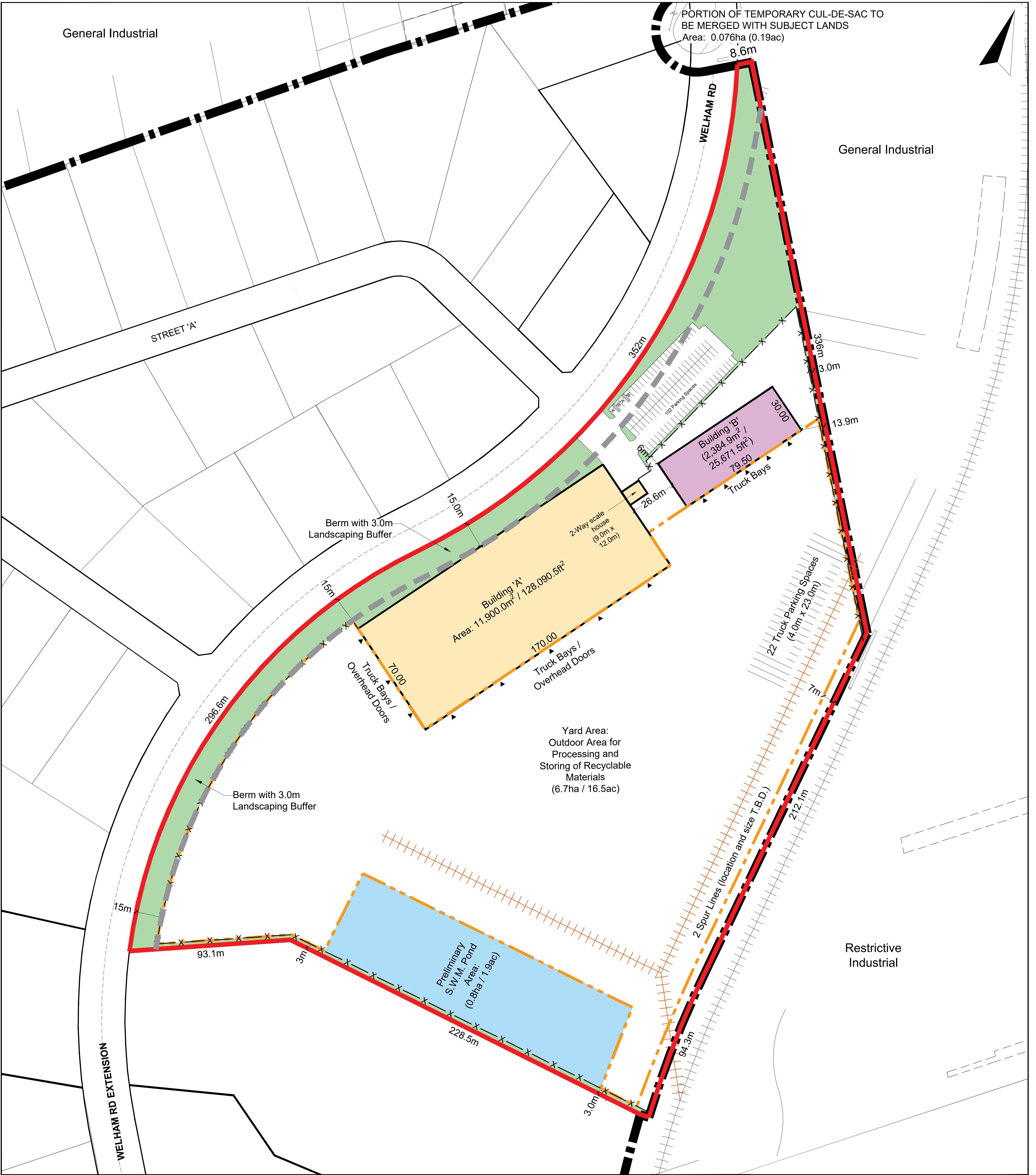
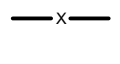


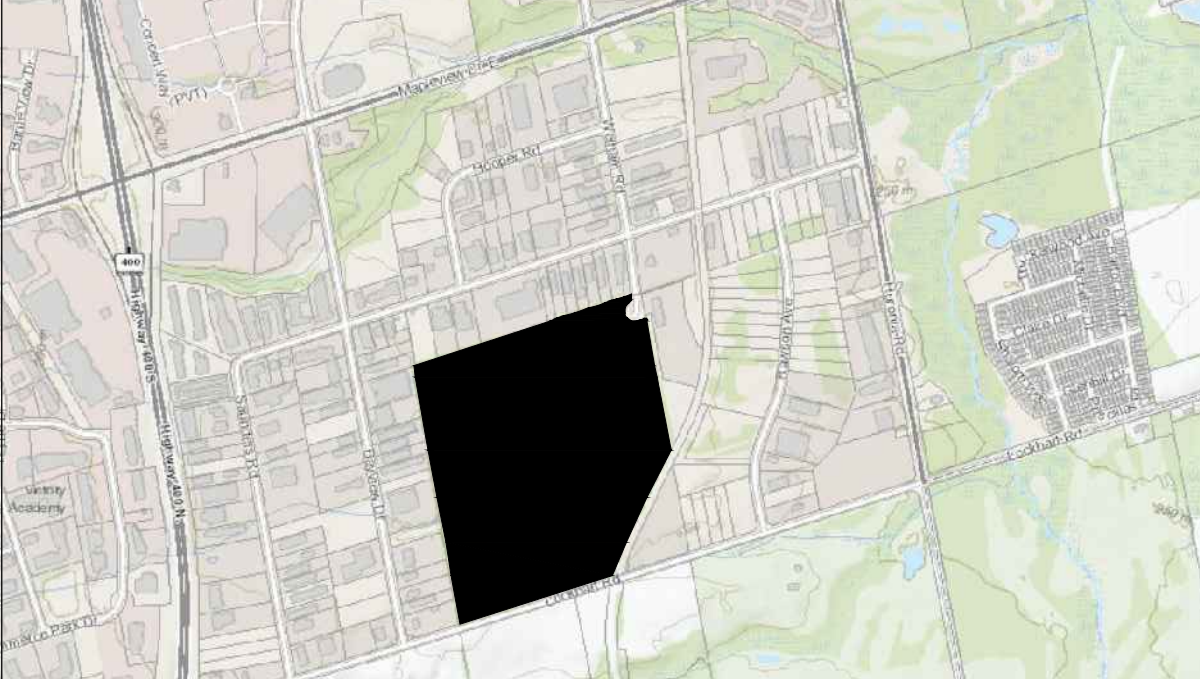


LEGEND

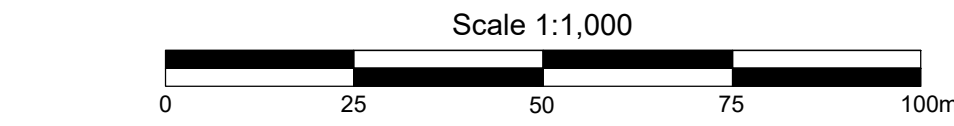
-  Subject Lands
 - Area: 37.15ha (91.7ac)
-  Block 1
 - Area: 11.3ha (27.9ac)
-  Proposed Building A
-  Proposed Building B
-  Proposed Fence
 - Fence will be 2.0m in height as per 4.11.1.3
-  Potential Rail Spur Locations
-  Yard Area
 - Area: 6.7ha (16.5ac)
-  Preliminary Stormwater Management Pond
 - Area: 0.8ha (1.9ac)

RESTRICTED INDUSTRIAL (RI) ZONE		
Provisions	Required	Provided
Lot Area (min.)	2,000.0m ²	11.3ha
Lot Frontage (min.)	45.0m	620.3m
Front Yard Setback (min.)	15.0m	15.0m
Side Yard Setback (min.)	3.0m	3.0m
Rear Yard Setback (min.)	7.0m	> 7.0m
Lot Coverage (max.)	60%	12%
Building Height (max.)	--	--
Front Yard Parking (max.) (7.3.3.2)	20%	14%
Required Parking: Industrial Uses Otherwise not Defined	204 spaces (1 space / 70.0m ² of GFA)	204 spaces (1 space / 40.0m ² of GFA)
Barrier Free Parking	7 B.F. spaces (4 Type 'A' & 3 Type 'B')	4 B.F. (2 Type 'A' & 2 Type 'B')
Required Loading Spaces	4 spaces	> 4 spaces

KEY MAP



PART OF THE SOUTH HALF OF LOT 9, CONCESSION 11
(GEOGRAPHIC TOWNSHIP OF INNISFIL)
CITY OF BARRIE



Sources: Survey prepared by Rudy Mak Surveying.
Discover Barrie Interactive Mapping, August 2017.
City of Barrie Official Plan Schedules. City of Barrie open data.
Note: This drawing is for discussion purposes only.

BLOCK 1: CONCEPTUAL PLAN

140 LOCKHART ROAD, BARRIE

O.P. LAND USE
DESIGNATION

GENERAL INDUSTRIAL &
ENVIRONMENTAL
PROTECTION AREA

CURRENT
ZONING

GI & EP



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Date: February 10, 2021

Drawn By: AS

File: 18-779

Designed By: DV / VS