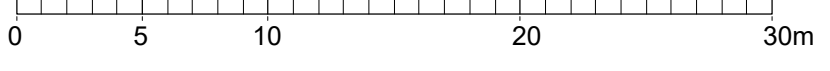


CONCEPTUAL PLAN

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

Scale 1:3,000



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 GROSS FLOOR AREA (MAX.)
- ROAD WIDENING (Area: 64.3m² (0.006ha))

ZONING TABLE - CONDO TOWNHOUSE (31 UNITS)

PROVISION	REQUIRED RMZ ZONE	PROVIDED
Lot Area	720 (min)	7,135.4m² (0.71ha/1.76 ac) (road widening not incl.)
Lot Frontage	21m (min)	102.2m
Setbacks		
Front Yard	7.0m (min)	2.6m
Interior Side Yard	1.8m (min)	1.8m
Exterior Side Yard	3.0m (min)	N.A.
Rear Yard	7.0m (min)	6.0m
Landscaped Open Space	35% (min)	45%
Amenity Area	12m² / unit (372.0m²)	1,418.7m²
Lot Coverage	35% (max)	35%
Gross Floor Area	60% of lot area (max)	81% (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 & 28 BF spaces)
Tandem Parking	not permitted	permitted
Secondary Means of Access	7.0m	6.0m
Density	40.0 u/ha	45 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)	200.0m² (min)	161.6m²
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)	3.1m
Rear Yard	7.0m (min)	7.0m
Landscape Open Space	35% (min)	44%
Dwelling Unit Floor Area (min)	35.0m² / dwelling unit + 10.0m² / bedroom	>35.0m² / dwelling unit + 10.0m² / bedroom
Lot Coverage	45% (max)	42%
Gross Floor Area (max)	60%	75% (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
1	Jan. 22, 2020	Revise to reduce lot coverage / GFA	AS
2	Jan. 29, 2020	Reduce units 2 to 4 and 5 and 6 in size;	AS
3	Sept. 18, 2020	Increase rear yard depth of lot 28 and 32;	AS

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