

June 3, 2021

Michelle Banfield, MCIP, RPP
Director of Development Services
City of Barrie
70 Collier Street, P.O Box 400
Barrie, ON
L4M 1G8

Dana Suddaby, M.Sc, MCIP, RPP
Planner
City of Barrie
70 Collier Street, P.O Box 400
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Dear Ms. Banfield and Ms. Suddaby:

**RE: 164 Innisfil Street, Barrie
Planning Justification Letter – Minor Variance Application
City File: D28-026-2020
MHBC File: 17272E**

MHBC Planning Limited was retained by 1911940 Ontario Inc. (the “owner”) to prepare a Minor Variance application and Site Plan Control application for 164 Innisfil Street (the “subject property”) in the City of Barrie.

The owner and MHBC attended a pre-consultation meeting with City staff on July 9th, 2020 to discuss a Site Plan Control application and a Minor Variance application to permit the construction of an addition to the existing building on the subject property. The addition would provide space to accommodate a wholesale business.

This planning justification letter has been prepared in support of the submitted minor variance application which is seeking relief from Section 4.6.2.3 of the Zoning By-law which requires multiple uses in Industrial Zones to have a minimum of 1 parking space per 40m² of gross floor area (GFA). Table 1, below outlines the Zoning By-law requirements and the proposed variance.

Table 1 – Proposed Minor Variance

Requested Variance to City of Barrie Zoning By-law 2009-141			
ZBL Section	ZBL Provision	ZBL Requirement	Variance Requested
4.6.2.3.a	Parking - Multiple Uses in Industrial Zones:	A minimum of 1 parking space per 40m ² of GFA. (216 spaces)	1 parking space per 63m ² of GFA. (139 spaces)

1.0 Background and Site Characteristics

The subject property is located on Innisfil Street, west of the City Centre and waterfront areas, and includes frontage on Brock Street to the south. The subject property is bounded by a self-storage business and environmental protection lands to the north; park space and residential lands to the east; automotive, industrial, commercial and residential lands to the south; and, industrial and commercial lands to the west which front onto Anne Street South. There is an adjacent lot located at the northwest corner of Innisfil Street and Brock Street that contains a free standing commercial building.

The majority of the Site is generally flat. The eastern portion of the Site slopes to the east in the area of Innisfil Street. The lands are serviced by municipal water, sanitary and storm sewers.

The 1.98 hectare (4.9 acre) Site is developed with a 7,798 square metre steel clad building and associated parking areas. The site is developed with a mixed use industrial building that contains a number of existing businesses which include existing retail, manufacturing, warehousing, automotive and office uses.

A mixture of viable industrial and commercial operations such as automotive repair, warehousing, dry cleaning, transportation services, and retail stores are located to the west of the Site. The location of the property is shown in **Figure 1**.

Figure 1 – Site Location – 164 Innisfil Street (subject property) identified in Red



2.0 Proposal

The proposed development will include a 930 square metre addition of a one storey slab on grade building that will be built onto the existing mixed use industrial building. This addition is proposed to be wholly occupied by an electrical supply store. The proposed development also includes the redevelopment of the existing parking lot along the western limits of the site. The addition will extend from the southeast portion of the existing structure with parking areas along the western property boundary and will be accessed via Brock Street (see the proposed site plan includes as **Appendix A**). The subject property currently contains 104 parking spaces which equates to 1 parking space per 75m² of GFA for the existing uses. The proposed development contains 139 parking spaces which equates to 1 parking space per 63m² of GFA for the proposed uses. The City of Barrie Zoning By-law 2009-141 requires a rate of 1 parking space per 40m² of GFA.

A site plan control application has been submitted to the City concurrently with this minor variance application.

3.0 Planning Policy Analysis

This section provides an assessment of the proposed application relative to the policies and provisions of the following documents:

- Planning Act;
- Provincial Policy Statement;
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); and,
- Lake Simcoe Protection Plan.

An analysis of the City of Barrie Official Plan and Comprehensive Zoning By-law 2009-141 is provided in Section 4.0 of this report.

3.1 Planning Act

The Planning Act (the Act) is the overarching piece of provincial legislation that governs the land use planning system in Ontario. The application has been submitted in accordance with Section 45(1) of the Planning Act and the application must be evaluated against the four tests under that section of the Act. Section 3(5) of the Planning Act states that all planning decisions must be consistent with Provincial policy statements issued under subsection (1), including Minor Variances.

3.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. All land use planning decisions are required to be consistent with the PPS.

The PPS seeks to sustain healthy, liveable, and safe communities by promoting efficient, cost-effective development and land use patterns which includes accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs.

Section 1.1.2 states that sufficient land shall be made available through intensification and redevelopment to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years.

The subject property is classified as “Settlement Area” by the PPS. **Section 1.1.3** of the PPS directs growth and development to Settlement Areas and identifies that the vitality and regeneration of these areas is critical to the long-term economic prosperity of our communities. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

The subject property is located in the Settlement Area of Barrie. The proposed development is an extension of an existing industrial use and will continue to contribute to the long-term economic prosperity of the community. The proposed development has been designed to ensure infrastructure is effectively used to minimize public expenditures.

Section 1.1.3.4 states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. The proposed development assists in facilitating intensification through the expansion of an existing building within a settlement area. A number of technical studies have been completed for the proposed development to ensure any potential public health and safety risks are mitigated.

The Employment policies of the PPS are outlined in **Section 1.3**. Specifically, planning authorities shall, among other things, promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs.

Furthermore, the subject lands are located in an Employment Area. **Section 1.3.2** of the PPS identifies Employment Area policies which state that planning authorities shall plan for, protect, and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs. The proposed development is a permitted use within an employment area. The proposed development will also assist in supporting a local business and ensuring the long-term success and sustainability of the employment area.

In accordance with **Section 1.6.6** of the PPS, the application is to facilitate the use of lands that are fully serviced with municipal sewage and water services, and will assist in the optimization of this existing infrastructure. The development is proposed to be fully serviced by municipal sewage services and full municipal water services.

Based on the above summary, it is concluded that the proposed Minor Variance is consistent with the policies of the Provincial Policy Statement.

3.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The guiding principles of **Section 1.2.1** for the Greater Golden Horseshoe (GGH) provides the basis for directing land use planning within the Plan area. Generally, these principles support growth in compact and complete communities which protect environmental features, and optimize the use of existing and new infrastructure to support a strong economy.

Section 2.2.1 of the Growth Plan directs the vast majority of growth to settlement areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems, and can support the achievement of complete communities. The subject property is located within the City of Barrie Settlement Area, and accordingly is a location where growth and development shall occur.

Section 2.2.2 describes Delineated Built-up Areas. The subject property is located within the existing Built-up Area of the City of Barrie.

Employment policies of **Section 2.2.5** promote economic development and competitiveness of Employment areas in a variety of ways. **Section 2.2.5.1.a** promotes economic development and competitiveness by making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities. The proposed development is located within an existing employment area and utilizes underutilized employment lands that is currently predominately a paved surface. The development will also provide for additional employment opportunities and therefore increases employment densities within an existing employment area.

Section 2.2.5.1.b promotes economic development and competitiveness by ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of the Growth Plan. The Site is an appropriate location for the proposed development as the proposed development is a permitted use on the site and is located within an area that contains existing light industrial uses.

Section 2.2.5.4 seeks to minimize surface parking and develop active transportation networks and transit-supportive built form when planning for employment. The proposed development includes an application to permit a reduction in the minimum required parking spaces. The site connects into the existing active transportation network via sidewalks along Innisfil Street and Anne Street. The site is also located on two City of Barrie bus transit routes. Routes 3A/B provide service via Innisfil Street and Routes 8A/B provide service via Anne Street and Brock Street.

Section 4 of the Growth Plan contains natural heritage and resource related policies. The subject property is an existing developed lot within the City of Barrie Settlement Area that contains no identified Natural Heritage Features.

Based on the above, it is concluded that the proposed Minor Variance conforms with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

3.4 Lake Simcoe Protection Plan

The subject lands are located within the Lake Simcoe watershed and therefore the proposed applications are required to conform to the policies of the Lake Simcoe Protection Plan (LSPP). The LSPP is administered by the Lake Simcoe Region Conservation Authority (LSRCA).

The priorities of the LSPP are found in Chapter 1 and they include restoring the health of aquatic life within the Lake Simcoe watershed, improving water quality including the loadings of phosphorus to the lake, maintaining water quantity and improving the health of the ecosystem by protecting and rehabilitating important areas, such as shorelines and natural heritage. Accordingly, the LSPP policy framework is built around the following themes: aquatic life, water quality, water quantity, shoreline and natural heritage and other threats and activities.

The LSPP identifies that urban areas and rural settlement areas are where development is concentrated and contain lands that are designated in Official Plans for development. The City of Barrie is situated along the southwest shoreline of Lake Simcoe, including Kempenfelt Bay. The proposed development is classified as “major development” by the LSPP. “Major development” includes the creation of four or more lots; the construction of building(s) with a ground floor area of 500 square metres or more; or the establishment of a major recreational use. The development has a proposed GFA of approximately 930 square metres.

Chapter 4 of the LSPP contains policies related to water quality (phosphorus, stormwater management and sewage treatment). Excessive phosphorus is identified in the LSPP as being the most significant cause of water quality impairment in Lake Simcoe and its tributaries. The primary sources of excessive phosphorus include effluent from sewage treatment plants, stormwater runoff, land use activities, septic systems, and atmospheric deposition of phosphorus in airborne dust. A number of technical studies were completed, including a Geotechnical Investigation, Hydrogeological Assessment, and Functional Servicing & Stormwater Management Report to ensure the proposed development will not impact the water quality along Lake Simcoe. The development is to be serviced by the existing municipal servicing and is not dependant on a new sewage treatment system. All stormwater is proposed to be managed by directing runoff to existing municipal infrastructure outlets and to landscaped areas. Best efforts will be provided to direct rooftop generated runoff to landscaped areas to facilitate some infiltration of clean runoff. Due to site constraints which include proximity to a highly vulnerable aquifer and a wellhead protection area, infiltration of paved surface runoff is not proposed.

Chapter 5 contains policies related to water quantity. The LSPP states that adequate flow in rivers and streams is needed to sustain aquatic ecosystems and that changes in water levels and flows can also affect other elements of the watershed such as water quality and the health of natural areas and shorelines. The policies of Chapter 5 pertain to water supply and water conservation and efficiency. The Functional Servicing & Stormwater Management Report addresses stormwater quantity to ensure that the post-development peak flow rates are controlled to pre-development levels. The report concludes that water quantity controls are not required because the proposed development does not result in an increase in impervious area, or post-development peak flow rates.

Chapter 6 contains policies related to Lake Simcoe shoreline and natural heritage. The proposed development is not located along or within 120 metres of the Lake Simcoe shoreline. The development policies for natural heritage are categorized based on the location of the development (within or outside of a settlement area).

Based on the above, it is concluded that the proposed Minor Variance conforms to the policies of the Lake Simcoe Protection Plan.

4.0 Four Tests of a Minor Variance Application Analysis

When considering this application, the Committee of Adjustment must be satisfied that the proposed is in-keeping with the four tests as outlined in Section 45(1) of the Planning Act. The following analysis provides justification on how the four tests of a minor variance are met.

4.1 Is the general intent and purpose of the Official Plan maintained?

The subject property is located within the General Industrial designation as identified on Schedule A – Land Use of the City of Barrie Official Plan (2018). The subject property is also identified on Schedule B – Planning Areas as Industrial. Furthermore, the subject property is identified on Schedule I – Intensification Areas as being in the Built-up Area. Schedule G – Drinking Water System Vulnerable Areas also identifies that the site is located within a WHPA – C (5-10 year capture zone).

Section 2.2 of the Official Plan establishes the community vision including the promotion of a diversified, balanced and socially responsible economy which supports existing businesses and encourages the development of new enterprise. The proposed development would bring additional businesses to the City and are located within an existing industrial area. The additional businesses would support economic development for a prosperous future within the City.

Section 3.1.1 outlines general growth management goals throughout the City, including the accommodation of projected needs for employment lands in order to achieve a complete community with an appropriate mix of jobs and local services. A second goal is to encourage and accommodate the continued expansion and diversification of the City's economic base with regard to the industrial, commercial, tourism, and institutional sectors in order to strengthen the City's role as the area's principal employment centre and to achieve an appropriate balance between employment and residential land uses. A third goal is to direct growth to take advantage of existing services and infrastructure where possible, and to minimize the cost of infrastructure extension. The proposed development will provide additional opportunities for a diversity of new jobs and local services to the surrounding neighbourhood and the City.

Section 3.5.2.3.5 outlines policies to protect the drinking water within the City and areas of vulnerability for drinking water sources, including Wellhead Protection Areas (WHPAs). The site is located within a WHPA – C (5-10 year capture zone) and as such, a Functional Servicing and Stormwater Management Report has been completed as part of the application to ensure that the proposed development would not constitute a significant drinking water threat. Furthermore, the proposed development is not intended for the storage or manufacture of pathogens, chemicals or dense non-aqueous phase liquids.

Section 4.4 of the Official Plan contains the land use policies of the Industrial designation. The goals of the Industrial land use policies include ensuring that the policies and standards pertaining to the development of industrial land are sufficiently flexible to accommodate the changing and diverse needs of industry while ensuring that industrial development occurs in an environmentally sensitive manner. The proposed development is a permitted use within the industrial designation and allows for the efficient development of an existing industrial area. The proposed development has been well studied and designed to ensure it proceeds in an environmentally sensitive manner.

Section 4.4.2.2 outlines specific policies for the General Industrial designation. 4.4.2.2 (a) states:

Where lands are designated as General Industrial on Schedule A, the predominant use shall be for manufacturing, processing, servicing, storage of goods and raw materials, industrial warehousing and similar such uses.

The existing mixed use industrial building is used for a variety of uses including retail, manufacturing, warehousing and office uses. The proposed development of the wholesale use on the subject property is permitted in the General Industrial designation and is also a permitted use in Zoning By-law 2009-141.

The Official Plan does not speak to a minimum required number of parking spaces for development.

Based on the above, it is concluded the requested variance maintains the intent of the Official Plan by:

- Maintaining the goals and objectives of the Official Plan;
- Promoting a diversified, balanced and socially responsible economy and economic development;
- Ensuring the proposed development has been well studied and designed to ensure it proceeds in an environmentally sensitive manner;
- Assisting in achieving a complete community by providing an additional mix of jobs and local services;
- Ensuring the development would not threaten the City's drinking water;
- Locating the development on an existing industrial site within an existing industrial area that can utilize existing services and minimizes the need for additional infrastructure expansion; and,
- Developing the site with a permitted use that has been designed to maintain compatibility with the existing on-site development and surrounding uses.

4.2 Is the general intent and purpose of the Zoning By-law maintained?

The subject lands are zoned General Industrial (GI) in the City of Barrie Comprehensive Zoning By-law 2009-141.

The proposed use is for a Wholesale Establishment. **Section 7.2** identifies permitted uses in the GI Zone, which includes a wholesale establishment. The Zoning By-law defines Wholesale Establishment as "a building used for a business primarily engaged in buying merchandise for resale to retailers or to industrial, commercial, institutional, farm, business users or other wholesalers or in acting as agents or brokers buying merchandise for or selling merchandise to such persons or companies on a commission basis."

Section 7.3 (Table 7.3) provides development standards in the GI Zone. As shown in Table 2, the proposed development complies with all provisions in Table 7.3 of the City's Zoning By-law.

Table 2 – City of Barrie Zoning By-law Industrial Zone Standards (Section 7.3 Table 7.3)

City of Barrie Zoning By-law 2009-141				
General Industrial (GI) Zone Standards				
Development Standard	ZBL Requirement	Existing	Proposed	Compliance
Lot Area (min.)	700m ²	19,808m ²	19,449m ²	Yes
Lot Frontage (min.)	15m	100.2m	100.2m	Yes
Front Yard (min.)	7m (Brock Street)	25.5m	7.0m	Yes
Side Yard (min.)	3m	25.8m	21.4m	Yes
Side Yard Adjoining Residential Zone (min.)	10m	N/A	N/A	N/A
Side Yard Adjoining Street (min.)	7m (Innisfil Street)	14.1m	10.5m	Yes
Rear Yard (min.)	7m	6.2m (existing portion of building)	6.2m (existing portion of building)	Yes
Rear Yard Adjoining Residential Zone (min.)	15m	N/A	N/A	N/A
Rear Yard Adjoining Street (min.)	7m	N/A	N/A	N/A
Lot Coverage (max.)	60%	40% (7,897.69m ²)	45% (8,737.19m ²)	Yes
Building Height	-	4.8m	6.7m	N/A

Sections 4.6 and 4.7 of the Zoning By-law provides the required parking standards and loading space requirements for development within the City of Barrie. The proposed development contains multiple uses and as such must comply with Section 4.6.2.3 of the Zoning By-law.

4.6.2.3 *That notwithstanding the parking requirements set out in Table 4.6, where there are 2 or more permitted uses in any building or on any lot, the following parking requirements shall apply:*

- a) *Multiple Uses in Industrial Zones: A minimum of 1 parking space per 40m² of gross floor area shall be required ...*

Table 3, below outlines the Zoning provisions of Section 4.6 and 4.7 as they relate to the proposed development.

Table 3 - City of Barrie Zoning By-law Parking and Loading Space Standards (Sections 4.6 and 4.7)

City of Barrie Zoning By-law 2009-141				
Parking and Loading Space Standards				
Development Standard	ZBL Requirement	Existing	Proposed	Compliance
Parking Spaces	1 space per 40m ² of GFA (216 Spaces)	1 space per 75m ² of GFA (104 Spaces)	1 space per 63m ² of GFA (139 Spaces)	NO
Barrier Free Parking Spaces	8 Spaces	6 Spaces	8 Spaces	Yes
Loading Spaces	3 Spaces	10 Spaces	10 Spaces	Yes

The subject property is required to have a total of 1 parking space per 40m² of gross floor area (216 parking spaces). The variance requested is to permit 1 parking space per 63m² of GFA. As such, 139 parking spaces are proposed (a difference of 1 space per 23m² of GFA or 77 parking spaces).

The intent of minimum parking requirements provision is to ensure that adequate parking is provided to support uses, based on the gross floor area of the on-site uses. Tatham Engineering prepared a Parking Study to determine the site specific parking needs of the property. To do so, the study considers the City of Barrie's current parking requirements, parking survey results from proxy sites within Barrie, parking standards adopted by other municipalities, findings from similar parking studies and methodologies employed in establishing parking demand. The Parking Study concludes that 139 spaces (1 space per 63sqm) to support the overall site is considered adequate and appropriate.

Furthermore, the City's planning documents also encourage the use of alternative means of transportation such as public transit, cycling or walking. The site is located on two City of Barrie bus transit routes. Routes 3A/B provide service via Innisfil Street and Routes 8A/B provide service via Anne Street and Brock Street.

Based on the above, it is concluded the requested variance maintains the intent of the Zoning By-law and adequate parking is provided to support the proposed use.

4.3 Will the variance provide for the desirable development or use of the land?

The subject lands are designated and zoned to permit industrial uses and are located within an existing industrial area. The proposed development will provide for additional diversified jobs within an existing built up area and will utilize existing infrastructure and servicing. In considering the test of desirability, the public interest must be reviewed. In this instance, the proposed development provides additional services and jobs within an existing built up area, does not require additional infrastructure to service, and has been designed to ensure the continued protection of drinking water.

A parking study has been completed to determine the site specific parking needs of the property and ensure that the requested reduction in required parking spaces would still provide adequate parking for the on-site uses. The study considers the City of Barrie's current parking requirements, parking survey results from proxy sites within Barrie, parking standards adopted by other municipalities, findings from similar parking studies and methodologies employed in establishing parking demand. The Parking Study concludes that 139 spaces (1 space per 63sqm) to support the overall site is considered adequate and appropriate.

Based on the information, it is concluded the requested variance provides for desirable development and use of the land.

4.4 Is the variance minor in nature?

The proposed minor variance for a reduction in required parking spaces is minor because a site specific parking study has been completed for the subject property to determine the site specific parking needs of the property. The Parking Study concludes that 1 space per 63sqm of GFA (139 spaces), rather than the Zoning By-law requirement of 1 space per 40sqm of GFA, is considered adequate and appropriate to support the existing and proposed uses on the site.

The site is also located within the City's built up area and connects into the existing active transportation network via sidewalks along Innisfil Street and Anne Street. The site is also located on two City of Barrie bus transit routes. Routes 3A/B provide service via Innisfil Street and Routes 8A/B provide service via Anne Street and Brock Street. These factors assist in justifying that the proposed minor variance is minor because the site is also serviced by alternative means of transportation.

5.0 Conclusion

Based on a detailed review of all applicable Provincial and City policy as well as considering the site location, conditions, context and surrounding uses, the proposed parking ratios are appropriate to support a 930 square metre addition on the existing multi-use industrial building. As a result, the proposed variance meets the four tests of a minor variance and represents good planning.

Respectfully submitted,
MHBC



James Newlands HBComm., M.Sc., MCIP, RPP
Planner



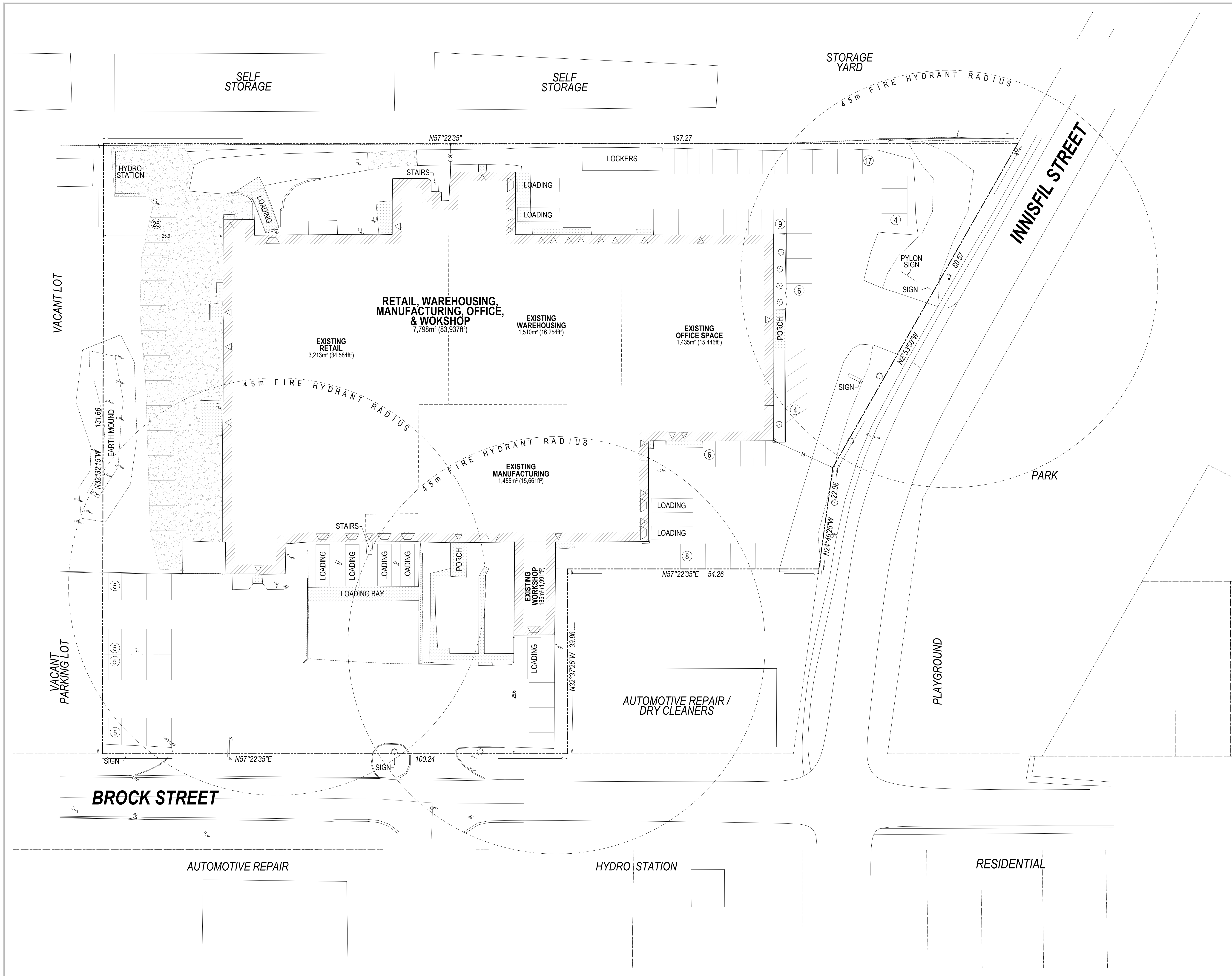
Jamie Robinson, BES, MCIP, RPP
Partner

Cc. *Jamie Salter, 1911940 Ontario Inc*

Attachments:

- Appendix A – Site Plan

Appendix **A**



LEGAL DESCRIPTION
 PART OF LOT 25, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF VESPREA
 CITY OF BARRIE
 COUNTY OF SIMCOE

KEY PLAN

LEGEND

- Site Boundary
- Parcel Fabric
- Concrete Area
- Gravel Area
- Fire Hydrant
- Building Entrance
- Garage Entrance

REVISION No.	DATE	ISSUED/REVISION	BY

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
MHBC PLANNING
 113 COLLIER STREET
 BARRIE, ON L4M 1R2
 P: 705 728 0045 F: 705 728 2010
 WWW.MHBCPLAN.COM

STAMP

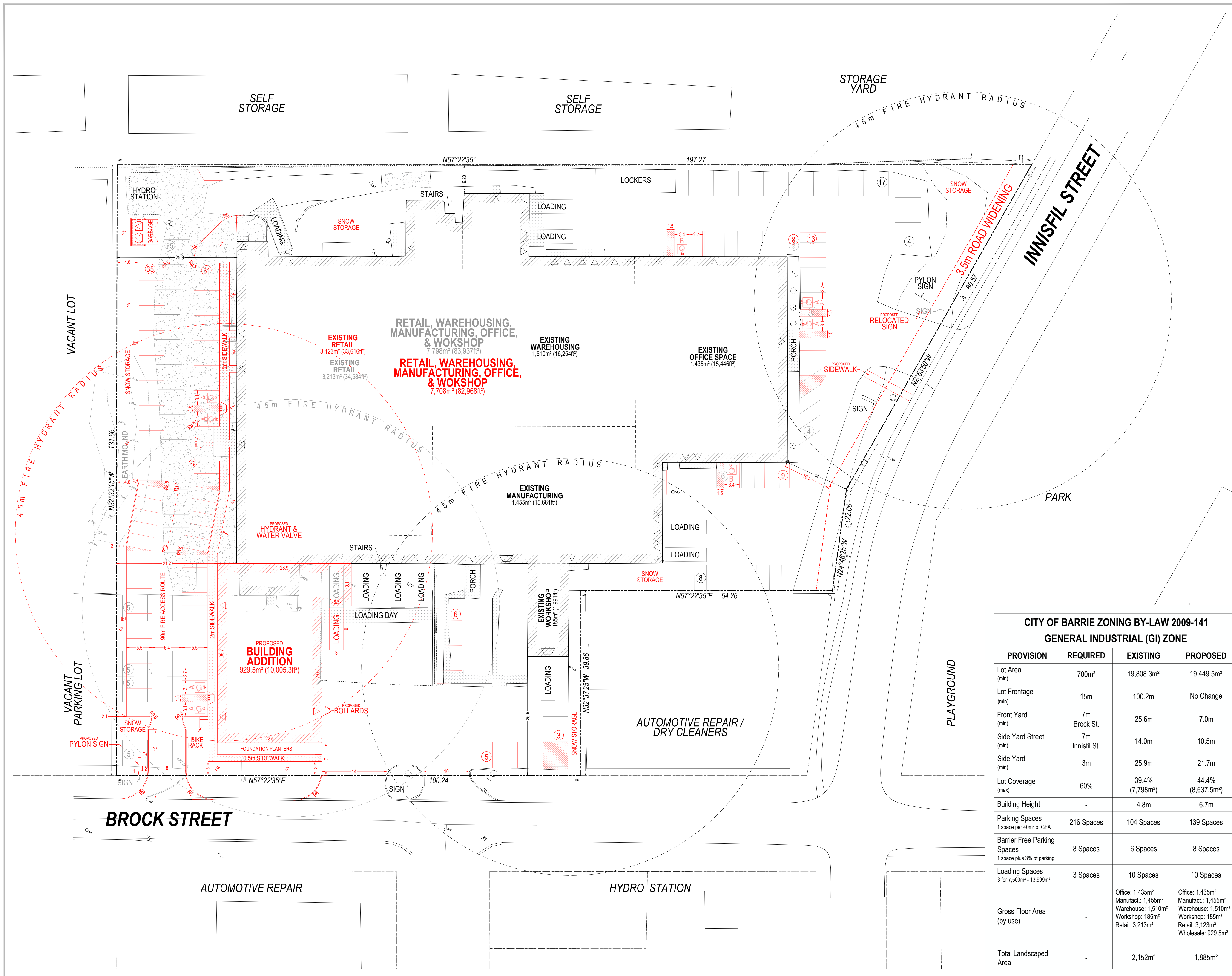
DATE	May 31, 2021
DRAWN BY	M.A.M.
PLAN SCALE	1:375 (ARCH D)
FILE No.	17272E
CHECKED BY	J.N.
OTHER	

PROJECT
164 INNISFIL STREET BUILDING ADDITION
 1911940 ONTARIO INC.
 164 INNISFIL STREET
 BARRIE, ONTARIO L4N 3E7

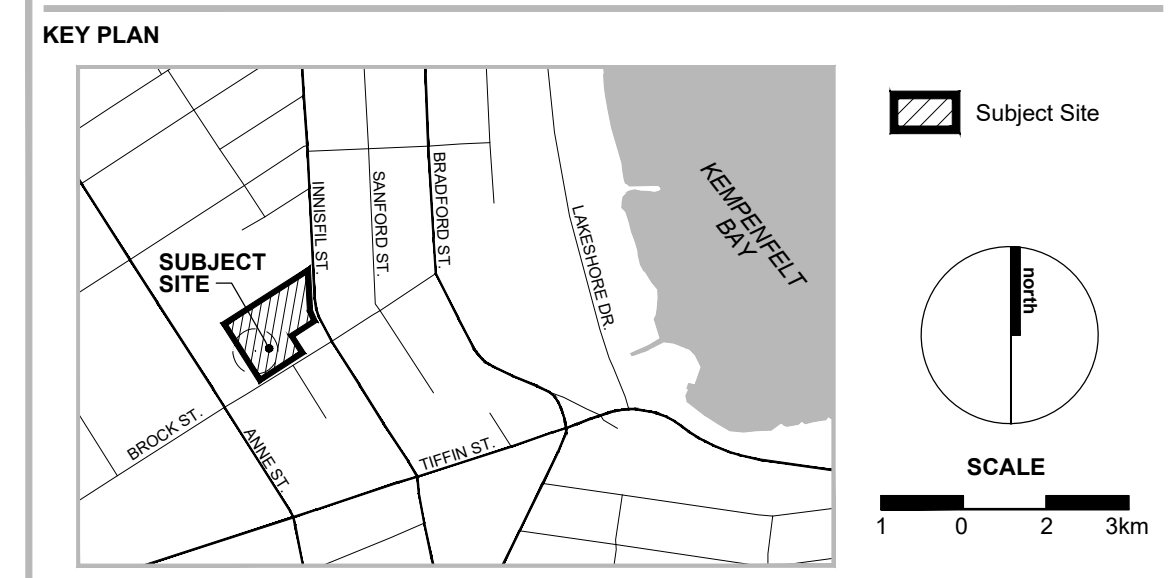
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SCALE BAR
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LEGAL DESCRIPTION
 PART OF LOT 25, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF VESPRE
 CITY OF BARRIE
 COUNTY OF SIMCOE



- LEGEND**
- Redline Revision
 - Site Boundary
 - Parcel Fabric
 - Edge of Pavement / Edge of Curb
 - Building Exterior Wall
 - Concrete Area
 - Gravel Area
 - Fire Hydrant
 - Curb Ramp
 - Access Aisle / No Parking Hatch
 - Barrier-free Parking Space
 - AODA Type A Space (3.4m min.)
 - AODA Type B Space (2.4m min.)
 - Building Entrance
 - Garage Entrance
 - Signs
 - BF - Barrier Free
 - FR - Fire Route

CITY OF BARRIE ZONING BY-LAW 2009-141
GENERAL INDUSTRIAL (GI) ZONE

PROVISION	REQUIRED	EXISTING	PROPOSED
Lot Area (min)	700m²	19,808.3m²	19,449.5m²
Lot Frontage (min)	15m	100.2m	No Change
Front Yard (min)	7m Brock St.	25.6m	7.0m
Side Yard Street (min)	7m Innisfil St.	14.0m	10.5m
Side Yard (min)	3m	25.9m	21.7m
Lot Coverage (max)	60%	39.4% (7,798m²)	44.4% (8,637.5m²)
Building Height	-	4.8m	6.7m
Parking Spaces 1 space per 40m² of GFA	216 Spaces	104 Spaces	139 Spaces
Barrier Free Parking Spaces 1 space plus 3% of parking	8 Spaces	6 Spaces	8 Spaces
Loading Spaces 3 for 7,500m² - 13,999m²	3 Spaces	10 Spaces	10 Spaces
Gross Floor Area (by use)	-	Office: 1,435m² Manufact.: 1,455m² Warehouse: 1,510m² Workshop: 185m² Retail: 3,213m²	Office: 1,435m² Manufact.: 1,455m² Warehouse: 1,510m² Workshop: 185m² Retail: 3,123m² Wholesale: 929.5m²
Total Landscaped Area	-	2,152m²	1,885m²

REVISION No. DATE ISSUED/REVISION BY

113 COLLIER STREET
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 P: 705 728 0045 F: 705 728 2010
 WWW.MHBCPLAN.COM

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
MHBC PLANNING

STAMP

DATE: May 31, 2021

DRAWN BY: M.A.M.

PLAN SCALE: 1:375 (ARCH D)

FILE No.: 17272E

CHECKED BY: J.N.

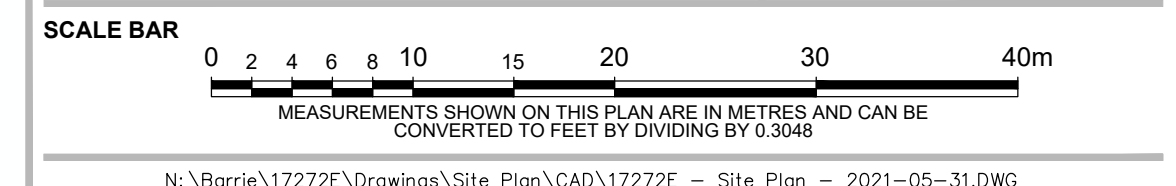
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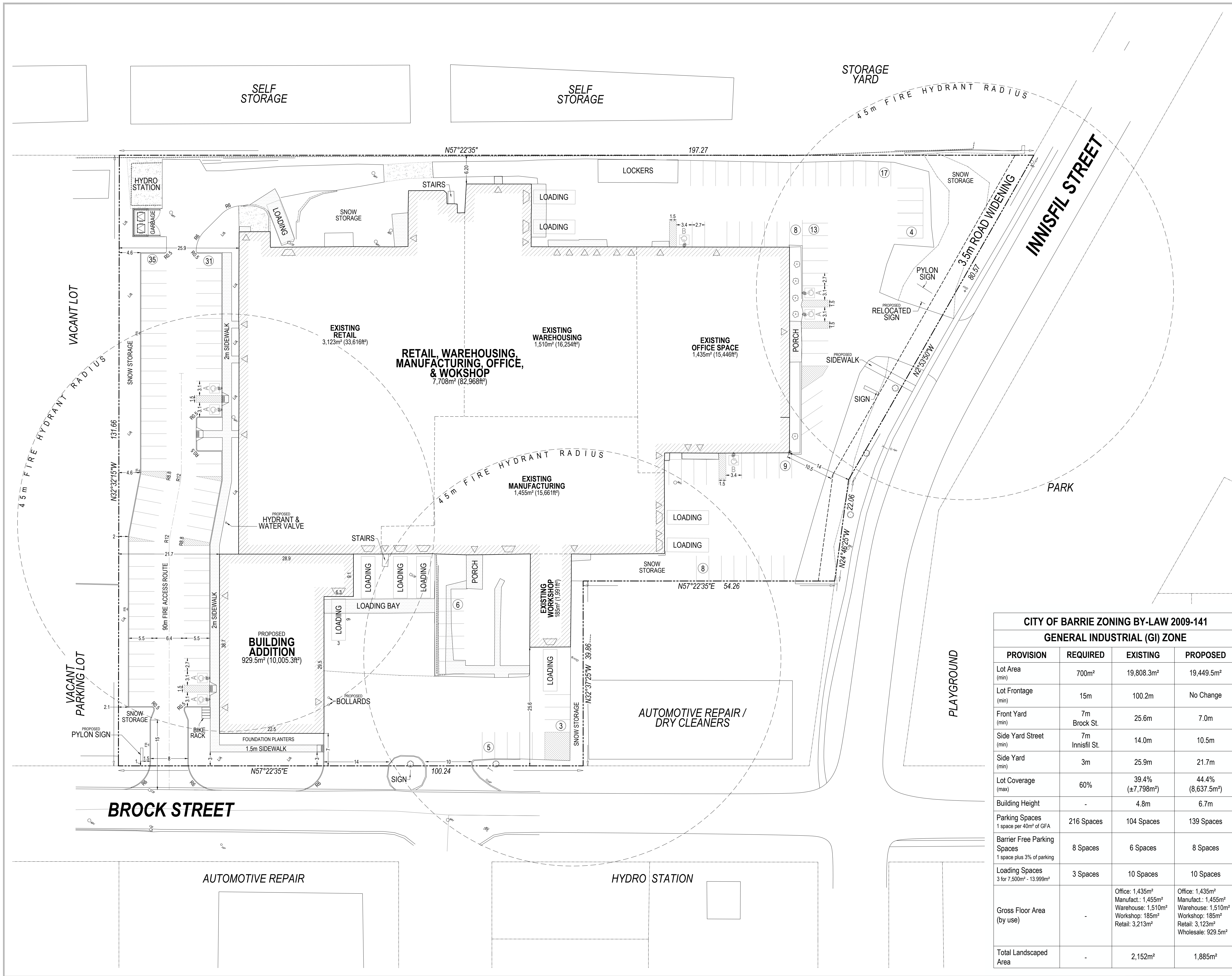
PROJECT

164 INNISFIL STREET BUILDING ADDITION
 1911940 ONTARIO INC.
 164 INNISFIL STREET
 BARRIE, ONTARIO L4N 3E7

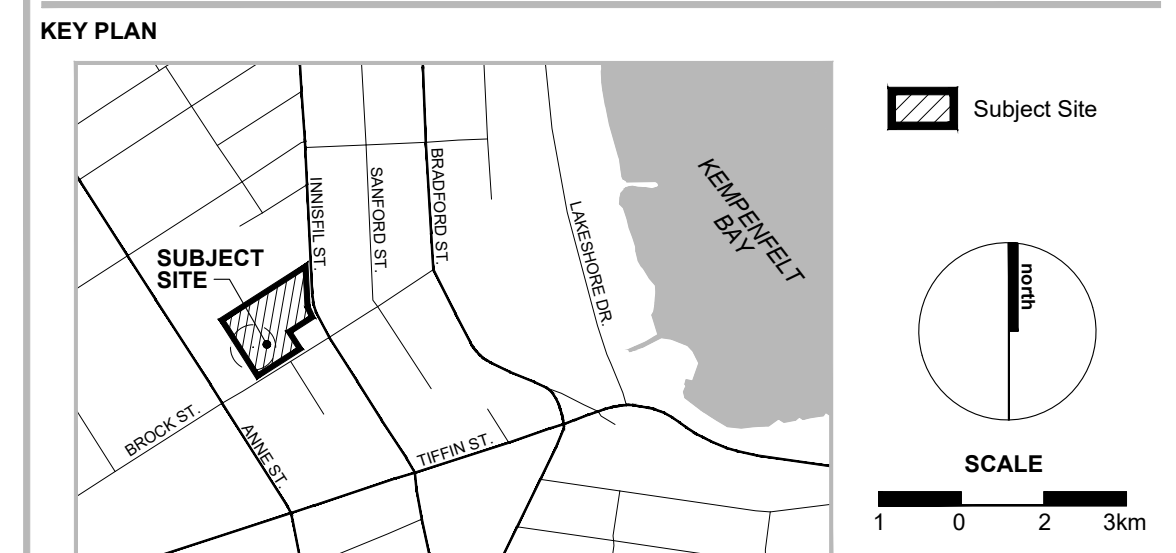
FILE NAME: **REDLINE SITE PLAN**

DWG No.: **2 of 4**





LEGAL DESCRIPTION
 PART OF LOT 25, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF VESPRE
 CITY OF BARRIE
 COUNTY OF SIMCOE



- LEGEND**
- Site Boundary
 - Parcel Fabric
 - Edge of Pavement / Edge of Curb
 - Building Exterior Wall
 - Concrete Area
 - Gravel Area
 - Fire Hydrant
 - Curb Ramp
 - Access Aisle / No Parking Hatch
 - Barrier-free Parking Space
 - AODA Type A Space (3.4m min.)
 - AODA Type B Space (2.4m min.)
 - Building Entrance
 - Garage Entrance
 - Signs
 - BF - Barrier Free
 - FR - Fire Route

CITY OF BARRIE ZONING BY-LAW 2009-141
GENERAL INDUSTRIAL (GI) ZONE

PROVISION	REQUIRED	EXISTING	PROPOSED
Lot Area (min)	700m ²	19,808.3m ²	19,449.5m ²
Lot Frontage (min)	15m	100.2m	No Change
Front Yard (min)	7m Brock St.	25.6m	7.0m
Side Yard Street (min)	7m Innisfil St.	14.0m	10.5m
Side Yard (min)	3m	25.9m	21.7m
Lot Coverage (max)	60%	39.4% (±7,798m ²)	44.4% (8,637.5m ²)
Building Height	-	4.8m	6.7m
Parking Spaces 1 space per 40m ² of GFA	216 Spaces	104 Spaces	139 Spaces
Barrier Free Parking Spaces 1 space plus 3% of parking	8 Spaces	6 Spaces	8 Spaces
Loading Spaces 3 for 7,500m ² - 13,999m ²	3 Spaces	10 Spaces	10 Spaces
Gross Floor Area (by use)	-	Office: 1,435m ² Manufact.: 1,455m ² Warehouse: 1,510m ² Workshop: 185m ² Retail: 3,213m ²	Office: 1,435m ² Manufact.: 1,455m ² Warehouse: 1,510m ² Workshop: 185m ² Retail: 3,123m ² Wholesale: 929.5m ²
Total Landscaped Area	-	2,152m ²	1,885m ²

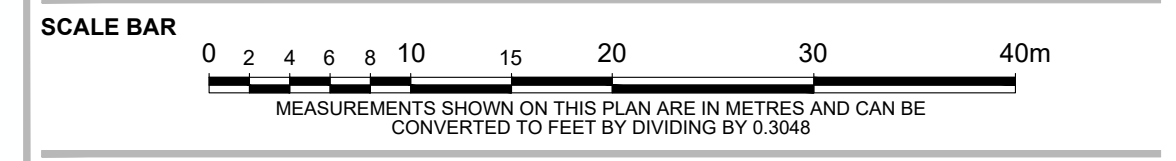
REVISION No. DATE ISSUED/REVISION BY


PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
 113 COLLIER STREET
 BARRIE, ON. L4M 1R2
 P: 705 728 0045 F: 705 728 2010
 WWW.MHBCPLAN.COM
MHBC PLANNING

STAMP	DATE May 31, 2021
DRAWN BY M.A.M.	PLAN SCALE 1:375 (ARCH D)
FILE No. 17272E	CHECKED BY J.N.
OTHER	

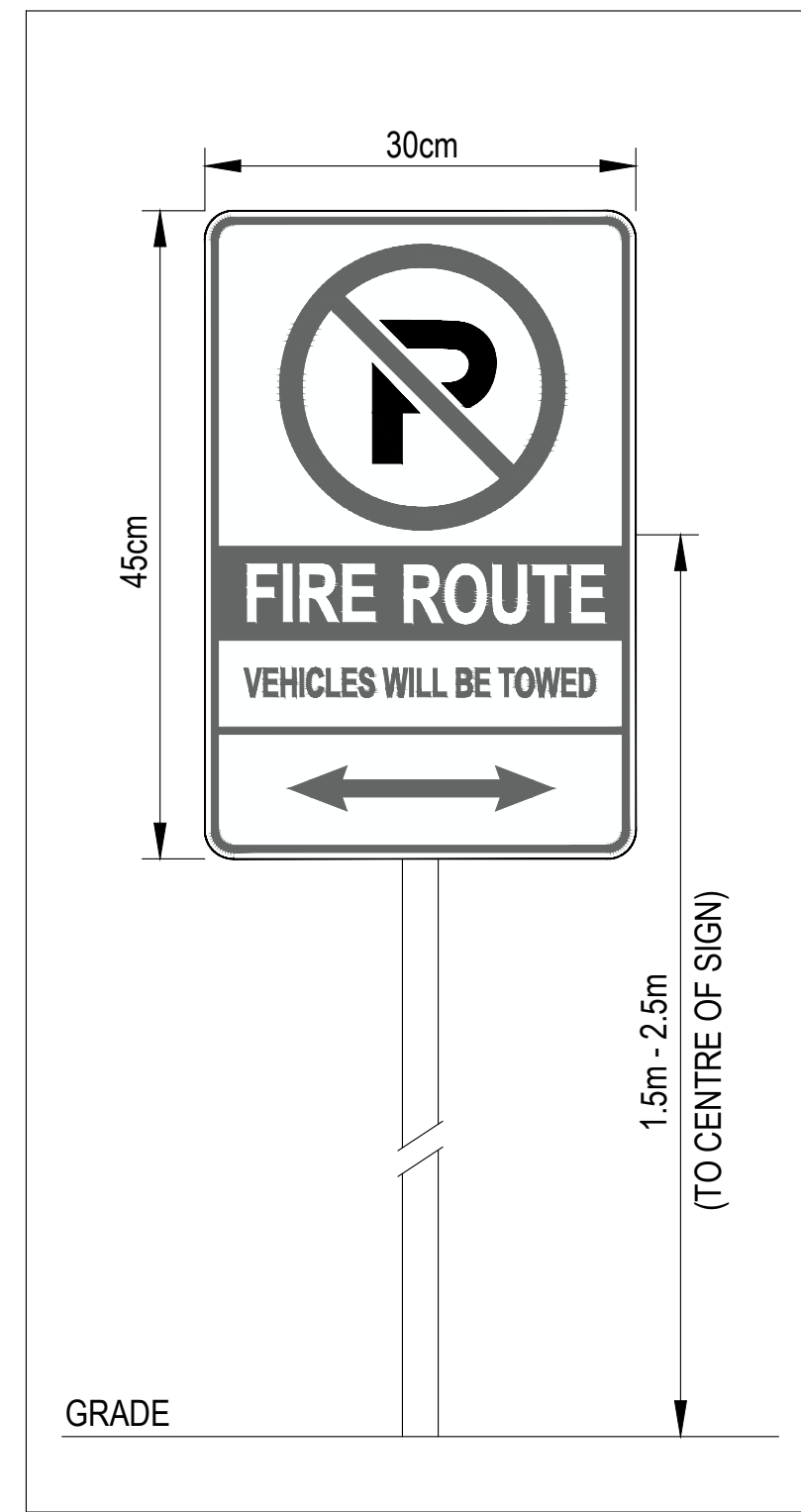
PROJECT
164 INNISFIL STREET BUILDING ADDITION
 1911940 ONTARIO INC.
 164 INNISFIL STREET
 BARRIE, ONTARIO L4N 3E7

FILE NAME **SITE PLAN** **DWG No.** **3 of 4**

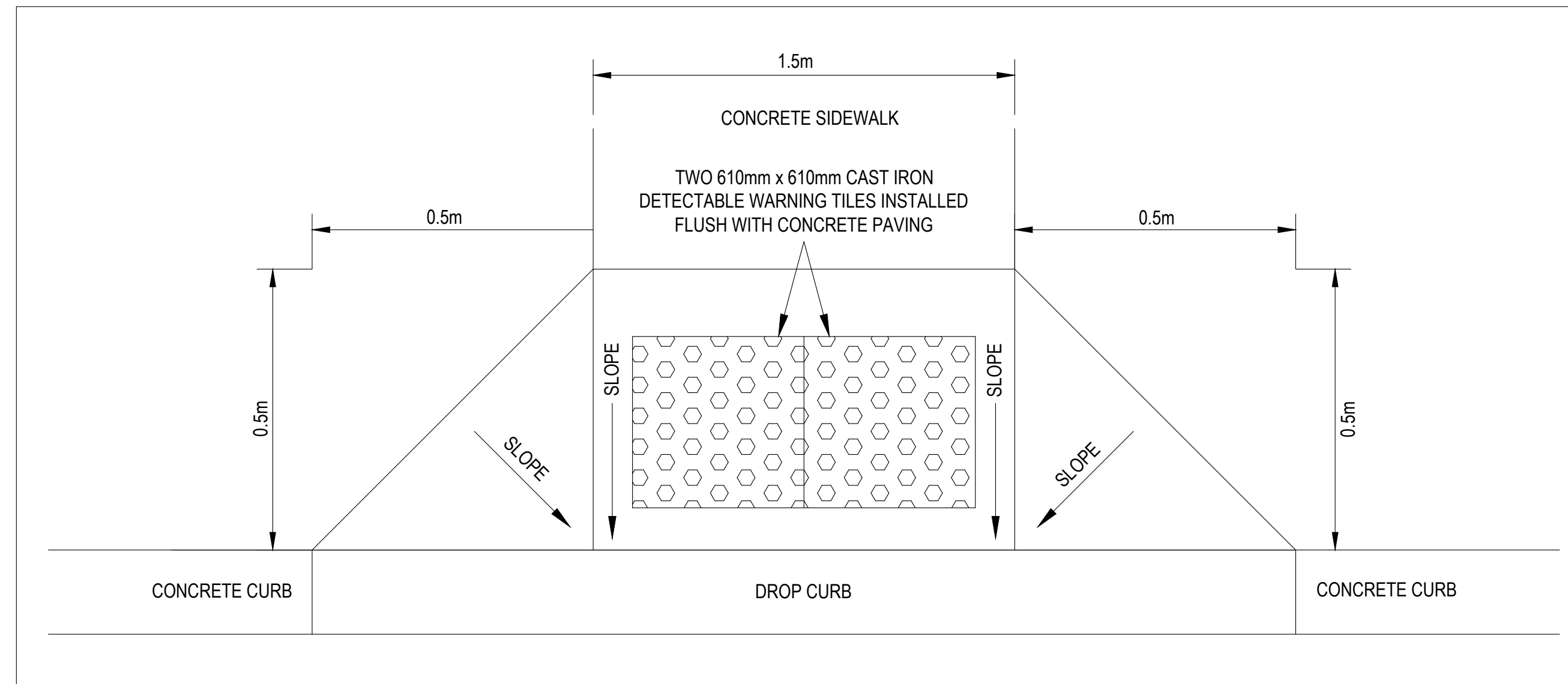




01 BARRIER-FREE PARKING SIGN
ONTARIO TRAFFIC MANUAL - Rb-93 N.T.S.

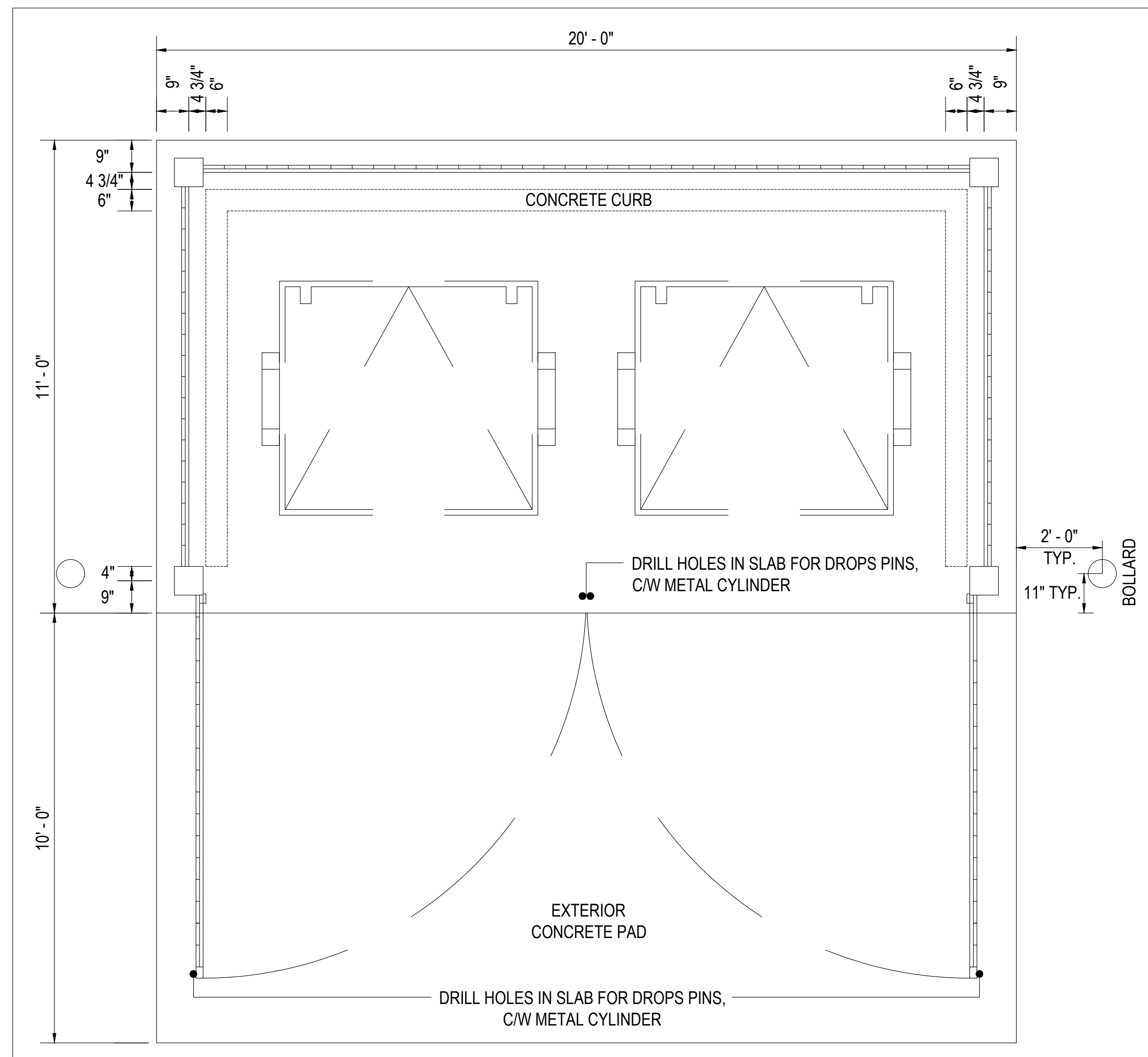


02 FIRE ROUTE SIGN
TYPICAL N.T.S.



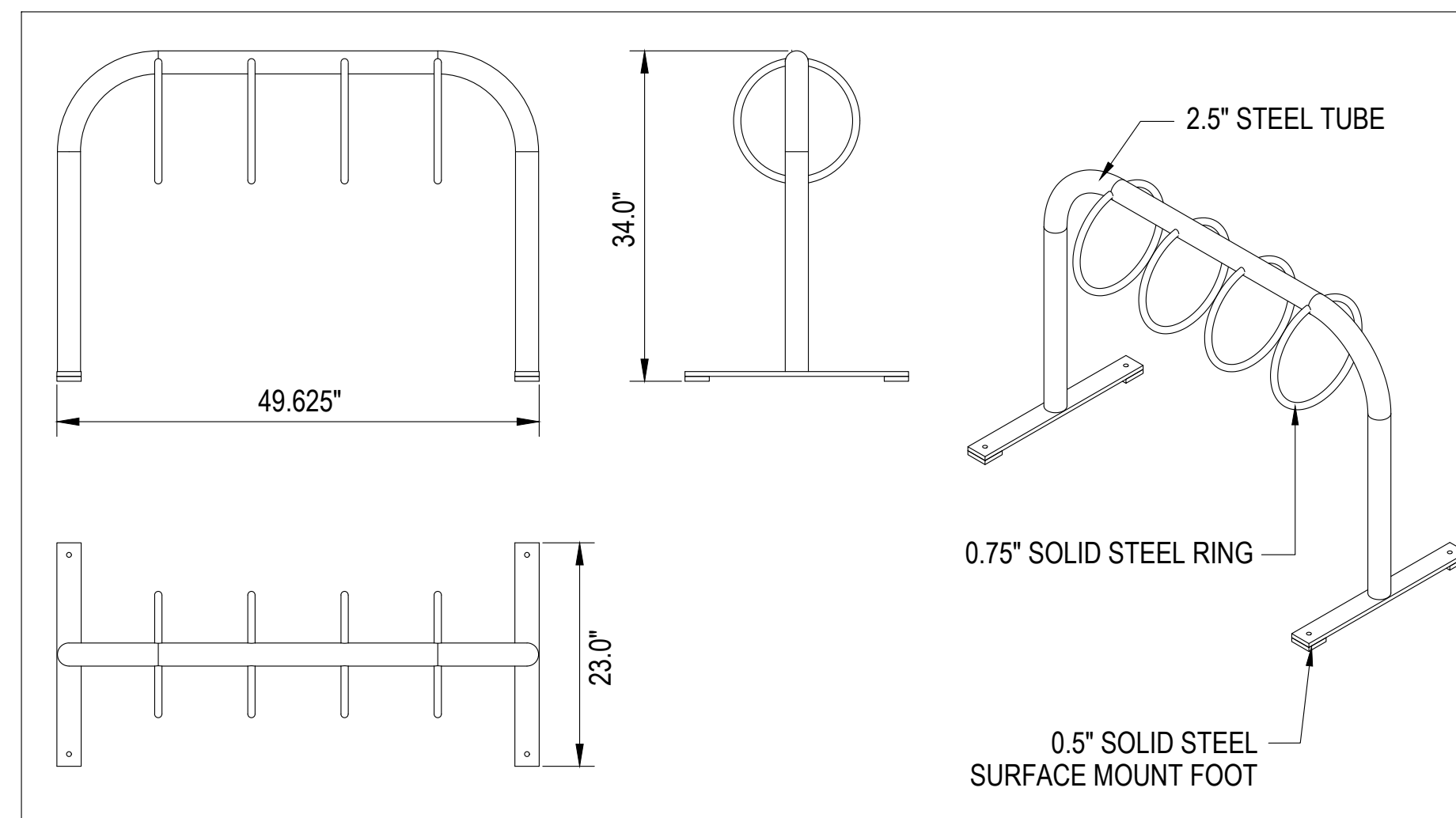
04 CURB RAMP WITH DETECTABLE WARNING TILES

N.T.S.



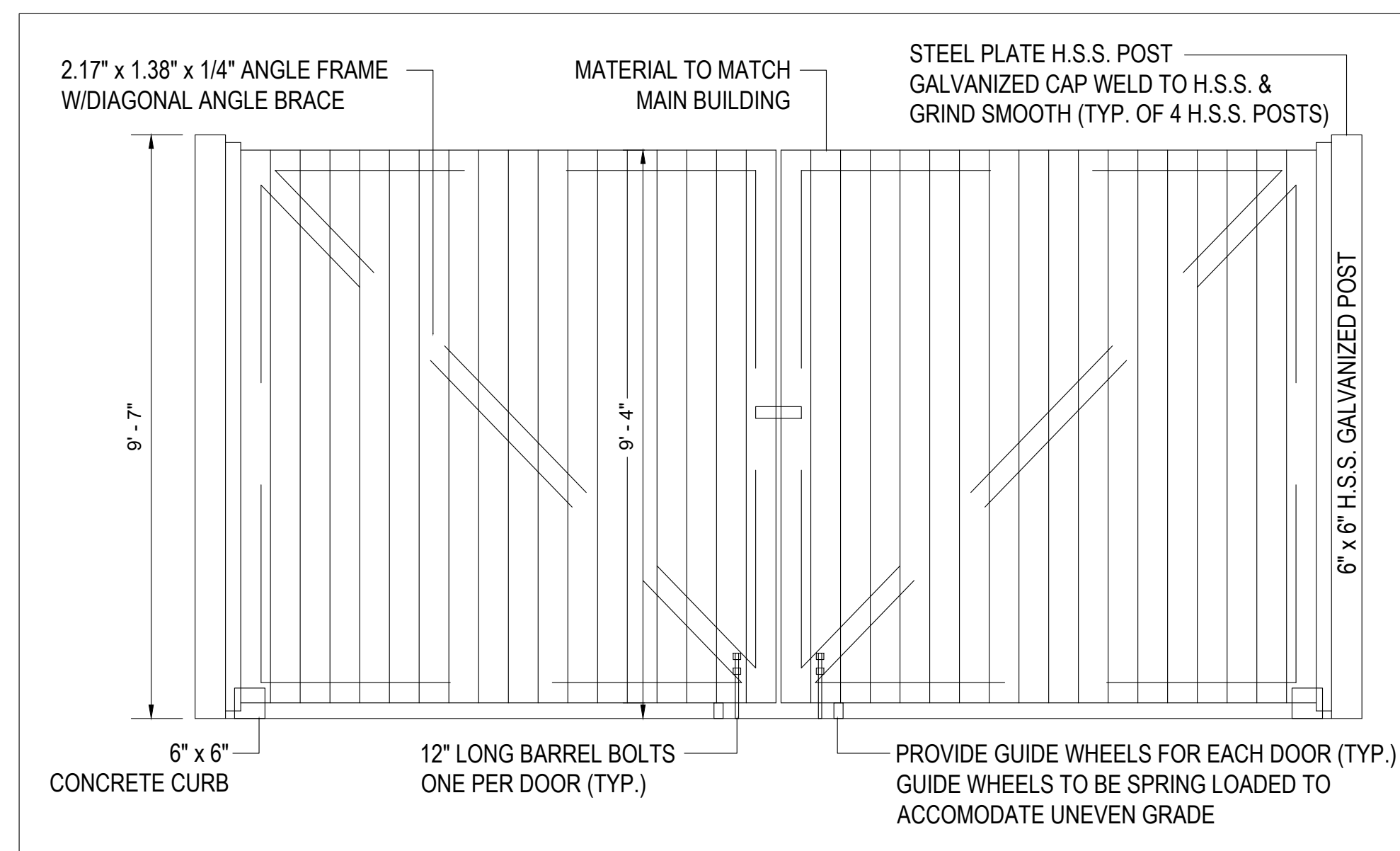
08 GARBAGE ENCLOSURE
1 OF 2

NOT TO SCALE



03 BIKE RACK

N.T.S.



08 GARBAGE ENCLOSURE ELEVATION

NOT TO SCALE

LEGAL DESCRIPTION

PART OF LOT 25, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF VESPREA
CITY OF BARRIE
COUNTY OF SIMCOE

KEY PLAN



REVISION No.	DATE	ISSUED/REVISION	BY


**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC PLANNING**
 113 COLLIER STREET
 BARRIE, ON. L4M 1H2
 P: 705 728 0045 F: 705 728 2010
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STAMP	DATE	May 31, 2021
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	PLAN SCALE	1:375 (ARCH D)
	FILE No.	17272E
	CHECKED BY	J.N.
	OTHER	

PROJECT
**164 INNISFIL STREET
BUILDING ADDITION**
 1911940 ONTARIO INC.
 164 INNISFIL STREET
 BARRIE, ONTARIO L4N 3E7

FILE NAME	DETAILS SITE PLAN	DWG No.	4 of 4
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