



**LEGEND**

- Subject Site: Area: 6,540.11m<sup>2</sup>
- Developable Area: Area: 1,406.86m<sup>2</sup>
- Lot 1: Tri-plex (3 units)  
Lot Area: 698.3m<sup>2</sup>  
Bldg. Area: 202.07m<sup>2</sup>  
Frontage: 18.28m
- Lot 2: Stacked Townhouse (2 units)  
Lot Area: 353.5m<sup>2</sup>  
Frontage: 9.32m  
Bldg. Area: 134.6m<sup>2</sup> (incl. balcony)
- Lot 3: Stacked Townhouse (2 units)  
Lot Area: 355.2m<sup>2</sup>  
Frontage: 9.32m  
Bldg. Area: 134.6m<sup>2</sup> (incl. balcony)
- Unit Entrance

Source: 2016 Air Photo from the County of Simcoe Interactive Map.  
 Note: This drawing is for discussion purposes only.  
 The information shown is approximate and subject to change.

|       |                 |             |             |
|-------|-----------------|-------------|-------------|
| Date: | August 30, 2023 | Drawn By:   | A.S. / B.H. |
| File: | 19-817          | Checked By: | G.B.        |

**IPS INNOVATIVE PLANNING SOLUTIONS**  
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# CONCEPT PLAN - 7 UNITS

14 MARGARET STREET, TOWNSHIP OF ESSA

| MEDIUM DENSITY, TOWNHOMES (R3) ZONE |  |                                |  |  |
|-------------------------------------|--|--------------------------------|--|--|
| Provisions                          | Required   | Provided - Lot 1               | Provided - Lot 2                             | Provided - Lot 3                             |
| Min. Lot Area                       | 230m <sup>2</sup> (end)  | 698.3m <sup>2</sup>            | 353.5m <sup>2</sup>                          | 355.2m <sup>2</sup>                          |
| Min. Lot Frontage                   | 7.5m (end)   | 18.28m                         | 9.32m  | 9.32m  |
| Min. Front Yard Setback             | 7.5m   | 12.07m                         | 10.19m                                       | 10.19m                                       |
| Min. Interior Side Yard Setback     | 1.5m   | 1.51m                          | 2.00m  | 2.00m  |
| Min. Exterior Side Yard Setback     | 4.5m   | N.A.                           | N.A.   | N.A.   |
| Min. Rear Yard Setback              | 8.0m   | 3.00m                          | 9.22m  | 9.52m  |
| Min. G.F.A.                         | 84.0m <sup>2</sup> / unit  | > 84.0m <sup>2</sup> / unit    | > 84.0m <sup>2</sup> / unit                  | > 84.0m <sup>2</sup> / unit                  |
| Max. Bldg. Height                   | 10.5m  | < 10.50m                       | < 10.50m                                     | < 10.50m                                     |
| Max. Lot Coverage                   | 35% (end)  | 29.61% (202.07m <sup>2</sup> ) | 33.3% (117.74m <sup>2</sup> - excl. balcony) | 33.1% (117.74m <sup>2</sup> - excl. balcony) |
| Parking Spaces: Residential         | 2 exterior spaces / unit<br>Lot 1 - 6 spaces<br>Lot 2 - 4 spaces<br>Lot 3 - 4 spaces | 4 spaces                       | 2 spaces                                     | 2 spaces                                     |