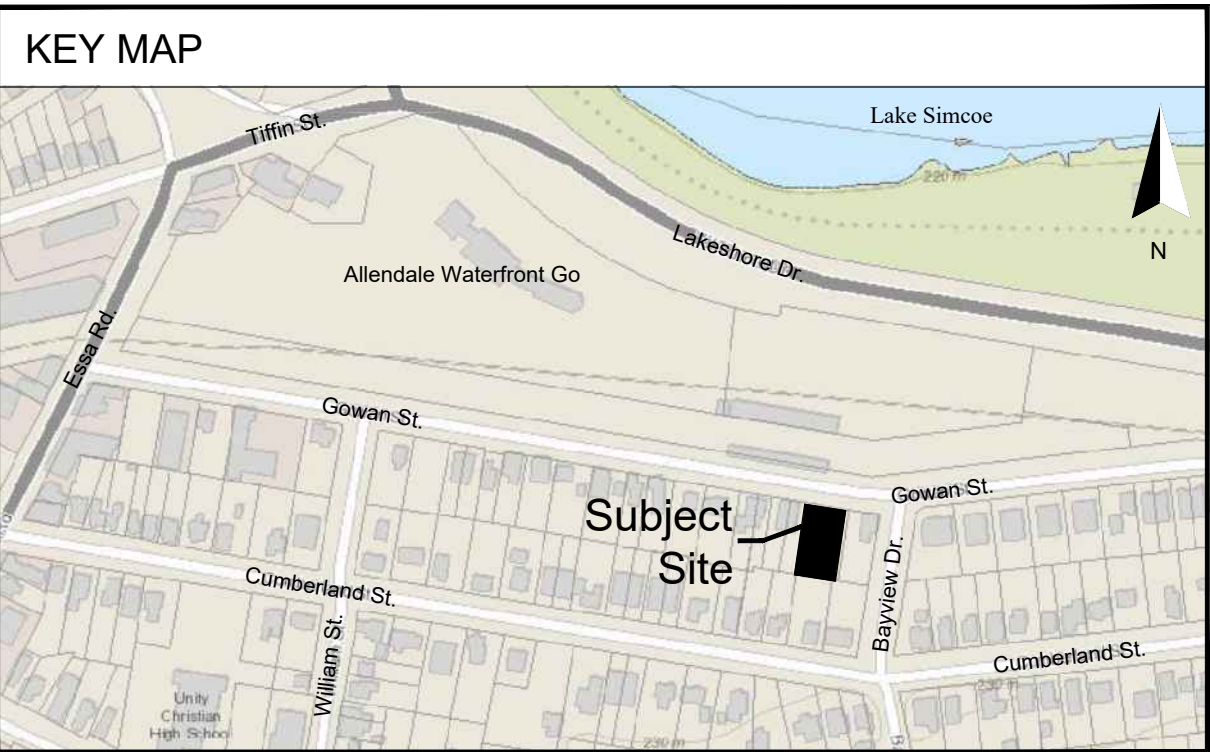
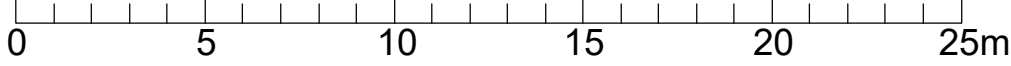




CONCEPTUAL SITE PLAN

Lot 19 and Part of Lot 18,
Registered Plan 40
IN THE
CITY OF BARRIE
COUNTY OF SIMCOE
Scale



LEGEND

- Subject Lands
Area: 924.43m²
- Proposed 4-Storey Walk-Up Apartment
- Building Footprint: 258.11m²
- 7 units
- Main Entrance
- Secondary Entrance
- Amenity Area
(Area: 162.4m²)
- Open Space
- Sidewalk

Zoning Table - RM2		
	Required	Provided
Lot Area (min.)	720.0m2	924.4m2
Lot Frontage (min.)	21.0m	23.2m
Front Yard (min.)	7.0m	19.7m
Side Yard (min.)	1.8m	1.8m
Rear Yard (min.)	7.0m	7.0m
Landscape Open Space (min.)	35%	42%
Lot Coverage (max.)	35%	28%
Gross Floor Area (max.)	60%	112%
Height of Bldg. (max.)	20.0m	15.0m
Density	53	76
Parking Spaces	7 (1 / unit)	9
Amenity Area	84.0m ²	162.4m ²
Landscaped Buffer Areas	3.0m	3.9m
Front Yard Parking Coverage	50%	60%

Source: Simcoe County Interactive Mapping, 2016
Note: Information shown is for discussion purposes only.

CONCEPTUAL SITE PLAN - 7 UNITS
79 GOWAN STREET, BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By



INNOVATIVE PLANNING SOLUTIONS
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Date: January 10, 2020	Drawn By: A.S.
File: 19-842	Checked: GB