

CONCEPTUAL SITE PLAN - 19 UNITS

Big Bay Point Rd, City of Barrie

RESIDENTIAL

CURRENT OP DESIGNATION

R1

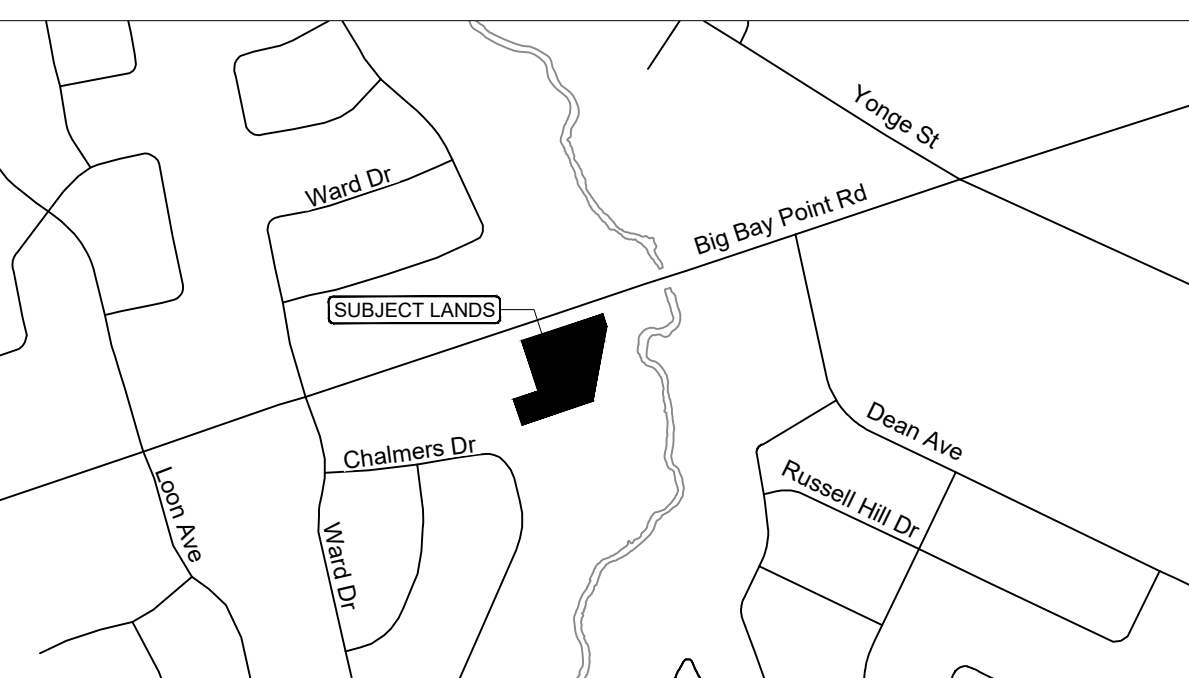
CURRENT ZONE

SCHEDULE OF REVISIONS

No.	Date	Description	By

KEY MAP

Scale 1 : 8,000



CONCEPTUAL SITE PLAN

PART LOT 12, CONCESSION 12
435 BIG BAY POINT ROAD
IN THE
CITY OF BARRIE

Scale 1:2,500

0 5 10 15 20 25m

ZONING TABLE - RM2

PROVISION	REQUIRED	PROVIDED
LOT AREA	720m ² (min)	6,997.4m ² (1.73ac)
DEVELOPABLE AREA	-	4,482.5m ² (1.11ac)
LOT FRONTAGE	21m (min)	90.0m
SETBACKS		
FRONT YARD	7.0m (min)	7.0m
INTERIOR SIDE YARD	1.8m (min)	1.8m
REAR YARD	7.0m (min)	5.3m
DWELLING UNIT FLOOR AREA	45m ² / 1 Bdrm 55m ² / 2 Bdrm (min)	1,541m ²
LOT COVERAGE	35% (max)	17.5%
GROSS FLOOR AREA	60% of lot area (max)	47%
BUILDING HEIGHT	10m (max)	<10.0 m
LANDSCAPED OPEN SPACE	35% (min)	66%
AMENITY AREA	228m ² (12m ² /unit min)	228m ²
PARKING SPACES	29 (1.5/unit min)	36 (1.9/unit)
TANDEM PARKING SPACES	Not permitted	Permitted
DENSITY	40 u/ha (max)	42.4 u/ha
SETBACK TO SECONDARY MEANS OF ACCESS	7.0m	5.3m
LANDSCAPED STRIP TO RESIDENTIAL	3.0m	1.0m

Note: This drawing is for discussion purposes only.
Property boundary to be verified by an O.L.S.



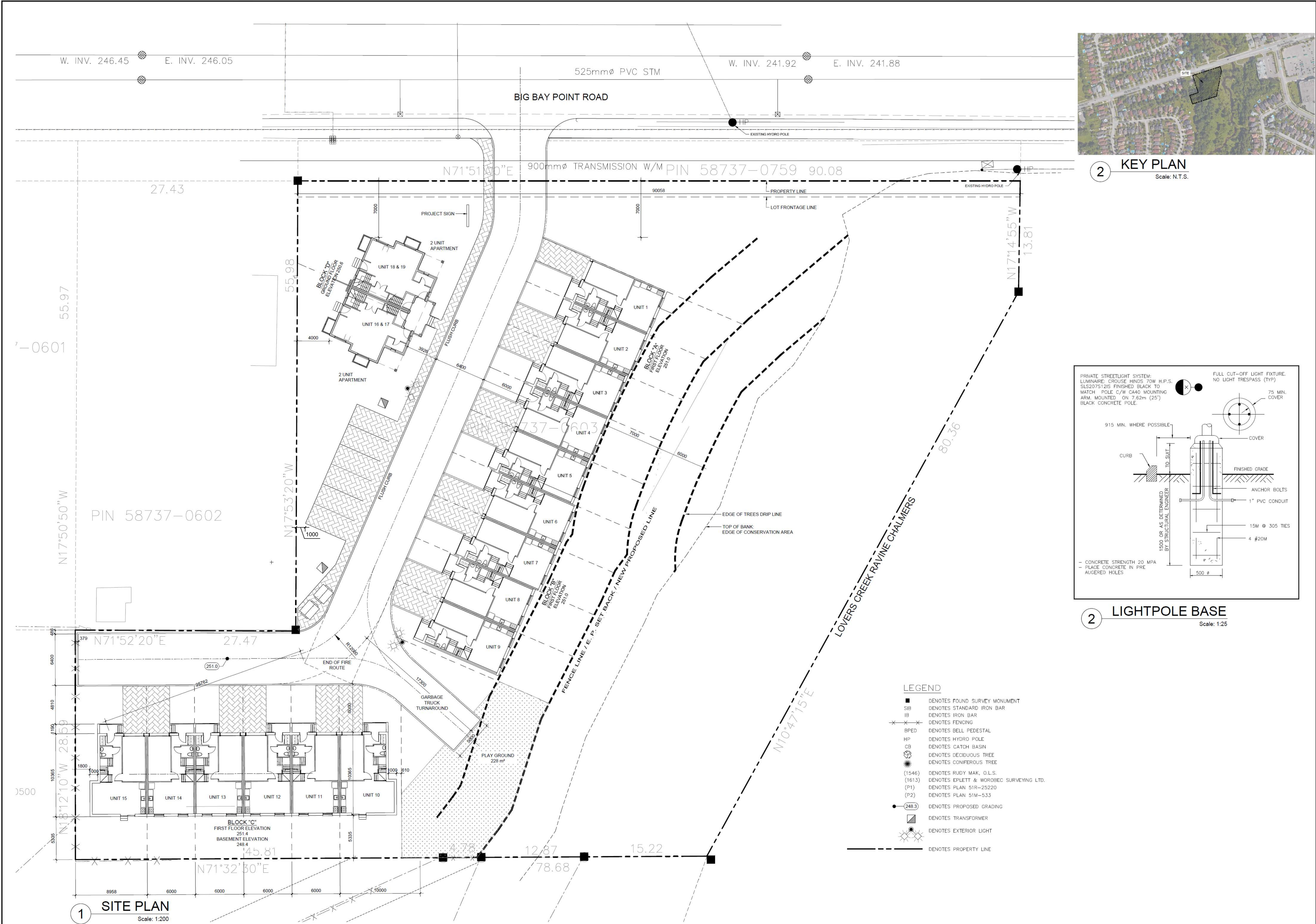
INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1

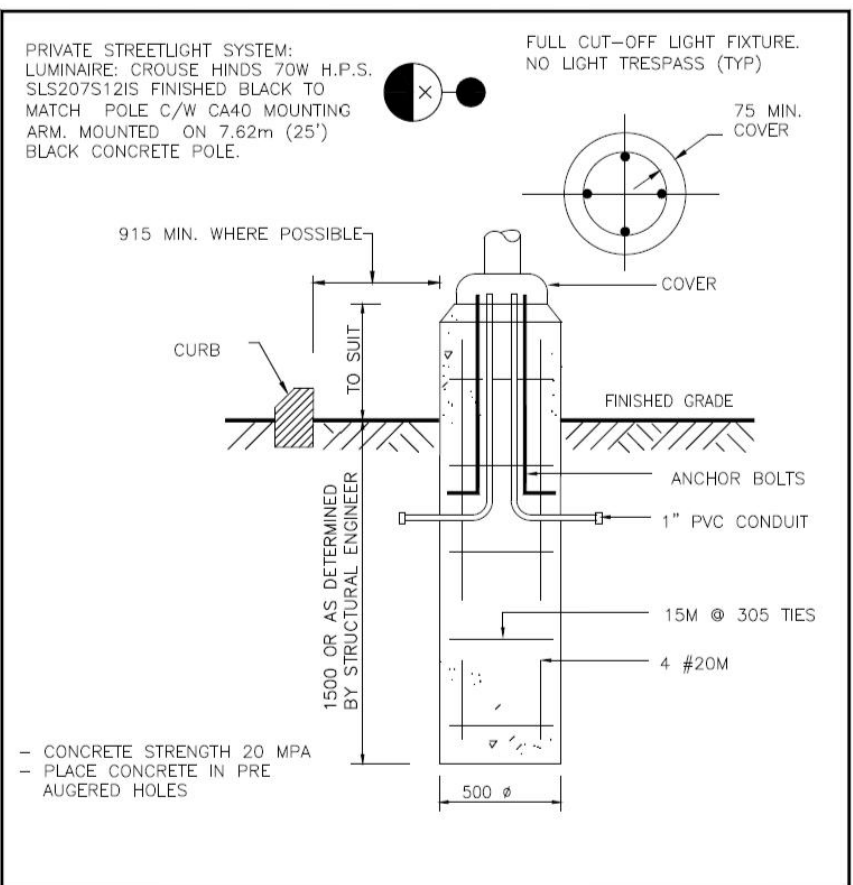
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Date:	February 11, 2019	Drawn By:	AM
File:	17-671	Reviewed By:	AE



KEY PLAN

Scale: N.T.S.



LIGHTPOLE BASE

Scale: 1:25

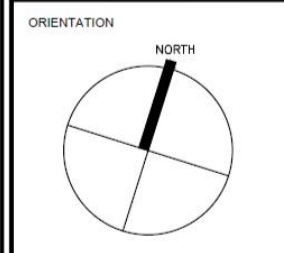
Ian S. Malcolm ARCHITECTS

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NO.	REVISION	DATE
1	CLIENT REVIEW	JUNE 2018
2	CLIENT REVIEW	JUNE 2018
3	FOR REZONING	JAN 2017
4	E.P. SETBACK	MAR 2018
5	FINAL ROUTE NOTES	JAN 2019

STAMP

The undersigned hereby certifies that the drawings and specifications herein are the work of the Architect and that the Architect is a duly qualified and licensed professional in the Province of Ontario. The Architect is not responsible for the design or construction of the works shown herein. The Architect is not responsible for the design or construction of the works shown herein. The Architect is not responsible for the design or construction of the works shown herein.



CLIENT
ANDREW ADAMEK
ADA HOMES
705.791.0790

PROJECT
435 BIG BAY POINT
VALLEY CULDESAC

PROJECT INFORMATION
PROJECT No.: 163900
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: January 11, 2019
SCALE: AS NOTED

DRAWING

SITE PLAN

DRAWING NO.
A100