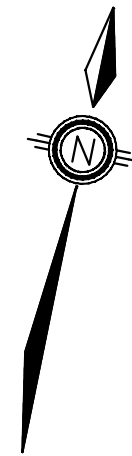
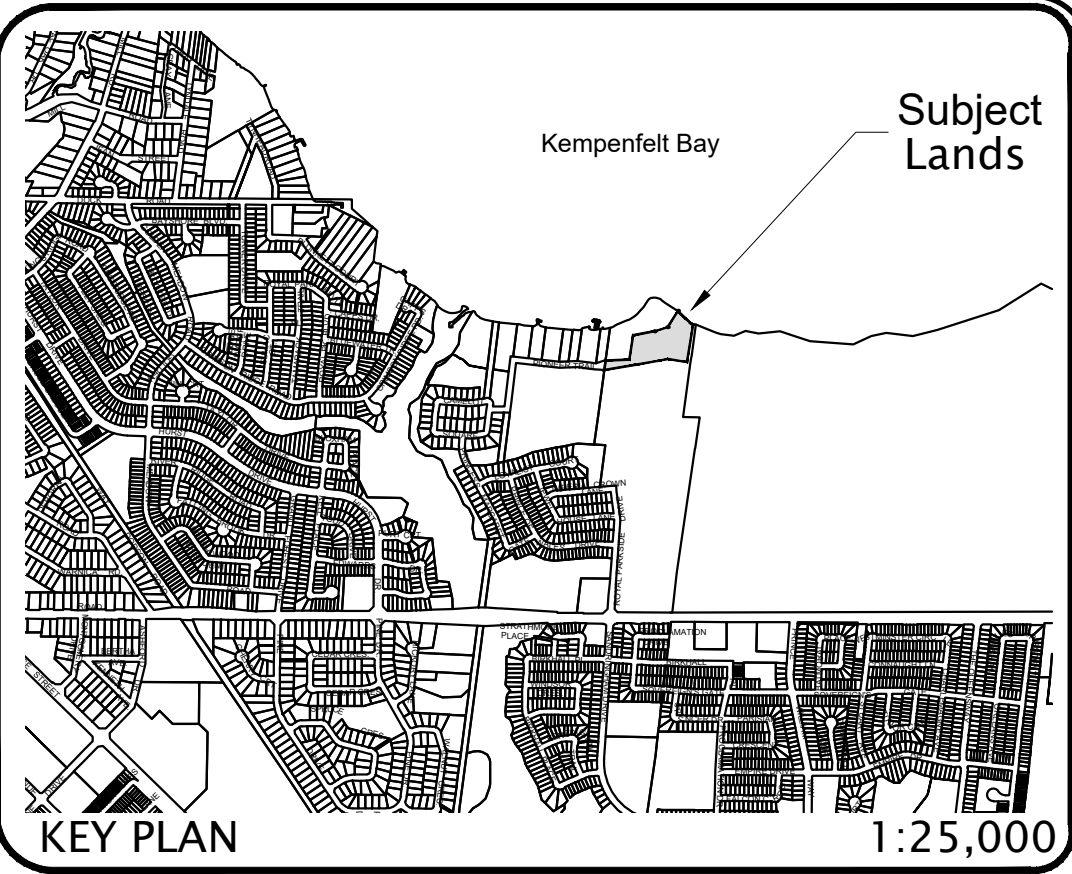
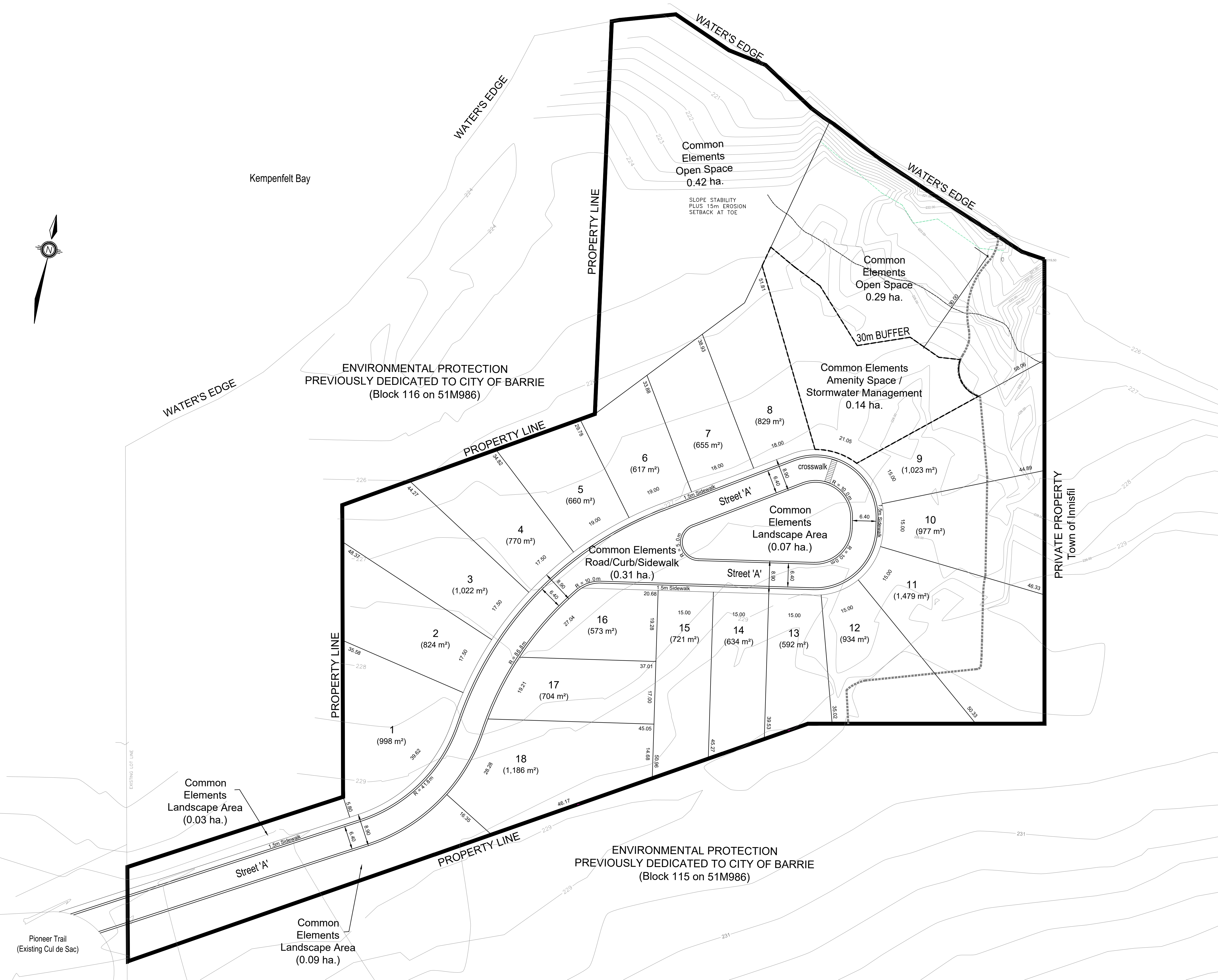


G:\Planning Drawings\VER-1510\70 Pioneer Trail\Ang\FER-1510-POC-1.dwg Layout:CE Plotted Jan 24, 2022 @ 12:23pm by morchards The Jones Consulting Group Ltd.



PARKSIDE (FERBROOK LTD.)
COMMON ELEMENT CONDOMINIUM
CITY OF BARRIE



Plan of Condominium
Part of Lot 16, Concession 13
Geographic Township of Innisfil
Now in the
City of Barrie
2022

STATISTICS

Zoning per By-Law 2009-141	R2 (SP-442) EP (SP-444) OS (SP-444)
Site Area	2.88 ha.
Total Number Of Residential Units	18 Units
Lot Area (min)	500 m ²
Lot Frontage (min)	15.0 m
Front Yard to Dwelling (min)	4.5 m
Front Yard to Attached Garage (min)	7.0 m
Interior Side Yard (min)	1.2 m
Interior Side Yard to Attached Garage (min)	0.6 m
Rear Yard (min)	7.0 m
Dwelling unit floor area (min)	90.0 m
Lot Coverage (max of lot area)	45 %
Building Height (max)	10.0m

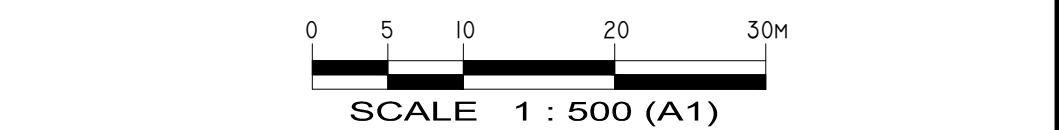
Site Details	
Site Area	2.88 ha.
Proposed Residential Lots (Lots 1-18)	18 Lots
Area of Residential Lots	1.52 ha. (53%)
Common Elements Breakdown	

Road, Curb and Sidewalk	0.31 ha.
Landscape Area	0.20 ha.
Amenity Area / Stormwater Management	0.14 ha.
Open Space	0.71 ha.

Total Common Elements	1.36 ha.
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Subject Lands (Common Element Condominium)

Drainage Channel Buffer



PARKSIDE
Common Element Condominium

	Date Issued: JAN. 24, 2022
	Checked By: BC
	Project No.: FER-15101
	Drawn By: m.c.r.
	Drawing Name: FER-15101-POC-1.dwg

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