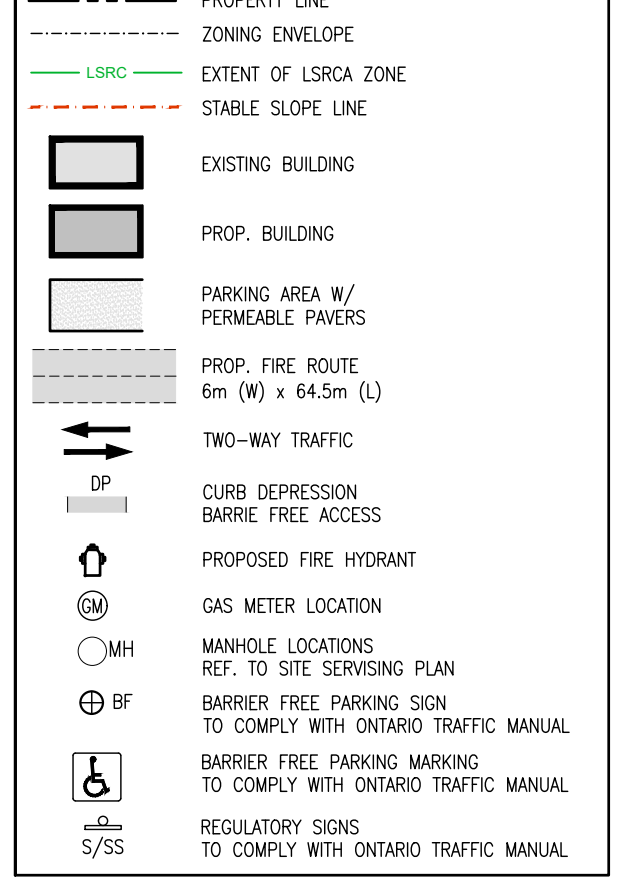
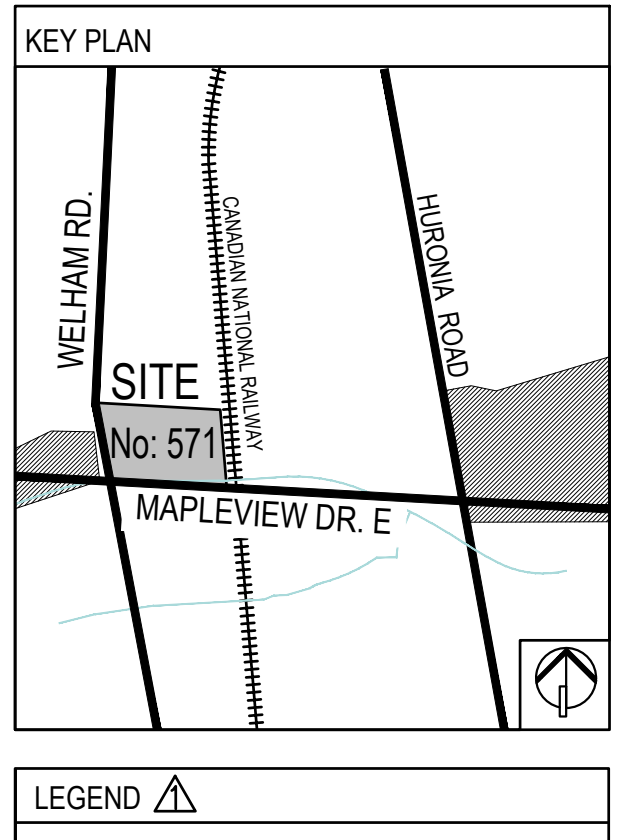


SURVEY INFORMATION		
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE FOLLOWING SURVEY: PART OF LOTS 9 AND 10, CONCESSION 12, TOWNSHIP OF INNISVILLE CITY OF BARRIE, COUNTY OF SIMCOE		
DATED: OCT. 02, 2020		
RUDY MAC SURVEYING LTD. ONTARIO LAND SURVEYORS 89 BIG BAY POINT ROAD BARRIE, ONTARIO L4N 8M5 (705) 722-3845		
SPECIFIED CONTROL POINTS (SCP): UTM ZONE 17, NAD 83 (ORIGINAL), COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10		
POINT ID	NORTHING	EASTING
SCP 03120040012	4909810.870	605984.432
SCP 00119713848	4911611.018	606450.422
ORP A	4910395.23	606053.35
ORP B	4910458.49	606245.33
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.		

DEVELOPMENT STATISTICS		
	PRE-CONSTRUCTION SITE	POST-CONSTRUCTION SITE
BUILDING AREA/ COVERAGE	1,376sm	6,280sm
IMPERVIOUS AREA	7,043sm	12,659sm
LANDSCAPE AREA	16,089sm	5,569sm
SITE AREA TOTAL: GI ZONE 24,508sm	24,508sm	24,508sm

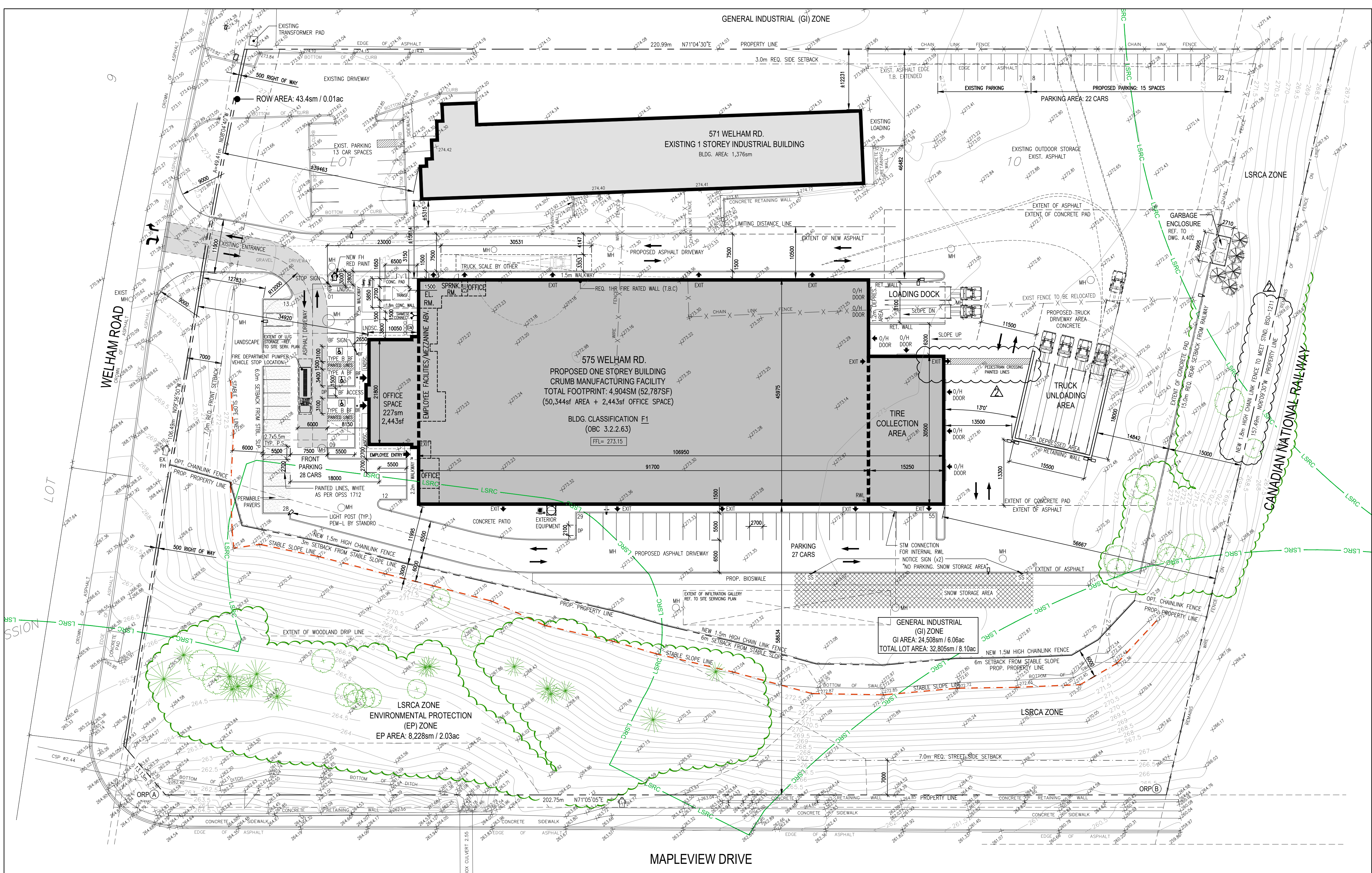
PROPOSED BUILDING STATISTICS / OBC	
• BLDG. CLASSIFICATION: OBC 3.2.2.6.3: GROUP F, DIVISION 1, ONE STOREY	
• ACCESSORY CLASSIFICATION – OCCUPANCY D (OFFICES)	
• NONCOMBUSTIBLE CONSTRUCTION	
• SPRINKLERED BUILDING	

ZONING STANDARDS MATRIX			
	ZONING BY-LAW 2009-141	EXISTING	PROPOSED
1. ZONING	GENERAL INDUSTRIAL (GI) w/ PORTION ENVIRONMENTAL PROTECTION (EP)	EXISTING INDUSTRIAL BUILDING	PROPOSED CRUMB MANUFACTURING FACILITY – GI ZONE
2. SITE AREA	MIN. 700sm	32,805sm / 8.10ac	24,508sm / 6.06ac (REF. TO DRAFT REF. PLAN BY RUDY MAC, FILE # 14107)
3. LOT FRONTAGE	MIN. 30m	155.91m	85.5m
4. SETBACKS	NORTH (INTERIOR SIDE YARD) – 3.0m SOUTH (EXTERIOR SIDE YARD) – 10.0m WEST (FRONT YARD) – 7.0m EAST (REAR YARD) – 15.0m	NORTH SIDE YARD – ±12.23m WEST (FRONT YARD) – ±39.46m	NORTH (INTERIOR SIDE YARD) – 46.48m SOUTH (INTERIOR SIDE YARD) – 11.99m WEST (FRONT YARD) – 34.20m EAST (REAR YARD) – 56.66m
5. COVERAGE	MAX. 60%	EXIST. BLDG. AREA – 1,376sm (14,811sf)	25.6% (6,280sm) – COVERAGE EXIST. BUILDING – 1,376sm (14,811sf) PROP. MANUFAC. FACILITY – 4,904sm (52,787sf) TOTAL COVERED AREA – 6,280sm (67,599sf)
6. BUILDING HEIGHT	NO LIMIT	EXIST. 1 STOREY BLDG, BLDG. HEIGHT: ±5.2m	PROPOSED 1 STOREY BLDG. HEIGHT: 9.1m
	ZONING BY-LAW 2009-141	EXISTING	PROPOSED
7. GFA	N/A	BLDG. GFA – 1,376sm (14,811sf)	PROP. MANUFAC. FACILITY – 4,904sm (52,787sf) PROP. STORAGE MEZZANINE – 165sm (1,776sf) TOTAL GFA – 5,069sm (54,563sf) EXCLUSIONS: (MEZZ. STORAGE, UTILITY ROOMS) – 225sm (2,422sf) GFA FOR PARKING – 4,844sm (52,144sf) EXIST. BLDG. GFA – 1,376sm (14,811sf)
8. PARKING	EXIST. INDUSTRIAL BUILDING: 1 SPACE / 70sm PARKING REQUIRED: 19.6 SPACES BF PARKING – 1 SPACE (INC.)	EXIST. PARKING: 20 SPACES BF PARKING – 1 SPACE (EXIST.)	PROPOSED BUILDING: MANUFACTURING FACILITY 1 SPACE / 70sm PARKING REQUIRED – 69 SPACE (4,844sm / 70sm = 69) BF PARKING – 3 SPACES (INCL.)
9. LOADING	B/W 3,000sm – 7,499sm OF GFA REQ. 2 LOADING SPACES		EXIST. PARKING: 20 SPACES TOTAL SITE PARKING PROVIDED: 90 SPACES BF PARKING: EXISTING: 1 SPACE (INCL.) PROPOSED: 3 SPACES (INCL.) PROVIDED – 6 SPACES



- #### TRANSPORTATION NOTES
- TRAFFIC SIGNS TO CONFORM TO THE ONTARIO TRAFFIC MANUAL (OTM).
 - ALL BARRIER FREE PARKING STALLS SHALL BE SIGNED IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL BOOK 5 – REGULATORY SIGNS.
 - ALL BARRIER FREE PARKING STALLS SYMBOLS SHALL BE MARKED IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL BOOK 11 – PAVEMENT, HAZARD AND DELINEATION MARKINGS.
 - PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE PAINTED WHITE AND CONFORM TO OPSS 1712.

- #### GENERAL NOTES
- ALL DRAWING DOCUMENTS LISTED IN THIS SET ARE FOR INFORMATION PURPOSES ONLY.
 - ALL SITE BOUNDARY AND PERIMETER INFORMATION INDICATED IN THIS SITE PLAN WAS TAKEN FROM SURVEY DRAWING AS NOTED.
 - EXISTING BUILDING INFORMATION USED IN THIS DOCUMENTATION WAS TAKEN FROM ARCHITECT DRAWINGS, PREPARED BY: IAN S. MALCOLM ARCHITECT, DATED MARCH 1989.
 - THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION. ALL AREAS AND DIMENSIONS TO BE SITE VERIFIED PRIOR TO ANY WORK.



INDUSTRIAL DEVELOPMENT
PROPOSED
CRUMB MANUFACTURING FACILITY

571 WELHAM RD.
BARRIE, ON

E360S ENVIRONMENTAL & SOLUTIONS
Sustainable Environmental Management

10 Bur Oak Avenue, Unit 3, Markham, ON L3R 0A2
Tel: 905-887-8900 Fax: 905-887-3400
e-mail: info@e360s-architect.com

PROJECT ARCHITECT
2 CAMPITELLI
ASSISTANT DESIGNER

PROJECT ARCHITECT
RD
CHECKED BY
JLC

PROPOSED SITE PLAN

SCALE: 1:400 DATE PLOTTED: JAN 28 2021 PROJECT NO: 270.19.D

SHEET NO: A.100

DATE: FEB 11 2020
DESCRIPTION: PRE-CON FILE NO: D28-043-2019
SPA FILE NO: D11-017-2020

LEGAL: PROJECT ARCHITECT: J. CAMPITELLI
ASSISTANT DESIGNER: RD
CHECKED BY: JLC

INFO: PROJECT ARCHITECT: J. CAMPITELLI
ASSISTANT DESIGNER: RD
CHECKED BY: JLC

DWG TITLE: PROPOSED SITE PLAN

DWG NO: 270.19.D

SHEET NO: A.100