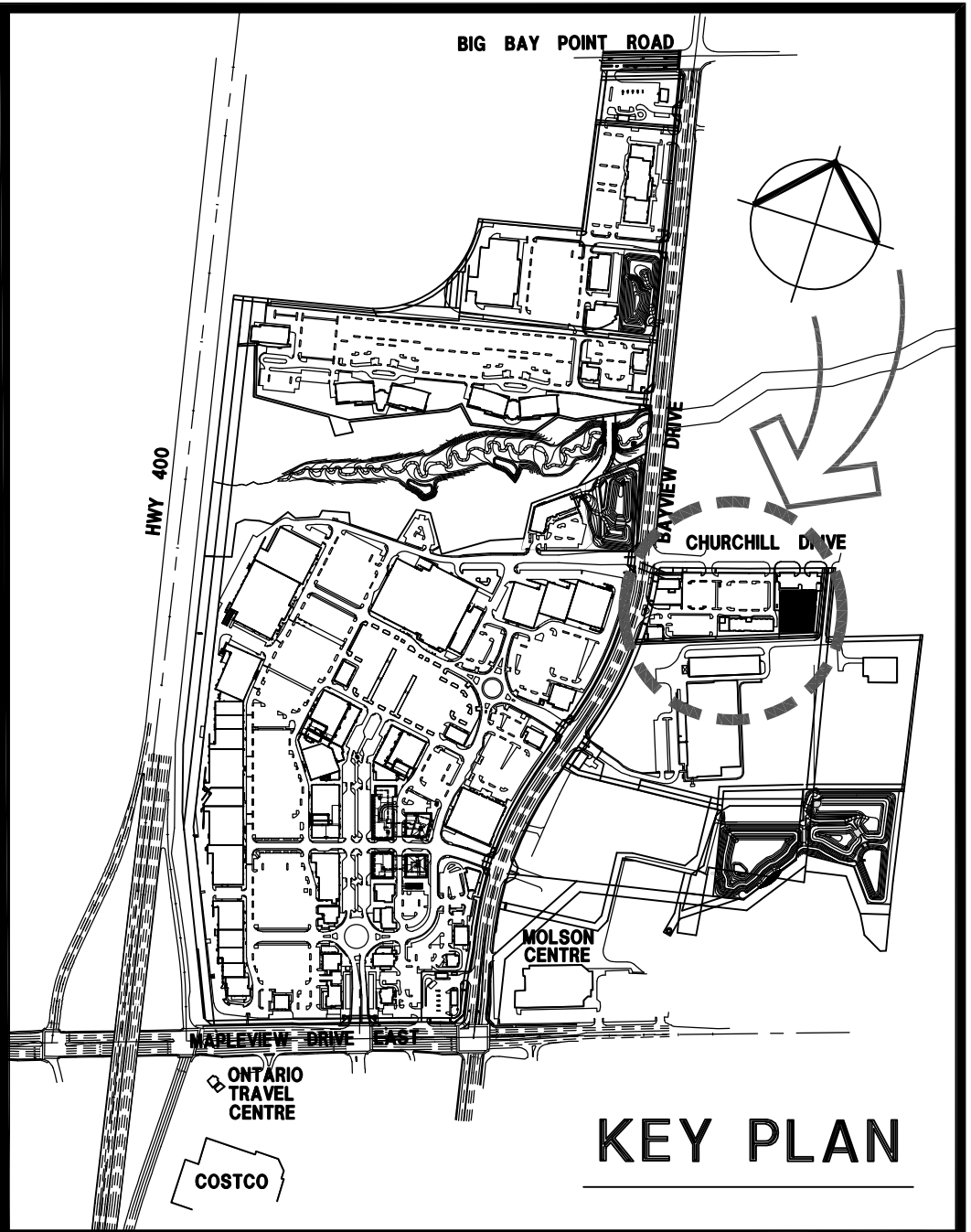
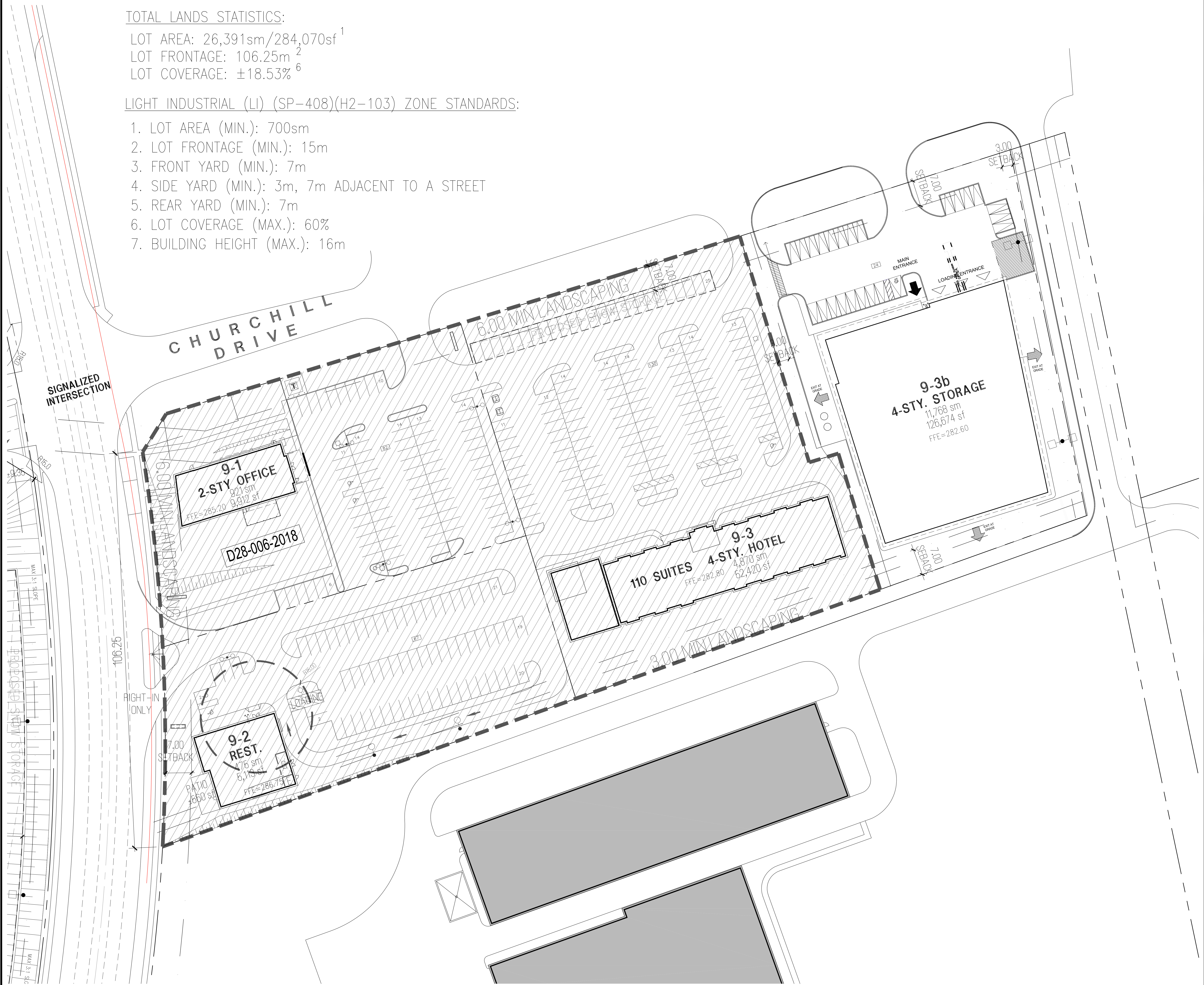


TOTAL LANDS STATISTICS:

LOT AREA: 26,391sm/284,070sf¹
LOT FRONTAGE: 106.25m²
LOT COVERAGE: ±18.53%⁶

LIGHT INDUSTRIAL (LI) (SP-408)(H2-103) ZONE STANDARDS:

1. LOT AREA (MIN.): 700sm
2. LOT FRONTAGE (MIN.): 15m
3. FRONT YARD (MIN.): 7m
4. SIDE YARD (MIN.): 3m, 7m ADJACENT TO A STREET
5. REAR YARD (MIN.): 7m
6. LOT COVERAGE (MAX.): 60%
7. BUILDING HEIGHT (MAX.): 16m



- SITE NOTES :**
1. LEGAL DESCRIPTION, SURVEY LAYOUT HAVE BEEN TAKEN FROM SURVEY PLAN No. 6637-UTM PREPARED BY RAIKES SURVEY LTD. DATED MARCH 2008.
 2. ROAD IMPROVEMENT LAYOUT HAS BEEN TAKEN FROM MAPVIEW BASE PLANS PREPARED BY ITRANS CONSULTING INC. DATED MAY 2010.
 3. ROAD IMPROVEMENT LAYOUT HAS BEEN TAKEN FROM BAYVIEW BASE PLANS PREPARED BY TSH ENGINEERS DATED JUNE 2008.
 4. SPECIFIC BLOCK DESIGN & DEMISING WALL LOCATIONS/ AREAS WITHIN PROPOSED BUILDINGS TO BE DETERMINED BY FUTURE TENANT LEASING.
 5. TENANT CANOPY/ AWNING SIZES & LOCATIONS TO SUIT TENANT LAYOUT/ BRANDING REQUIREMENTS TYP.
 6. FOR LOCATION OF SPECIFIC LANDSCAPING/ LANDSCAPE FEATURE LAYOUTS REFER TO LANDSCAPE DWGS PREPARED BY TERRAPLAN
 7. FOR PYLON SIGN/GATEWAY FEATURE ELEVATION INFORMATION REFER TO LANDSCAPE DWGS PREPARED BY TERRAPLAN
 8. PLANTERS, PATIO AND LANDSCAPING ADJACENT TO PAD BY TENANT
 9. FOR GRADING & SERVICING INFO. REFER TO DRAWINGS PREPARED BY SABOURIN KIMBLE
 10. FOR ELECTRICAL INFO. REFER TO ELECTRICAL DRAWINGS BY HAMMERSCHLAG & JOFFE INC.
 11. PYLON SIGNAGE FOR AREAS 2, 5 & 6 LOCATIONS TO SUIT FUTURE TENANT/LANDLORD LAYOUTS/REGS
 12. ALL DIMENSIONS TO BE READ AS ±

- SITE LEGEND :**
- PROPERTY LINE (LANDS OWNED)
 - AREAS 1, 2, 3, 4, 5, 6 BOUNDARY
 - APPROXIMATE LOCATION OF STORM WATER PONDS
 - EXISTING PARKING FIELD NOT CONSIDERED IN PARKING COUNTS
 - EXTENT OF HEAVY DUTY PAVING
 - EXISTING BUILDINGS
 - TRANSFORMER/HV SWITCHING UNIT
 - FIRE HYDRANT
 - RAISED PEDI-BUMP
 - FLUSH WALKWAY
 - ROLL/FLUSH CURB ISLAND
 - SPEED BUMP
 - HC CURB DEPRESSION PROVIDE 1" SAW CUTS @ APPROX. 8" OC WITH CONCRETE PAINT INFILL
 - CART CORRAL
 - REFRIGERATED GARBAGE ROOM
 - FLUSH CURB
 - SPHERICAL BOLLARD
 - ILLUMINATED BOLLARD
 - REINFORCED CONC. SLAB (HATCHED AREA IN LAY-BY)
 - PREFIN. PERFORATED METAL ROLL-UP DOOR

31.	ISSUED FOR SITE PLAN AMENDMENT 15	10-13-22	AH
30.	PREPARED FOR PRECONSULTATION	07-08-21	AH
29.	ISSUED FOR SITE PLAN AMENDMENT 13	03-26-20	AH
28.	ISSUED FOR SITE PLAN AMENDMENT 12	08-23-19	AH
27.	REISSUED FOR SITE PLAN AMENDMENT 11	07-02-19	AH
26.	ISSUED FOR SITE PLAN AMENDMENT 11	03-22-19	AH
25.	SPA 10 ISSUED WITH ADDITIONAL INFO.	02-08-18	AH
24.	ISSUED FOR SITE PLAN AMENDMENT 10	07-14-17	AH
23.	REISSUED FOR SITE PLAN AMENDMENT 9B	06-22-15	AH
22.	ISSUED FOR SITE PLAN AMENDMENT 9B	11-17-14	AH
21.	SPA 9 REISSUED PER STAFF COMMENTS	10-20-14	AH
20.	ISSUED FOR SITE PLAN AMENDMENT 9	07-09-14	AH
19.	AMENDMENT 8 FINAL SUBMISSION	11-04-13	AH
18.	ISSUED FOR SITE PLAN AMENDMENT 8	07-22-13	AH

MD. REVISIONS: MARK VOID ALL COPIES PREVIOUS FINAL DATE DATE MD/01 BY

Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.

Do not scale the drawing.

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This drawing must be read in the context of all the other drawings which constitute the document.

MASTER PLAN
EAST LAND - AREA 2

SCALE: NTS

PARK PLACE
HWY. 400 & MAPLEVIEW DRIVE E.
BARRIE, ONTARIO
FOR: NORTH AMERICAN

PROJECT NO. 02138
DATE
DRAWN BY AH/BS
CHECKED BY AH
ISSUED OCTOBER 18, 2022

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