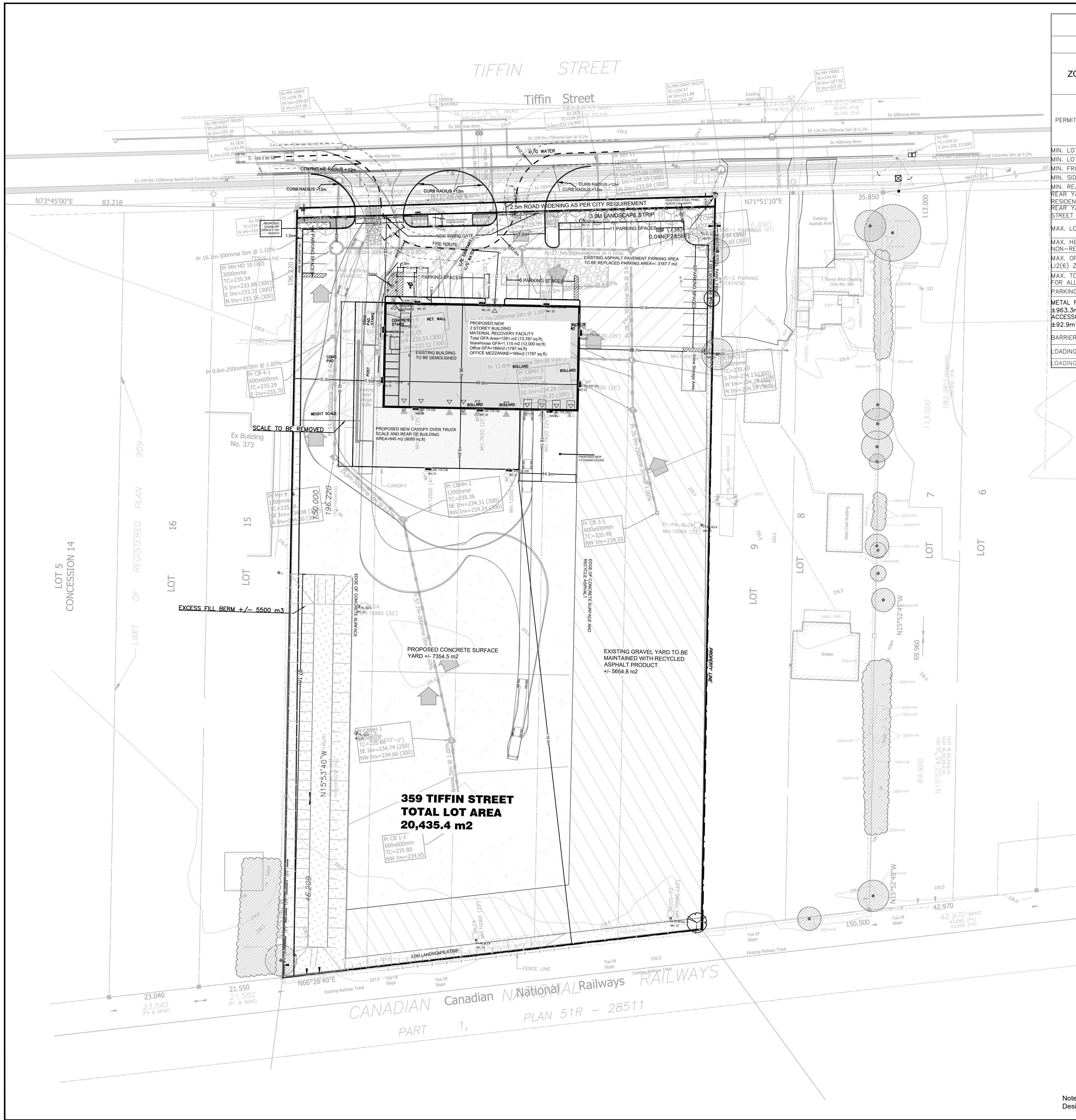




ZONING BY-LAW 2009-141			
RESTRICTED INDUSTRIAL (RI)			
ZONING PROVISION	REQUIRED/PERMITTED	PROVIDED	VARIANCE
PERMITTED USES	TABLE 7.2	SHALL BE CONDUCTED ONLY WITHIN A FULLY ENCLOSED BUILDING. NO OUTDOOR STORAGE OR ACCESSORY OUTDOOR STORAGE WILL BE PERMITTED IN ASSOCIATION WITH THESE USES. SECTION 7.2.7 OF BY-LAW ALLOW FOR EXISTING USES AS OF 2005 TO CONTINUE.*	NOT REQUIRED
MIN. LOT AREA TABLE 7.3	2,000m ²	20,165.49m ²	NOT REQUIRED
MIN. LOT FRONTAGE	45.0m	106.6m	NOT REQUIRED
MIN. FRONT YARD	15m	22.2m	NOT REQUIRED
MIN. SIDE YARD	3m	15.3m	NOT REQUIRED
MIN. REAR YARD DEPTH	7m	119.0m	NOT REQUIRED
REAR YARD ADJOINING - RESIDENTIAL ZONE (MIN)	40m	-	NOT REQUIRED
REAR YARD ADJOINING - STREET (MIN)	15m	-	NOT REQUIRED
MAX. LOT COVERAGE (%)	60%	6.35% 1,281m ²	NOT REQUIRED
MAX. HEIGHT ABUTTING A NON-RESIDENTIAL ZONE	N/A	±13.2m	NOT REQUIRED
MAX. OPEN STORAGE (%)	15%	MAX. 15% 1,113.4m ²	NOT REQUIRED
MAX. TOTAL GROSS FLOOR AREA FOR ALL OFFICE USES	2000m ²	166m ²	NOT REQUIRED
PARKING REGULATIONS	1 SPACE PER 70m ² OF GFA 18.3 MTF SPACES	37 TOTAL SPACES	NOT REQUIRED
METAL RECOVERY FACILITY	±983.3m ²		
ACCESSORY OFFICE	±92.9m ²		
BARRIER FREE PARKING	25-50 PARKING SPACES OR FEWER: 1 TYPE A SPACE	1 TYPE A SPACE	NOT REQUIRED
LOADING SPACE REQUIREMENTS	1,000-2,999m ² = 1 SPACE	4 SPACE	NOT REQUIRED
LOADING SPACE SIZE	3.0m x 9.0m x 4.0m	3.5m x 18.1m x 4.5m	NOT REQUIRED

CLIENT

AMERICAN IRON & METAL COMPANY INC.

75 STEEL CITY COURT HAMILTON, ON L8H 3Y2

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ISSUES

No.	DESCRIPTION	DATE
2	Issued for SPA	October 1, 2024
1	Issued for Site Plan Approval Application	April 26, 2024

KEY PLAN

SUBJECT SITE

PROPOSED BUILDING FOOT PRINT

PROPOSED ASPHALT PAVEMENT PARKING AREA

PROPOSED CONCRETE SURFACE YARD

PROPOSED RECYCLE ASPHALT PRODUCT SURFACE YARD

PROPERTY LINE

STEEL PANEL FENCE

CHAIN LINK FENCE

EXISTING INVENTORIED TREES TO REMAIN

EXISTING INVENTORIED TREES TO BE REMOVED

BENCHMARK

SOURCE

SIMON YEE

REGISTERED PROFESSIONAL PLANNER

SP

ARCADIS

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PROJECT

ALL ONTARIO RECYCLING BARRIE - SITE DEVELOPMENT

359 TIFFIN ST, BARRIE, ON L4N 9W6

SCALE

1:500 (m)

PROJECT NO:

144402

DRAWN BY:

JS

CHECKED BY:

S.YEE

PROJECT MGR:

S.YEE

APPROVED BY:

S.YEE

SHEET TITLE

SITE PLAN

SHEET NUMBER

SP01

ISSUE

Note: Refer to engineering drawings by Meritech for servicing and grading information. Refer to landscape drawings by Hill Design for landscaping plan and details. Refer to photometrics plan and analysis by Seguin Engineering for lighting details.

File Location: C:\Users\justin.sharp\Arcadis\144402\359 Tiffin Street, Barrie - Internal Documents\6.0_Technical\6.17_Panning\04_Design-Analysis\CAD CC359Tiffin_SitePlan_at 2024-09-23.dwg Plot: Tuesday, October 1, 2024 4:43:13 PM by Justin Sharp