



SITE PLAN
PART OF LOT 4 & 5,
CONCESSION 13
 IN THE GEOGRAPHIC TOWNSHIP OF INNISFIL
 IN THE
CITY OF BARRIE
COUNTY OF SIMCOE
 2015



- TOTAL AREA
0.78 ha (1.92 ac)
- 6 STOREY APARTMENT - 90 UNITS
1,511 m² (16,264 ft²)
- OPEN SPACE
0.329 ha (0.813 ac)
- PARKING AREA
0.300 ha (0.741 ac)

ZONING TABLE - RA1-2 ZONE		
PROVISION	REQUIRED	PROVIDED
LOT AREA (min.)	1,100 m ²	7,806 m ²
LOT FRONTAGE (min.)	24.0 m	50.91 m
FRONT YARD SETBACK (min.)	7.0 m	7.0 m
INTERIOR SIDE YARD SETBACK (min.)	5.0 m	31.79 m
EXTERIOR SIDE YARD SETBACK (min.)	5.0 m	5.0 m
EXTERIOR SIDE YARD SETBACK SECOND STOREY BALCONIES (min.)	3.5 m	2.44 m
REAR YARD SETBACK (min.)	7.0 m	42.13 m
LANDSCAPED OPEN SPACE (min. %)	35%	42.15%
DWELLING UNIT FLOOR AREA (min.)	35 m ² /unit + 10m ² /bdrm	> 35 m ² /unit + 10m ² /bdrm
LOT COVERAGE (max. %)	35%	19.36%
GROSS FLOOR AREA (max. %)	100%	114.05%
HEIGHT OF MAIN BLDG (max)	15.0 m	20.0 m
PARKING	1.5 SPACES/UNIT incl. 3% BF	135 SPACES (5 BF)
PARKING AREA COVERAGE (max. %)	35%	38.46%

SITE PLAN
CITY OF BARRIE

INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B2
 TEL: (705) 812-9281 FAX: (705) 812-3438
 EMAIL: INFO@IPCONSULTINGINC.COM

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