

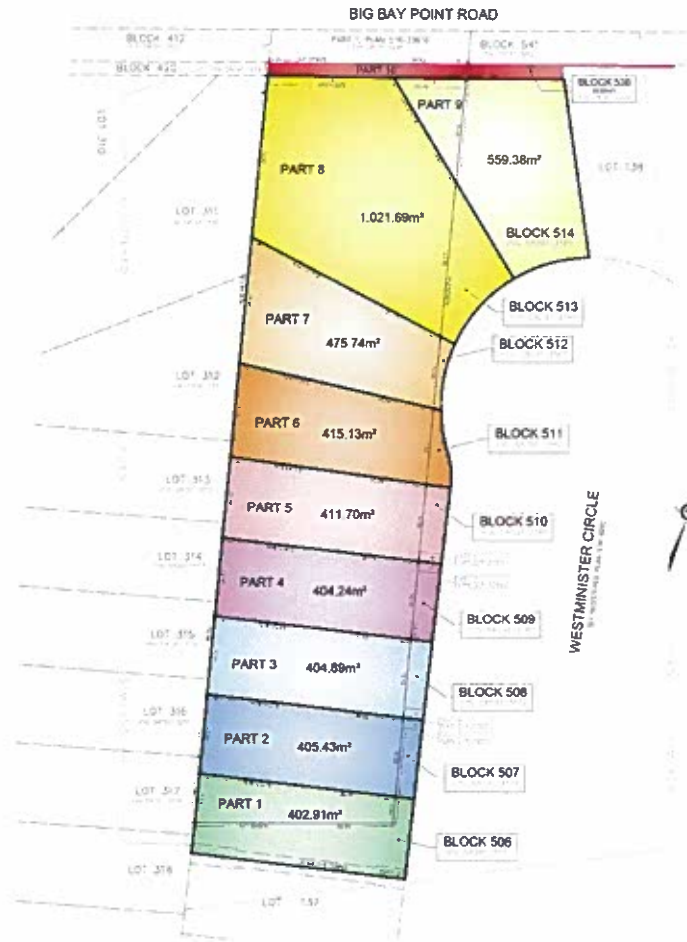
Fandor Homes

875 Big Bay Point Road

Application for Rezoning

Agriculture (A) to Single Detached Residential (R3)

March 7, 2016



Property Location



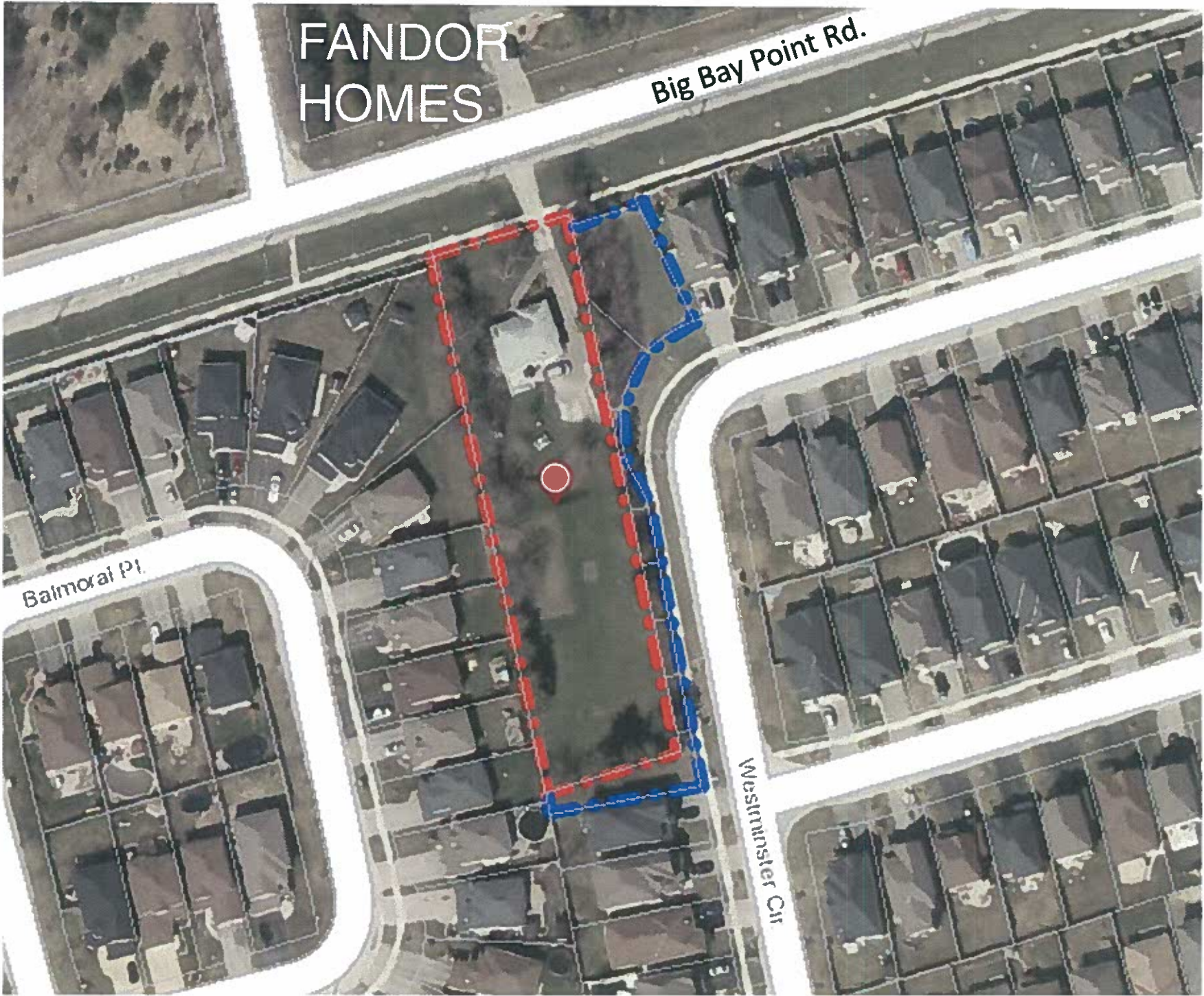
Idringham
Park

FANDOR
HOMES

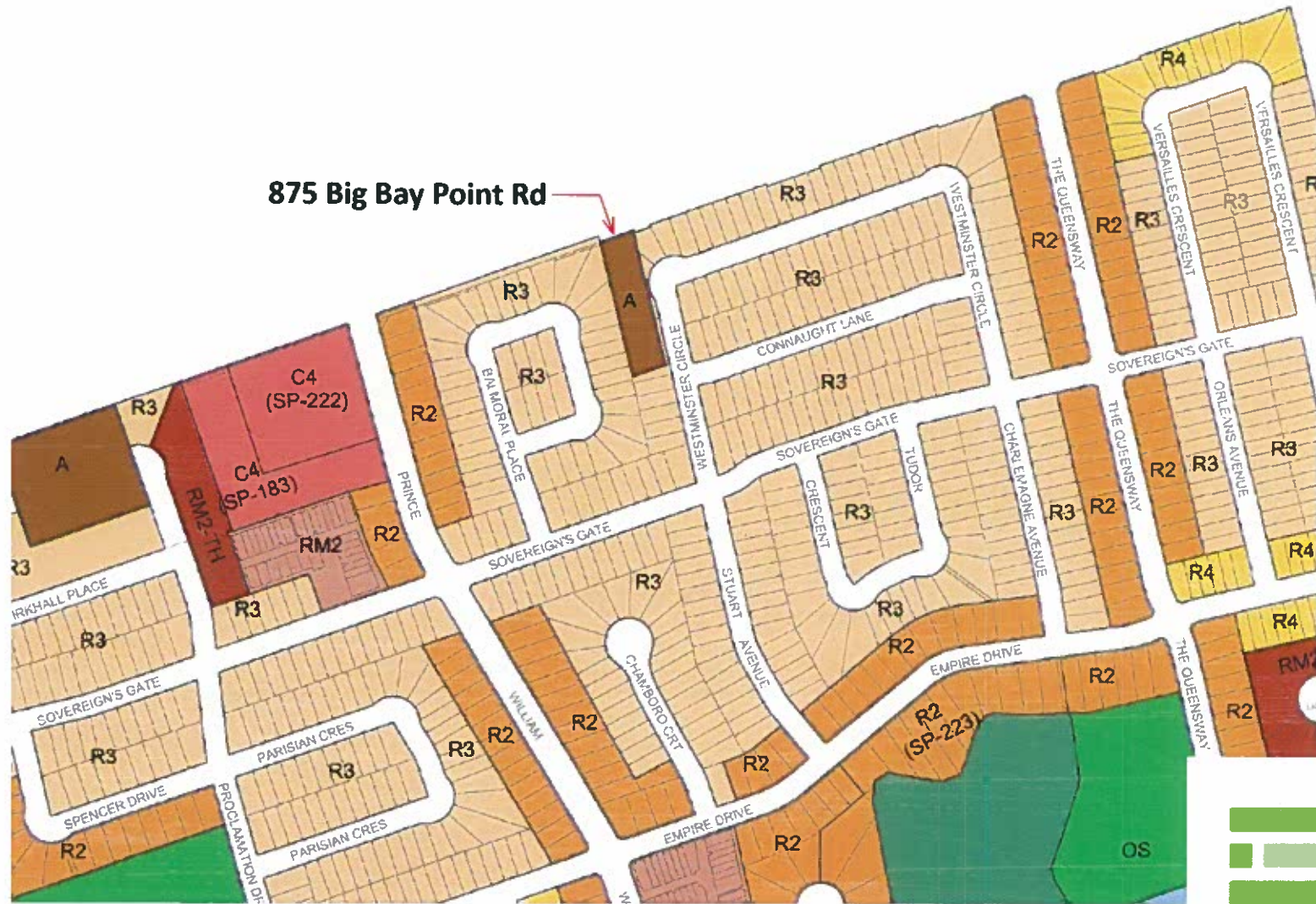
Big Bay Point Rd.

Balmoral Pl.

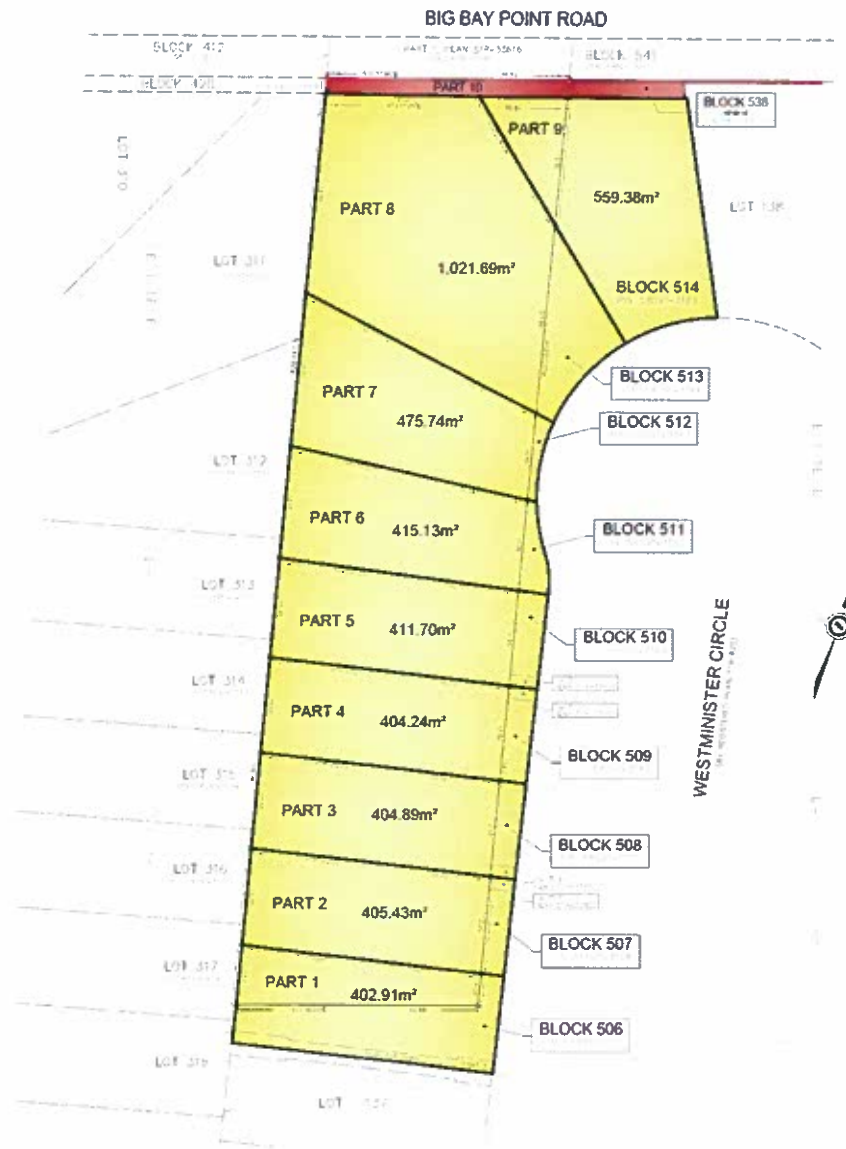
Westminster Cir



Existing Zoning



Proposed Residential (R3) Lots



Blocks 506 to 514 plan 51M-820 and proposed R-plan

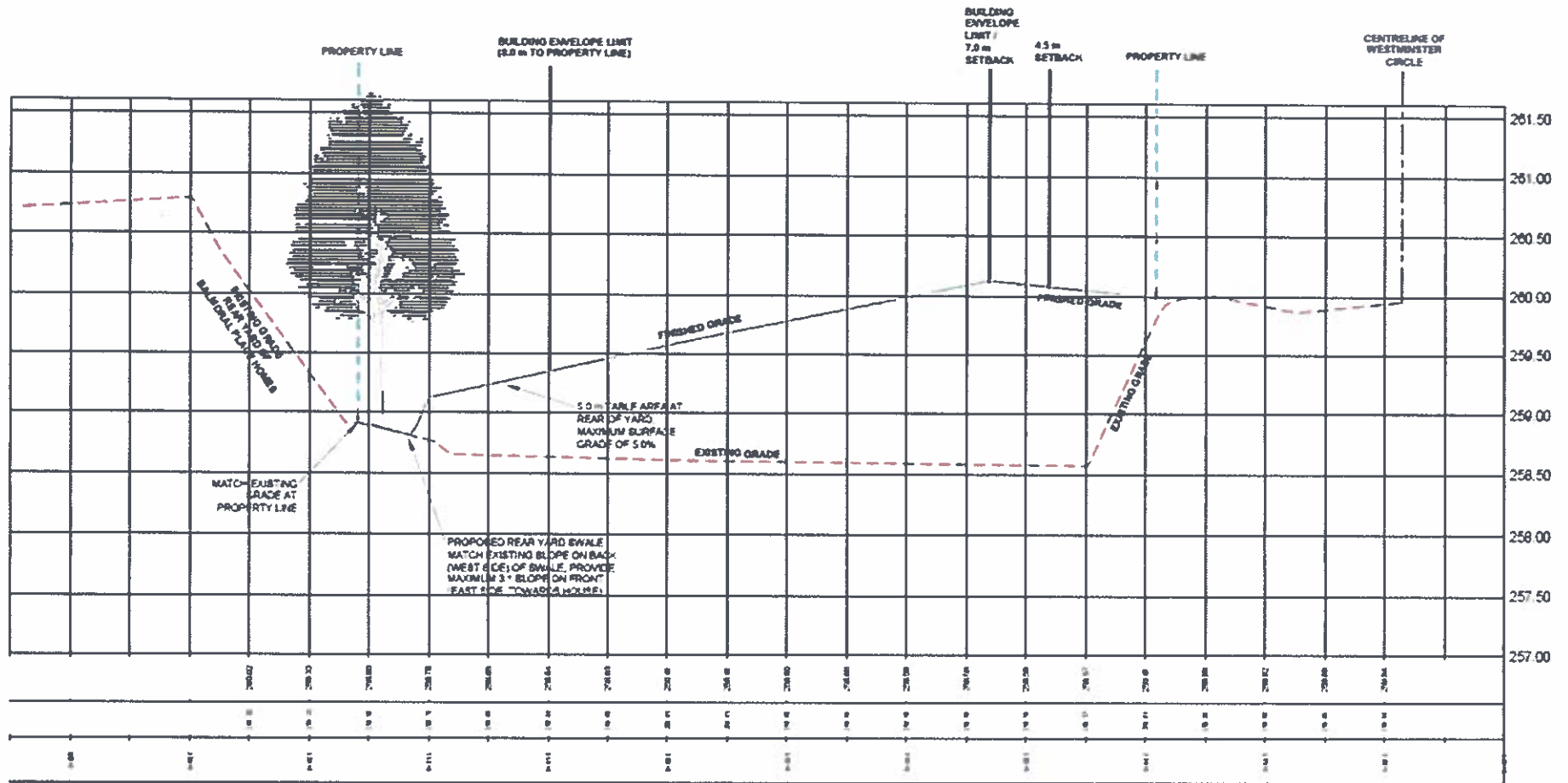
Lot Number	Frontage (m)	Area (m ²)
Block 514 and part 9	14.83	559.38
Block 513 and part 8	17.48	1,021.69
Block 512 and part 7	12.16	475.74
Block 511 and part 6	12.33	415.13
Block 510 and part 5	12.00	411.70
Block 509 and part 4	12.00	404.24
Block 508 and part 3	12.10	404.89
Block 507 and part 2	12.20	405.43
Block 506 and part 1	12.20	402.91

 Road Widening

Planning Rationale

- Reports filed with City Planning Department.
- Infill residential development.
- Lands already serviced for proposed use.
- Proposed zoning consistent with surrounding zoning.
- Lands considered appropriate for residential development.
- Provincial and Municipal Planning policy conformity.

Existing and Proposed Grading

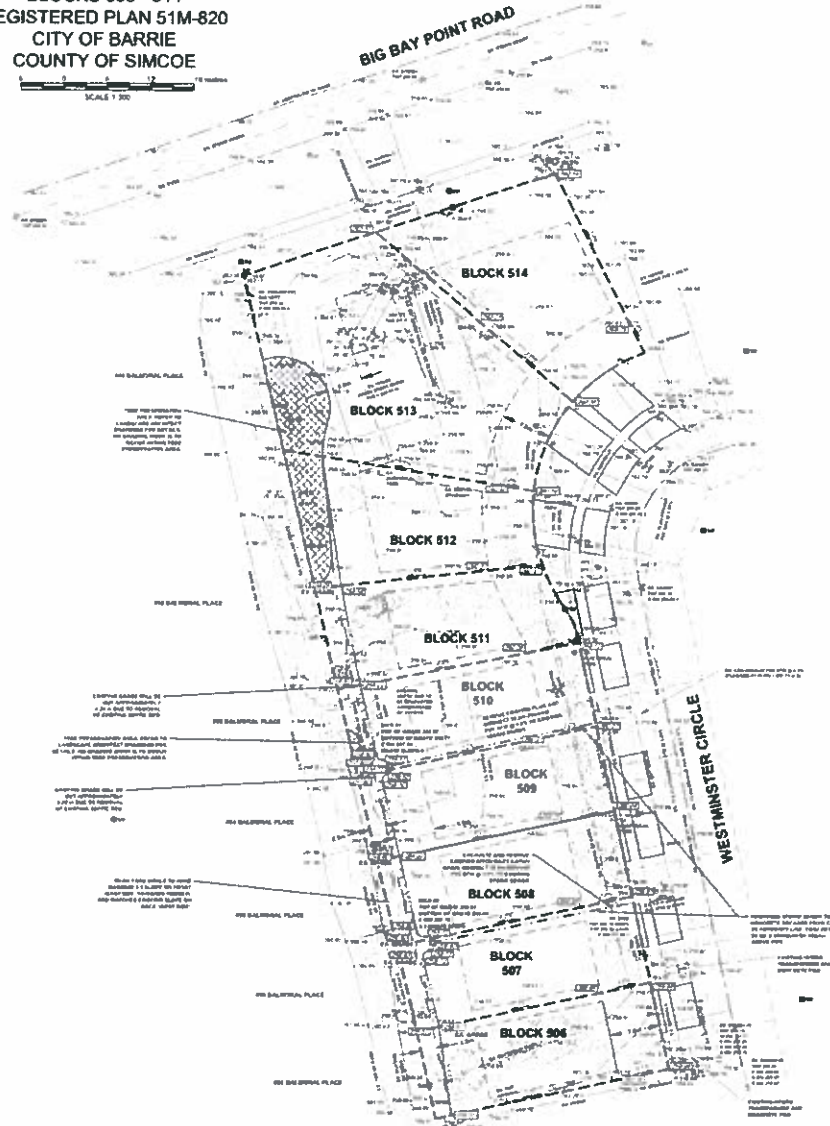


Site Servicing Plan

PART OF THE NORTH 1/2 OF LOT 18, CONCESSION 12
GEOGRAPHIC TOWNSHIP OF INNISFIL

NOW KNOWN AS
BLOCKS 506 - 514
REGISTERED PLAN 51M-820
CITY OF BARRIE
COUNTY OF SIMCOE

SCALE 1:200



OWNER'S RESPONSIBILITIES
THE CLIENT FOR EXISTING UTILITIES & UTILITIES TO BE INSTALLED AS SHOWN ON THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

GENERAL NOTES
1. ALL UTILITIES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF BARRIE STANDARDS AND SPECIFICATIONS.

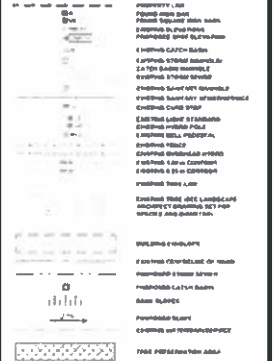
UTILITY NOTES
1. WATER MAINS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF BARRIE STANDARDS AND SPECIFICATIONS.

STORMWATER
1. STORMWATER SHALL BE COLLECTED AND DISCHARGED TO THE CITY OF BARRIE STORMWATER MAINS.

CONSTRUCTION
1. ALL UTILITIES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF BARRIE STANDARDS AND SPECIFICATIONS.



KEY MAP
N.T.S.
LEGEND



SCHEDULE OF REVISIONS

NO.	DATE	DESCRIPTION	CHKD BY
1	SEPTEMBER 2011	AS PER CITY OF BARRIE STANDARDS AND SPECIFICATIONS	SSG
2	SEPTEMBER 2011	REVISED TO REFLECT CITY OF BARRIE STANDARDS AND SPECIFICATIONS	SSG
3	SEPTEMBER 2011	REVISED TO REFLECT CITY OF BARRIE STANDARDS AND SPECIFICATIONS	SSG
4	SEPTEMBER 2011	REVISED TO REFLECT CITY OF BARRIE STANDARDS AND SPECIFICATIONS	SSG

FANDOR HOMES LOTS
INNS-SHORE
WESTMINSTER CIRCLE
CITY OF BARRIE
SITE SERVICING & GRADING

PROJECT NO. 15-2892 GRID NO. 2892-SSG
DATE: SEPTEMBER 2011 SCALE: 1:200

Drawn: M.B. Checked: Approved: **Sketon Brunwell**

2892 - SSG

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