



PART 1, PLAN 51R-17040

ZONING TABLE - GENERAL INDUSTRIAL (GI)		
PROVISION	GI REQUIRED	GI PROVIDED
MIN. FRONT YARD SETBACK	7 m	23.5 m
MIN. SIDE YARD SETBACK	3 m	8.2 m / 10.2 m
MIN. REAR YARD SETBACK	7 m	131.2 m
MAX. LOT COVERAGE	60%	9.7 %
MAX. HEIGHT OF BUILDING	N/A	< 10 m
MINIMUM PARKING	1-space/500 m <sup>2</sup> of GFA (self-storage) = 2 spaces 1-space/30m <sup>2</sup> (office) = 2 spaces = 4 spaces total	9 SPACES INCLUDING BARRIER-FREE
MIN. LOT AREA	700 m <sup>2</sup>	9,657.7 m <sup>2</sup>
MAX. GROSS FLOOR AREA		OFFICE = 62.2 m <sup>2</sup> SELF-STORAGE = 879.2 m <sup>2</sup> TOTAL = 941.4 m <sup>2</sup>
MIN. LOT FRONTAGE (ARTERIAL ROAD)	30 m	50.3 m
MIN. LOADING SPACE	1,000 m <sup>2</sup> - 2,999 m <sup>2</sup> GFA - 0 loading space	1 loading space - 3 m x 9 m
PAVED PARKING AREA	N/A	2,075.4 m <sup>2</sup>
TOTAL LANDSCAPED AREA	N/A	554.7 m <sup>2</sup>

(201.17 P1)  
201.08(P2 & Meas)

REVISIONS AS PER REVIEW COMMENTS  
 05/07/18  
 REVISIONS AS PER REVIEW COMMENTS  
 02/13/18  
 SITE PLAN CONTROL APPLICATION  
 06/07/17

date (mm/dd/yy): issued for:

general notes:  
 1. THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.  
 2. DRAWINGS SHALL NOT BE SCALED.  
 3. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.  
 4. ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARD TO SUBMISSION OF SHOP DRAWINGS.  
 5. IN THE EVENT THE ARCHITECT IS RETAINED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.  
 6. CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.  
 7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

stamp:  
 ONTARIO ASSOCIATION OF ARCHITECTS  
 2016-04-10  
 ARCHITECTS  
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 MARCH 2018

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project:  
 PROPOSED SELF-STORAGE BUILDING DEVELOPMENT  
 21 & 25 FERNDALE DRIVE N.  
 BARRIE, ONT.

client:  
 1637770 ONTAIRO LTD.

title:  
 SITE PLAN

scale:  
 AS SHOWN

drawn by:  
 TC

checked by:  
 SMB / TC

date:  
 MARCH 2017

comm. no.:  
 2017-042

sheet no.:

**A0.1**