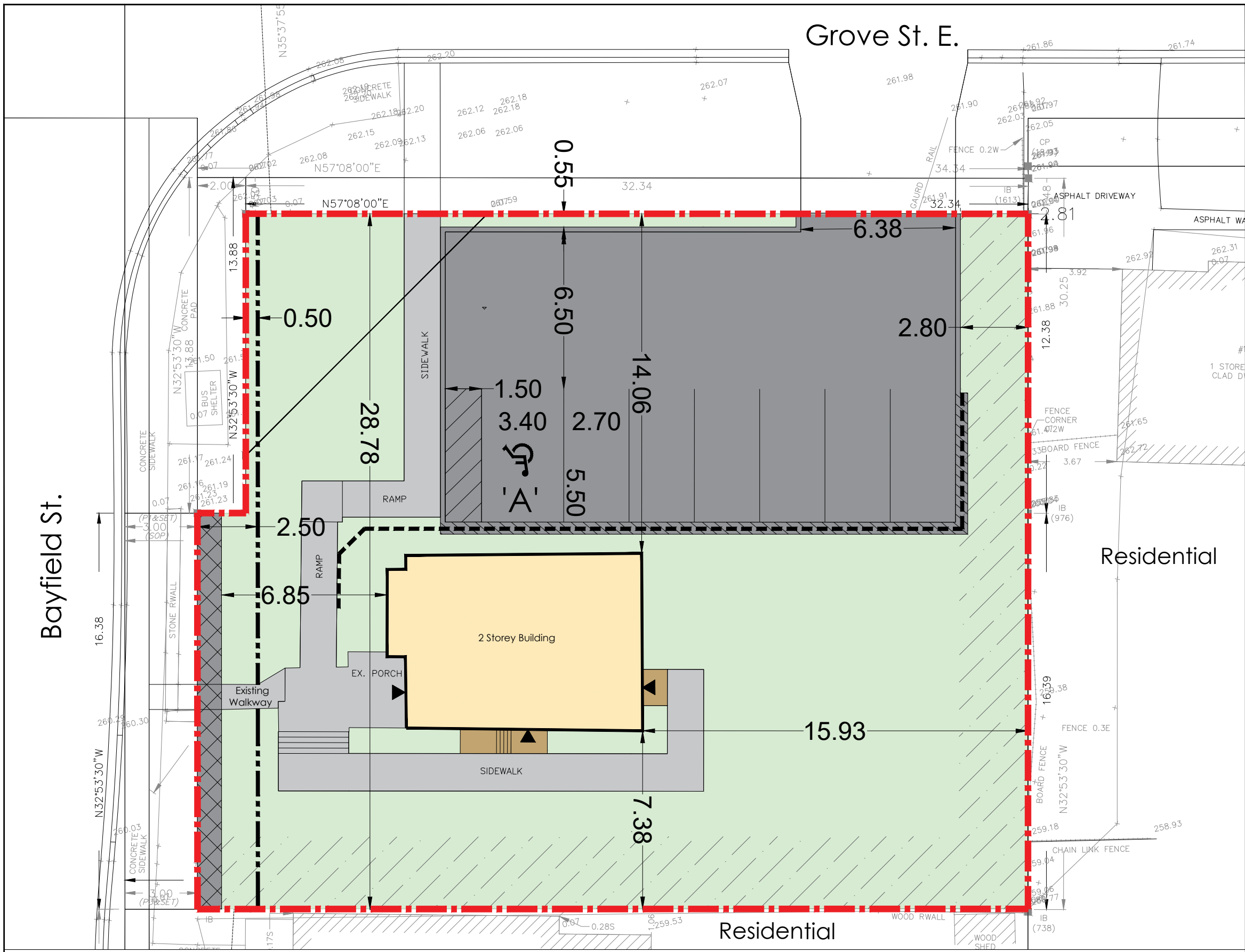
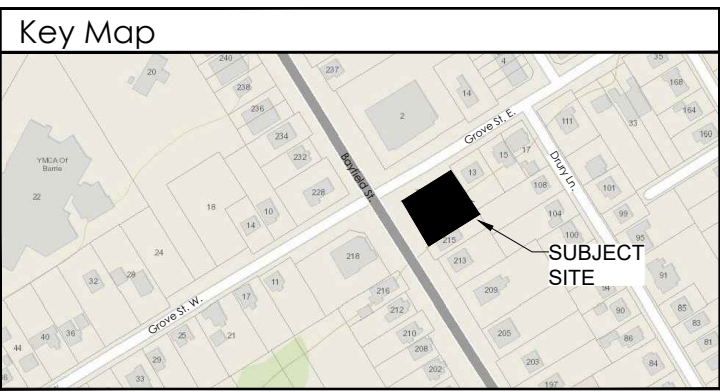




219 BAYFIELD STREET, BARRIE

No.	Date	Description	By
5	October 28, 2021	Add proposed patio;	A.S.
6	Nov. 25, 2021	Revise parking lot location;	A.S.
7	Feb. 24, 2022	Revise parking lot configuration; Update zoning matrix;	A.S.
8	Mar. 15, 2022	Remove patio;	A.S.



LEGEND

Subject Site Area: 962.7m²

Existing 2 Storey Dwelling G.F.A.: 146.1m²

1.0m Road Widening Area: 16.3m²

Landscaping Buffer

Existing Porch

Entrance / Exit

Transportation Master Plan ultimate 34.0m ROW widening

Retaining Wall

TRANSITION CENTRE COMMERCIAL (C2)		
Provisions	Required	Provided
Lot Area (min.)	--	946.4m²
Lot Frontage (min.)	--	28.78m
Front Yard (min.)	--	6.85m
Side Yard (min.) ⁽³⁾	1.8m	7.38m
Side Yard Adjoining Residential Zone (min.)	6.0m	7.38m
Side Yard Adjoining Street (min.)	3.0m	14.06m
Rear Yard Setback (min.)	--	15.93m
Rear Yard Setback Adjoining Residential Zone (min.)	7.0m	15.93m
Lot Coverage (max.)	--	8%
Gross Floor Area (max. % of lot area)	400%	16%
Building Height (max.)	15.0m	<15.0m
Required Parking: Office	7 spaces (1 space / 30.0m² of GFA - tandem not permitted)	7 spaces incl. 1 Type 'A' B.F. space
Parking Aisle (min.)	6.4m	6.5m
Landscaped Buffer Areas: Adjacent to Residential Zones (4.8.2.1)	3.0m	2.8m (rear yard) 3.0m (side yard)

Source: City of Barrie Comprehensive Zoning By-Law 2009 - 141

0

5

10m

Date: Nov. 6, 2020

File: 20-981

Drawn By: A.S.

Checked By: K.G.

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