

681 – 685 Yonge Street
Barrie, Ontario

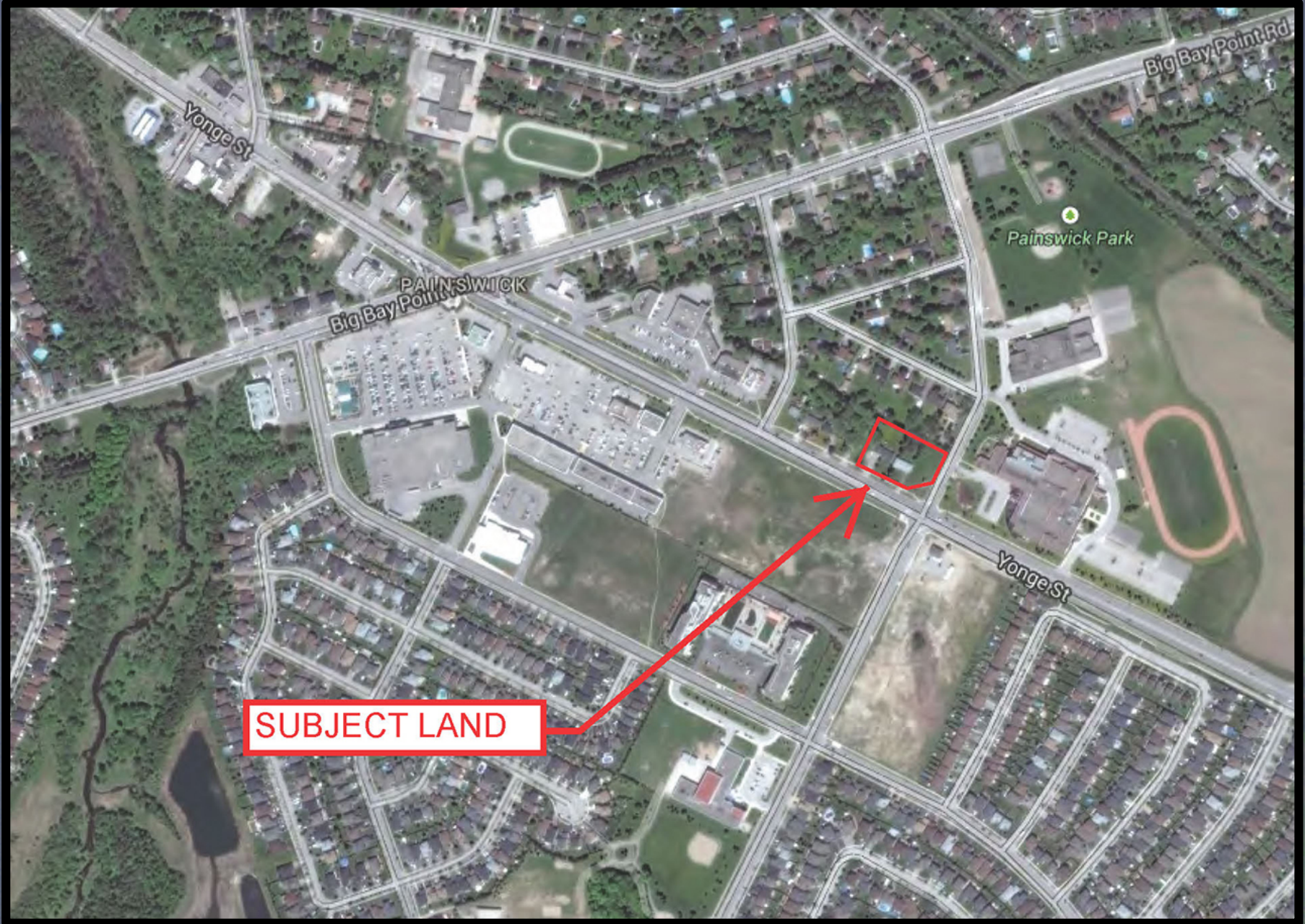


DESIGN
PLAN
SERVICES

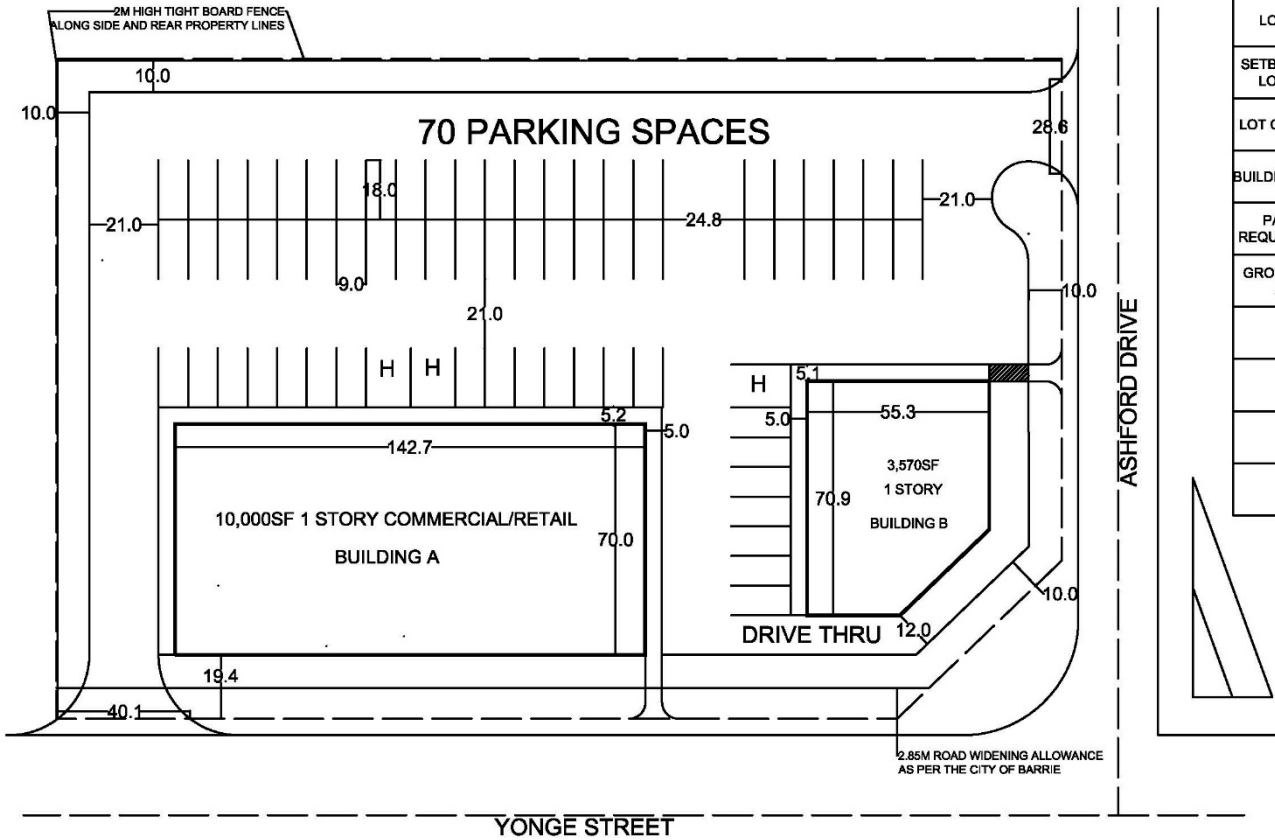
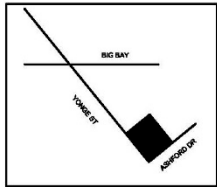
Tristar Developments

PROPOSED COMMERCIAL DEVELOPMENT

Location Plan & Air Photo



Proposed Ste Plan



681 AND 685 YONGE STREET		
	EXISTING	PROPOSED
ZONING CATEGORY	RESIDENTIAL R1	GENERAL COMMERCIAL C4
LOT AREA	60,156 SF	
SETBACKS AND LOT LINES	FRONT YARD 4.5M SIDE YARD 1.2 M REAR YARD 7M	MINIMUM BUILDING SET BACK 6 METERS
LOT COVERAGE	45% MAX	0.2250
BUILDING HEIGHT		18 FEET
PARKING REQUIREMENTS		5.2/1000SF
GROSS FLOOR AREA		13,570

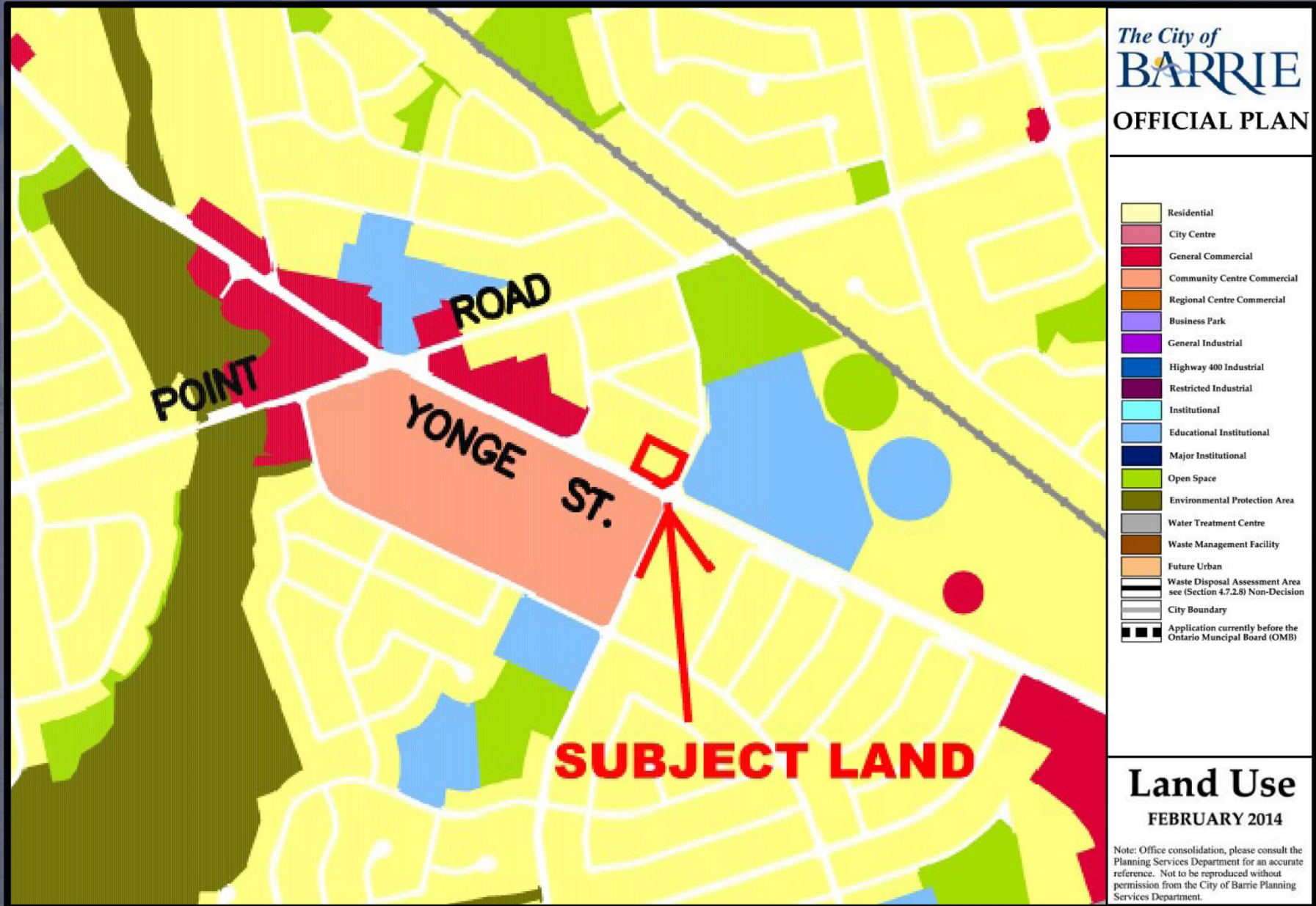
PROPOSED DEVELOPMENT
CONCEPT PLAN
SCALE 1:500

681-685 YONGE ST BARRIE ON
MICHAEL BOSEOVSKI
TRISTAR MANAGEMENT CORP

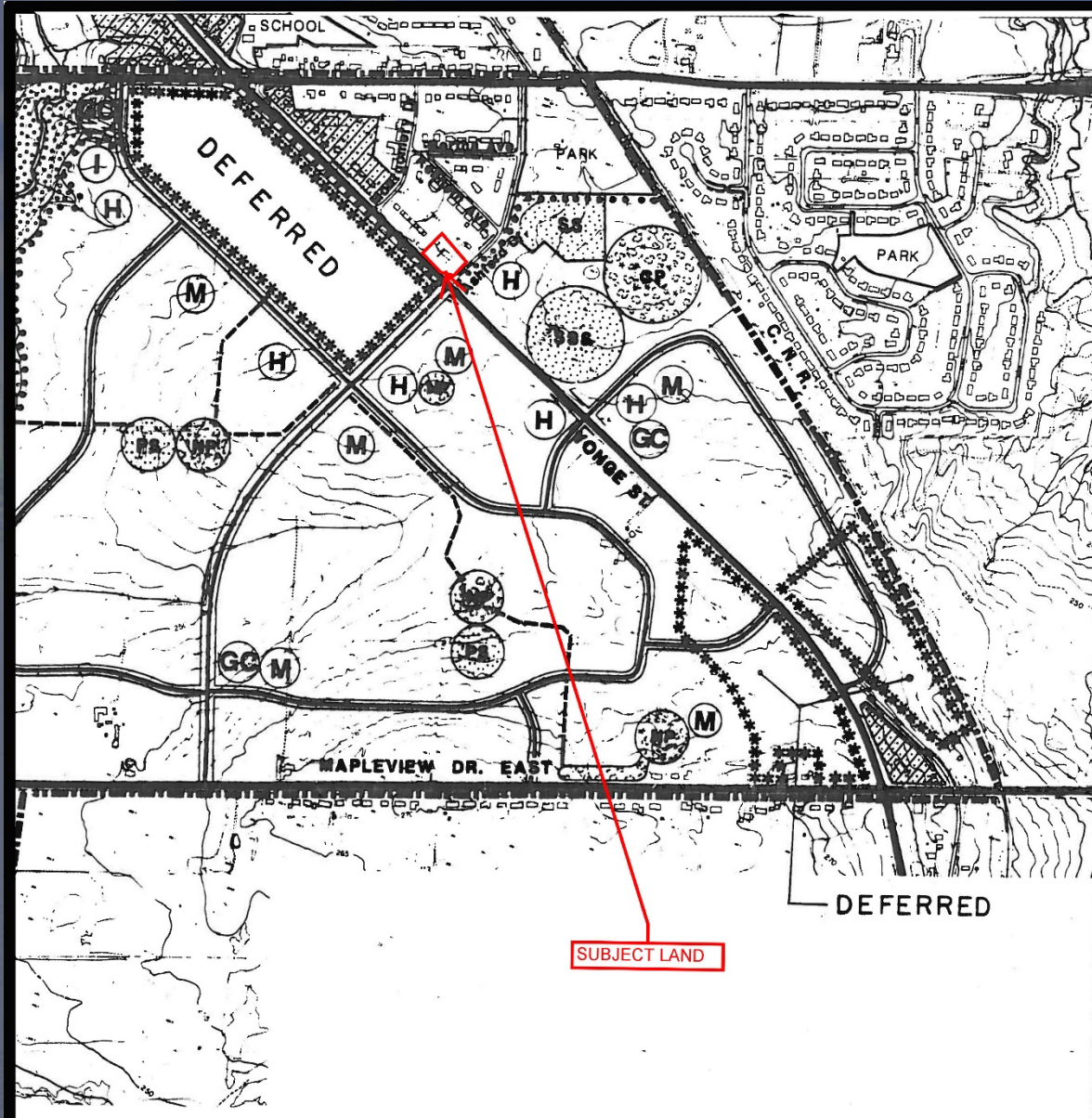
Streetscape of Proposed Site





















Excerpt from City of Barrie Land Use Plan



Painswick South Secondary Plan – Land Use



Map 3 CONCEPT PLAN

-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL HIGH DENSITY
-  INSTITUTIONAL
-  GENERAL COMMERCIAL
-  PUBLIC ELEMENTARY SCHOOL
-  SEPARATE SECONDARY SCHOOL
-  SEPARATE ELEMENTARY SCHOOL
-  OPEN SPACE and ENVIRONMENTAL PROTECTION AREA
-  COMMUNITY PARK
-  NEIGHBOURHOOD and LOCAL PARK
-  ARTERIAL ROAD
 COLLECTOR ROAD
-  BOUNDARY OF PLANNING AREA
 BOUNDARY OF SECONDARY PLAN AREA
-  MAJOR PEDESTRIAN LINK
-  COMMERCIAL DESIGNATION - OFFICIAL PLAN
-  DEFERRED AREA

Secondary Plan

Excerpt from City of Barrie Zoning Map

