 floors)
Building Height	10.0m (max)	10.0m

Source: Parcel fabric by County of Simcoe Interactive Mapping, 2019
 Note: This drawing is for discussion purposes only. The information shown is approximate and subject to change.

CONCEPTUAL PLAN - 58 TOWNHOUSE UNITS

158, 162, 166 & 170 ARDAGH RD - CITY OF BARRIE

RESIDENTIAL	CURRENT OP DESIGNATION
R1(H95) & R3	CURRENT ZONING

SCHEDULE OF REVISIONS

No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
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Date: August 21, 2019 Drawn By: AS
 File: 14-529 Checked By: GB