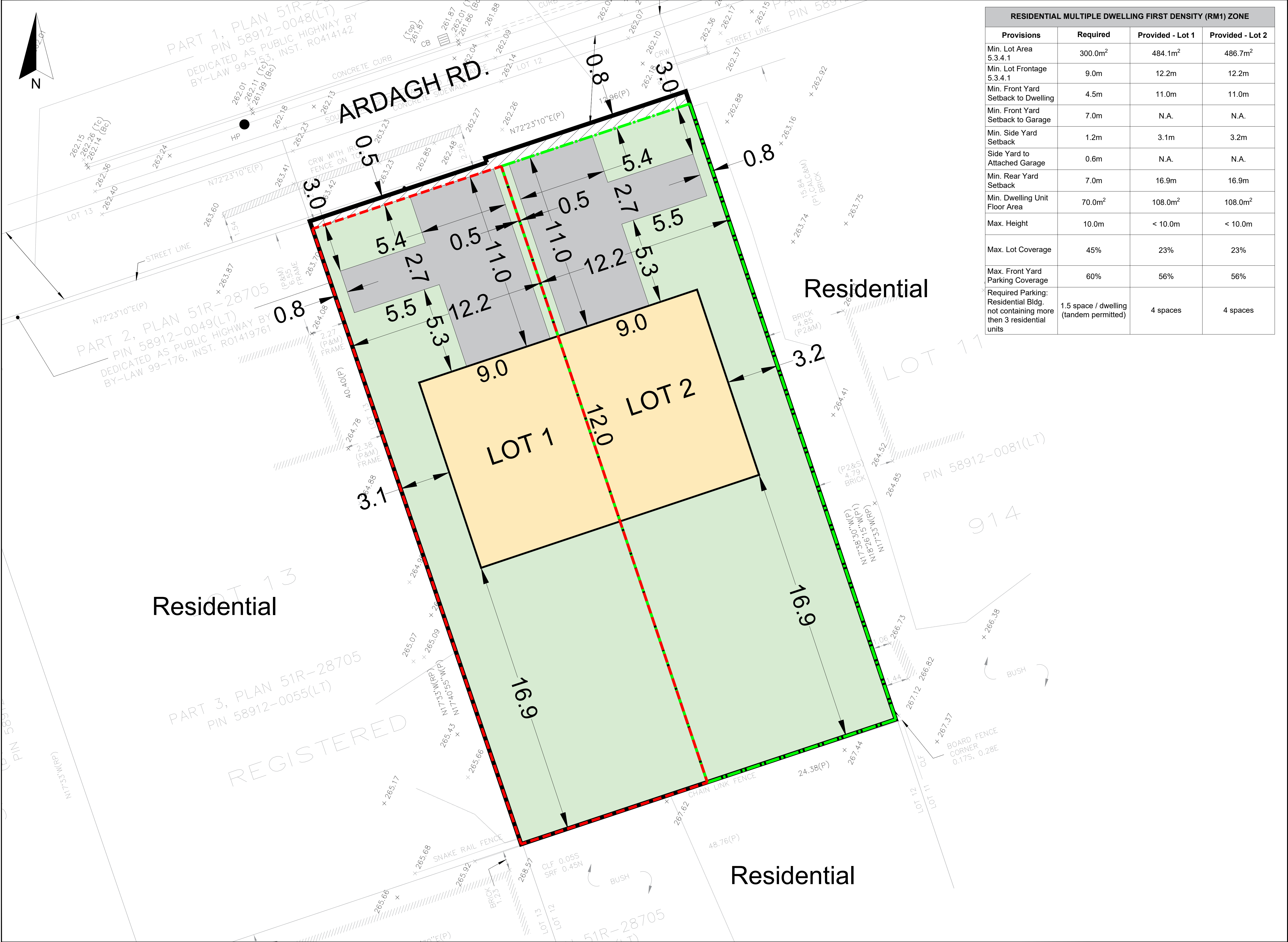
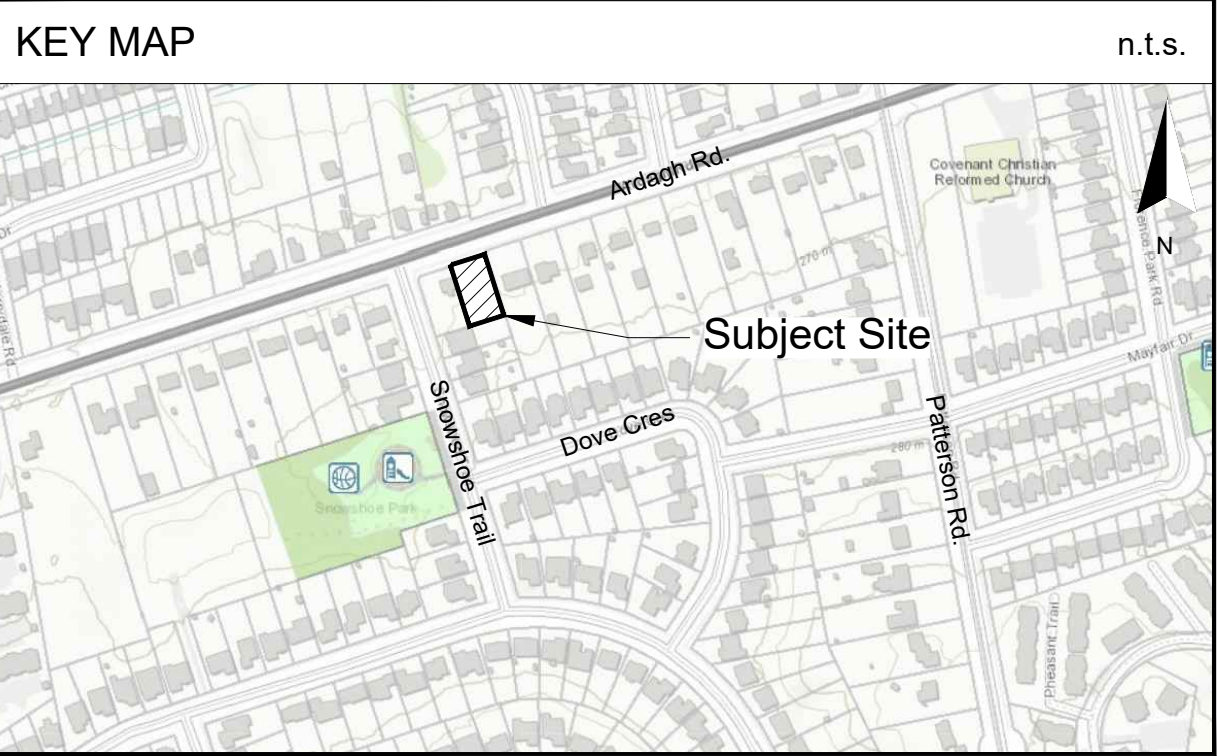


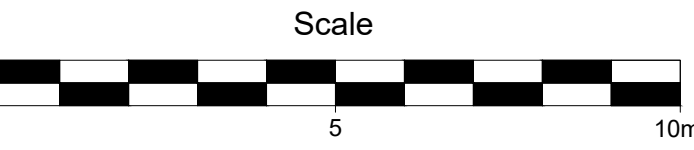


RESIDENTIAL MULTIPLE DWELLING FIRST DENSITY (RM1) ZONE			
Provisions	Required	Provided - Lot 1	Provided - Lot 2
Min. Lot Area 5.3.4.1	300.0m ²	484.1m ²	486.7m ²
Min. Lot Frontage 5.3.4.1	9.0m	12.2m	12.2m
Min. Front Yard Setback to Dwelling	4.5m	11.0m	11.0m
Min. Front Yard Setback to Garage	7.0m	N.A.	N.A.
Min. Side Yard Setback	1.2m	3.1m	3.2m
Side Yard to Attached Garage	0.6m	N.A.	N.A.
Min. Rear Yard Setback	7.0m	16.9m	16.9m
Min. Dwelling Unit Floor Area	70.0m ²	108.0m ²	108.0m ²
Max. Height	10.0m	< 10.0m	< 10.0m
Max. Lot Coverage	45%	23%	23%
Max. Front Yard Parking Coverage	60%	56%	56%
Required Parking: Residential Bldg. not containing more than 3 residential units	1.5 space / dwelling (tandem permitted)	4 spaces	4 spaces



CONCEPTUAL SITE PLAN

Part Lot 12, Registered Plan 914
City of Barrie,
County of Simcoe



- LEGEND**
- Subject Site
 - Area: 986.9m²
 - Proposed Semi-Detached Dwelling
 - Dwelling G.F.A.: 108.0m² (1,162.5ft²) / floor
 - Lot 1: Lands to be Severed:
 - Area: 484.1m²
 - Frontage: 12.2m
 - Lot 2: Lands to be Retained:
 - Area: 486.7m²
 - Frontage: 12.2m
 - Proposed Road Widening

Source: Zoning By-Law 2009 - 141
Discover Barrie, 2020 Imagery
C.A. MacDonald Surveying Inc., November 19, 2018
Note: Information shown is approximate and subject to change.

CONCEPTUAL SITE PLAN

157 ARDAGH RD., BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1	October 7, 2021	Add hammerhead to driveways;	A.S.



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM ROAD, UNIT 9A, BARRIE, ON, L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	October 7, 2021	Drawn By:	A.S.
File:	21-1079	Checked:	G.B.