



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-016-2025**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Edward Abou-Jaoude, applicant** on behalf of **Khachian Realty Corp, Owner**, for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

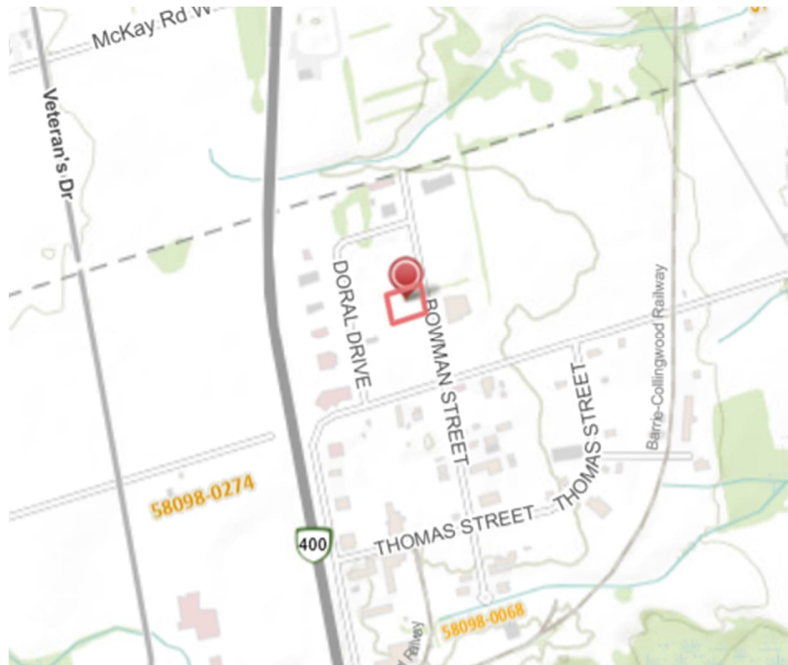
The subject properties are described legally as **PLAN 51M806 LOT 16** known municipally as **2456 Bowman St** and is zoned “**Industrial Business Park Exception 5 (IBP-5)**”.

The applicant is seeking relief from Section 3.35 of the Zoning By-Law which requires a total of 62 parking spaces for the proposed industrial use. The applicant is proposing to reduce the number of parking spaces to 46.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, May 15, 2025, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code:
<https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.



If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal (OLT).

Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **April 24, 2025**

Sarah Burton Hopkins,
Secretary Treasurer
sburtonhopkins@innisfil.ca
705-436-3710 ext. 3504



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

April 10, 2025

Town of Innisfil
Planning Department
2101 Innisfil Beach Road
Innisfil, ON
L9S 1A1

Attention: Toomaj Haghshenas
Secretary-Treasurer, Committee of Adjustment
Development Services

Re: Minor Variance Application – Planning Justification Report
2456 Bowman Street

1.0 INTRODUCTION

Innovative Planning Solutions has been retained by Khachian Realty Corp C/O Ruben Khachian to prepare a Planning Justification Report relative to a Minor Variance Application for lands municipally known as 2456 Bowman Street, in the Town of Innisfil, County of Simcoe.

The purpose of the subject application is to obtain Committee of Adjustment approval for 4 Minor Variances in order to permit the development of a 2-storey industrial building centrally located on the site with associated parking and landscaped areas. The variances applicable for the development of a proposed industrial building relate to reduced landscape strips along the north-south-east property lines, reduced parking, and to permit loading spaces within the front yard area. A quick overview of the requested variances

can be summarized as follows. The first requested minor variance is for the reduction of a landscape buffer strip along the front property line. It is proposed that the landscape buffer strip is reduced from the required 6 metres to accommodate vehicular turning movements. The second requested minor variance is for reduced parking. This is due to Section 3.35 of the Zoning Bylaw 080-13 which requires a total of 62 parking spaces for the proposed industrial use. It is proposed that 46 parking spaces be provided, which exceed operational requirements for the intended use. The third requested minor variance is to permit two (2) covered loading spaces in the front yard area. This is due to section 3.28.6 of the Zoning Bylaw 080-13 which requires that no loading spaces shall be located in the front yard of any zone. The fourth minor variance is to permit a reduction of a landscape buffer strip to be less than 3 meters in width in specific areas along the North and South side yards abutting Barrie Free access areas. This is due to section 3.25 of the Zoning Bylaw 080-13 which requires that a landscaping strip width of 3 meters be provided.

2.0 SITE DESCRIPTION & SURROUNDING LAND USES

The subject lands ('lands') are located along the west side of Bowman Street, north of the 9th Line and east of Highway 400. The lands have an area of approximately 0.98 ha with 90 m of frontage on Bowman Street (Figure1).

The property currently contains a gravel parking lot with two (2) gravel access driveways from Bowman Street. The lands are currently vacant with a chain link perimeter fence. The proposed building is centrally located on the lands and the use will take place within the wholly enclosed building and no outdoor storage is proposed. The lands are sparsely vegetated with cedar plantings along the border with other adjacent lots.

The lands are designated 'Employment Area' as per the Town of Innisfil Official Plan (Schedule B6 – Innisfil Heights). The land is zoned Industrial Business Park Five (IBP-5) within the Town's Zoning Bylaw 080-13.

The lands are currently designated 'Employment Area' under Schedule B6 (Land Use Designations) in the Town of Innisfil Official Plan (**Figure 2**) and are zoned "Industrial

Business Park' under the Town of Innisfil Zoning By-law (**Figure 3**). The lands are within the LSRCA boundary but are not within the regulated area.

The lands are ideally positioned east of the 400 Highway offering convenient access via the Innisfil Beach Road & Highway 400 interchange. The property borders Bowman Street, which offers a variety of employment opportunities and commercial amenities as they are surrounded by industrial business park uses.

Uses in the surrounding area are shown in **Figure 4**, and include:

- North:** The lands are zoned Industrial Business Park and contain commercial/industrial facilities. Further north are active agricultural uses within the City of Barrie and zoned A under Zoning By-law 054-04.
- East:** The lands directly across Bowman Street are zoned Industrial Business Park and contain a glass recycling operation. Further east are open fields containing vegetation or farmland and zoned Industrial Business Park.
- South:** The lands zoned Industrial Business Park that contain precast concrete and work in masonry operations. Further south are vacant industrial lands and the 9th Line.
- West:** The lands are zoned Industrial Business Park containing commercial/industrial facilities. Further west, Highway 400 and casino business known as Gateway Casino Innisfil bordering Highway 400 South.



LEGEND

Subject Lands



Figure 1

Subject Lands

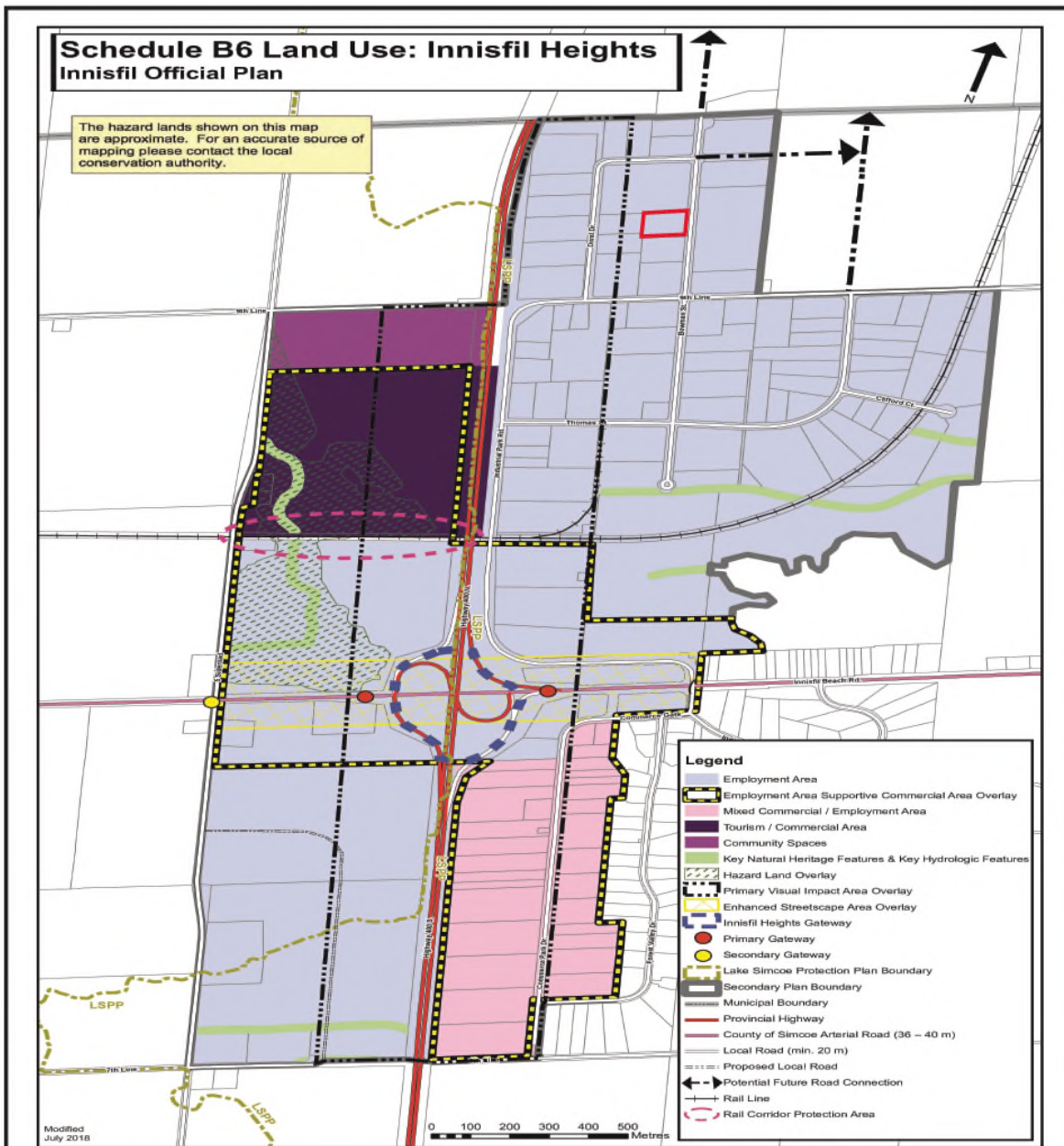
Source: County of Simcoe Interactive Map

Drawn By: EAJ

File: 22-1270



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 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNDAS STREET EAST, SUITE 201, BARRE, ONTARIO L4M 1B1
 Tel: 705-812-3281 Fax: 705-812-3434 • info@innovativeplanning.com • www.innovativeplanning.com



LEGEND

- Subject Lands
- Employment Area
- Mixed Commercial/ Employment Area
- Employment Area Supportive Commercial Area Overlay
- Key Natural Heritage Features & Key Hydrologic Features



Figure 2

Land Use-Town of Innisfil

Source: Town of Innisfil Official Plan
Schedule B6 Land Use Innisfil Heights

Drawn By: EAJ

File: 22-1270



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tel: 705-812-3291 fax: 705-812-3434 e: info@innovativeplanning.com www.innovativeplanning.com



LEGEND

- Subject Lands
- Industrial Business Park
- Residential Rural
- Environmental Protection



Figure 3 Zoning

Source: Township of Innisfil Interactive Map

Drawn By: EAJ

File: 22-1270



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LEGEND

Subject Lands



Figure 4

Surrounding Uses

Source: Simcoe County Interactive Map

Drawn By: EAJ

File: 22-1270



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100 DUNDAS STREET EAST, SUITE 201, BARRE, ONTARIO L4M 1B1

TEL: 705-912-3291 FAX: 705-912-3434 E: info@ipsimaging.com WWW: ipsimaging.com

3.0 Proposed Development:

The purpose of the subject application is to obtain Committee of Adjustment approval for 4 Minor Variances in order to permit the development of a 2-storey industrial building centrally located with associated parking and landscape areas. The variances applicable for the development of a proposed industrial building relate to reduced landscape strips along the north-south-east property lines, reduced parking, and to permit loading spaces within the front yard area. A quick overview of the requested variances can be summarized as follows. The first requested minor variance is for the reduction of a landscape buffer strip along the front property line. The second requested minor variance is for reduced parking. This is due to Section 3.35 of the Zoning Bylaw 080-13 which requires a total of 62 parking spaces for the proposed industrial use. It is proposed that 46 parking spaces be provided, which exceeds operational requirements for the intended use. The third requested minor variance is to permit two (2) covered loading spaces in the front yard area. This is due to section 3.28.6 of the Zoning Bylaw 080-13 which requires that no loading spaces shall be located in the front yard of any zone. The fourth minor variance is to permit a reduction of a landscape buffer strip be less than 3 meters in width in specific areas along the North and South side yards abutting Barrie Free access areas. This is due to section 3.25 of the Zoning Bylaw 080-13 which requires that a landscaping strip width of 3 meters be provided.

A symmetrical building is proposed to be positioned central to the site, with a gross floor area of approximately 4,186 m² broken down into 3,404 m² of warehouse space and 781 m² of office space on the ground level and upper mezzanine area. Total site coverage is approximately 3,829 m². A copy of the Concept Plan is included in **Appendix 2** of this report.

The existing two entrances from Bowman Street will be utilized to provide two-way access to the associated loading spaces located at the front of the building. Internal to the site, a one-way traffic flow entering from the northern driveway and exiting the southern driveway is proposed circling the industrial building providing access to parking spaces and rear waste collection areas.

Landscape areas are proposed, bordering the site offering a variety of vegetative planting materials and visual screening. The existing chain link fence will remain offering security while the front portion of the fence and access gates will be upgraded to include vertical slats for visual buffering of loading spaces. The proposed industrial building will connect to existing municipal water services. In the absence of municipal sanitary services, a private sanitary septic system is provided meeting the needs of the proposed use.

Four covered loading docks are proposed and located on the front of the building in order to allow for efficient and functional operation of the proposed industrial warehouse use. Positioning the loading docks to the side or rear of the building would encompass excessive reduction in the size and function of the building, while unnecessarily complicating vehicular maneuvering throughout the site. To meet architectural controls, the loading docks have been integrated with the building to offer form and functionality. Having the loading areas at the front allow for available parking spaces to be provided throughout the site, along with garbage & recycling, internal to the building, at the rear.

The proposed development is currently nearing the final stages of Site Plan Control and in order to permit the development to proceed, minor variances are required.

4.0 MINOR VARIANCE ANALYSIS:

The Committee of Adjustment, under Section 45(1) of the Planning Act, may authorize a Minor Variance from the provisions of the Zoning By-law, subject to the following considerations, known as the four tests:

1. The variance maintains the general intent and purpose of the Official Plan;
2. The variance maintains the general intent and purpose of the Zoning By-law;
3. The variance is desirable for the development and use of the land; and,
4. The variance is minor in nature

In accordance with Section 45(1) of the Planning Act, the subject application has been reviewed against the four tests with an analysis provided below, specifically as it relates to the following variances:

4.1 Does the variance maintain the general intent and purpose of the Town of Innisfil Official Plan?

The lands are located within the Strategic Settlement Employment Area (Innisfil Heights) as per Schedule A and designated Employment Area as per Schedule B6 in the Town of Innisfil's Official Plan. Under such designation, development shall be directed to settlement areas to promote numerous economic and business activities and to boost local growth and overall economic stability of the area. Within the employment designation, permitted uses include manufacturing, warehousing & distribution, as well as the operation of ancillary uses such as office uses. As such, the proposed development adheres to permitted uses set out in the employment area designation and are of the exact development prevalent in the region, making this development compatible with the surrounding area. The proposed variances, compliment the proposed development while offering a built form that is functional and attractive in a business park setting. The economic benefits derived from the continuous growth of industrial development in the area and on the lands, are ideal for meeting the Town's employment growth goals. By allowing for the development of this land, the proposed industrial operation can be used for future employment use in an area set for the increased concentration of employment opportunities.

For the reasons provided above, the proposed minor variances maintain the general intent and purpose of the Town of Innisfil's Official Plan.

4.2 Does the application conform to the general intent of the Town of Innisfil Zoning By Law?

The proposed development is located within the Industrial Business Park zone 5 classification within the Town of Innisfail's Zoning By-law 080-13. Under the IBP zone, industrial and warehousing uses are a permitted use subject to provisions of the By-Law. The proposed development of a 2 storey warehouse with an ancillary office is in-line with the Township of Innisfil Official Plan and Zoning By-law. A breakdown of each requested variance related to the general intent of the Zoning By-law is provided below.

The requested reduction in landscape buffer strip variances along the front property line and in specific sections of the north and south property lines is to facilitate vehicle turning movements and Barrier Free access. Section 6.2., Table 6.2., Notes (2). b) of the By-Law states:

“Every lot within an IBP Zone which abuts any other street must provide a strip of land having a minimum depth of 6 m immediately abutting the street line, to be used only for landscaped open space.”

The reduction of the front yard landscape strip to 4 metres is necessary to accommodate functional loading vehicle turning movements for the proposed industrial use. In order to accommodate vehicular turning movements it is imperative that the landscape buffer strip be reduced, however remain functional. The proposed 4 metre landscape strip will include vegetative plantings and an opaque chain link fence offering visual buffering of the proposed loading spaces while offering functional front yard vehicular maneuverability. The landscape strip will provide enhancement of the overall streetscape aesthetic and maintain the business park character.

Additionally, within industrial zones a landscape buffer strip is required along the side and rear property lines as per Section 3.25.b) of the By-law which states:

“The landscaped strip shall have a minimum width of 3.0 metres.”

The majority of the north and south side yards contain a landscape strip of 4 metres except for two (2) specific areas where Barrier Free access is provided. These specific areas contain a reduced landscape strip width of 2.2 metres for approximately 2 metres in length. The purpose of the reduction is to provide Barrier Free path of travel to designated Barrier Free spaces. Overall, the intent of the Zoning By-law side yard landscape strip provision is maintained over the majority of the lot except for these two (2) specific areas.

An additional variance is requested for loading spaces to be permitted in the front yard area. As per Section 3.28.6 of the By-law states:

“No loading space shall be located within the front or exterior side yards of any zone.”

It is also important to note that Section 3.28.9 of the By-law states:

“A loading space shall have an unobstructed rectangular area with a minimum length of 9.0 metres and a minimum width of 3.6 metres, and shall have a minimum vertical clearance of 4.2 metres.”

Although the loading spaces are accessible from the front yard area and the loading area is along the front of the proposed industrial building, each of the proposed space sizes are 12.3 metres in length, a width of 4 metres, and a vertical clearance of 7.3 metres. Section 2.241 of the By-law states:

“Yard, Front means the yard extending across the full width of the lot between the front lot line of the lot and the nearest wall of the principal building on the lot. The minimum front yard means the required distance as specified in this By-law between the front lot line and the nearest wall of any principal or accessory building or structure on the lot, according to the context in which the term is used.”

This could mean that the covered loading areas are not part of the front yard area however, should the proposed loading spaces be considered to be within the front yard, they are setback from the building face by a recessed covered area which aids in loading area functionality and accessibility.

The final requested minor variance is to permit a total of 46 parking spaces. Section 3.35. v) and an) of the By-Law requires that a total of 62 parking spaces be provided on the site. The By-law breaks down each proposed use to establish a total parking requirement. For the proposed office area, a total of 28 parking spaces are required and for the warehouse area a total of 34 spaces are required. Parking facilities are broken down into 14 spaces for the office use and 32 spaces for the warehouse use for a proposed total of 46 spaces including the Barrier Free spaces. Based on the proposed staffing, the proposed 46 parking spaces is more than adequate for the proposed industrial use. Based on the traffic and parking report, included within the submission package, the intent to provide adequate parking based on the proposed use is achieved.

Based on the above, the requested variances meet the intent of the Zoning By-law. All other Zoning By-law requirements are met.

4.3 Is it desirable for the appropriate development or use of the land, building or structure?

As noted within the Town's Official Plan and Zoning By-law, industrial uses with associated offices are permitted. The construction of a 2-storey industrial building with associated landscape and parking areas is consistent with surrounding uses and adheres to an industrial business park neighbourhood.

The proposed vegetative buffering together with opaque fencing provides visual buffering of the front yard and loading spaces from the street. The loading spaces are recessed into the building to reduce front yard impacts while remaining functional for industrial operations. The central location of the industrial building and one-way traffic allows for added buffering distances to side property lines and reduced impacts to and from adjoining lots and business operations. Based on the operation of the industrial building and stated within the Traffic & Parking Report by Traffic Plus, the reduced parking has no adverse impact on the operation itself nor on any of the adjacent lots and surrounding uses. This can be justified by the total reduction in parking which equates to 25.8%, however does not restrict employment growth. It should be noted that the maximum number of employees that will work in the office area is 5 and 20 for the warehouse area for a total of 25 staff members. As a result, the operation, function, and alignment to business industrial characteristics is achieved with no adverse impacts.

The proposed variances and the development they support are compatible with the neighbourhood streetscape and the surrounding industrial area. As such, the reduced landscape buffer strips, location of loading spaces, as well as the reduced parking is compatible with surrounding uses, and will enhance the ability of the proposed use to commence their operation as efficiently as possible. This development and associated minor variances will allow the operation to contribute to increased economic stability, employment use, and overall vision of Innisfil Heights. Based on the above, the requested variances are desirable for the appropriate development or use of the land, building or structure.

4.4 Is the application minor in nature?

The proposed variances are minor from both a functional and numerical standpoint. The encompassed effect on site functionality, alignment with the neighborhood character, adherence and compliance with planning policy, showcase that this development is appropriate for the context and scope of the area.

The reduction of the front yard landscape area from 6 metres to 4 metres does not remove the ability to provide appropriate vegetative plantings together with fencing requirements in-line with an industrial business park setting. This reduction allows for loading vehicle turning movements to be achieved, which directly relates to the functionality of the proposed business operation. The 2 metre reduction is considered minor in nature as the overall intent of the front yard landscape strip is achieved and demonstrated on the landscape plan provided by MSLA, see **Appendix 3**.

The slight reduction in landscape strips in specific areas abutting access areas to Barrier Free parking spaces is considered minor. The reduction of 0.8 metres of landscape width for a length of 2 metres within the south and north yards to allow for Barrier Free access is appropriate considering the majority of the landscape areas within these areas is 4 metres in width. This reduction also allows for adequate one-way traffic without affecting functionality. Appropriate planting materials are proposed and offer vegetative buffering from abutting industrial properties. The reduction from 3 metres to 2.2 metres is therefore considered relatively minor and offers a Barrier Free path of travel to the municipal street.

As noted within this report, if the proposed loading spaces are considered to be within the front yard area, the variance associated with the loading spaces is manageable considering the design of the industrial building. The recessed loading spaces offer vehicular turning movements within the front yard allowing for the remainder of the site to be used for access to parking areas and waste collection. By utilizing the front yard area for loading operations, does not reduce building aesthetics and offers improved internal business functions. The overall design and vehicular movements allow for an increased building area to meet business expansion while adhering to form and function in a business park neighbourhood. For these reasons the variance for loading spaces within the front yard is appropriate.

The proposed reduction in parking can be considered minor in relation to the proposed use and operation. To break down the parking into uses the following would apply.

- 28 required spaces for office use, 14 spaces proposed
- 34 required spaces for warehouse use, 32 proposed.

The overall reduction in required parking from 62 spaces to 46 spaces is 25.8%. The proposed employment level is 5 employees for office use and 20 employees for warehouse use for a total of 25 employees. This equates to 21 surplus parking spaces should each employee drive a vehicle to the site. This allows for operational expansion within the proposed building regardless of the reduced parking requirement proposed. This is further justified through the Traffic & Parking report provided by Traffic Plus, which indicates no adverse impacts on the site, functionality, or use. Based on this, the proposed reduction in parking is considered minor in nature.

Overall, the requested variances are considered minor in nature and offer the ability for the lands to be developed.

6.0 Conclusion

This report explores the justification of the proposed development as it relates to applicable planning policy, for the lands municipally known as 2456 Bowman Street.

The purpose of this application is to obtain approval for 4 Minor Variances the first of which is for a reduced front yard landscape strip, the second for the reduced north and south landscape strips, the third to permit loading spaces within the front yard area, and final of which is for reduced parking. This is in order to facilitate the development and construction of a 2-storey industrial building to be used for an industrial use. All other provisions of the Zoning By-law will be adhered to. The proposed development facilitated through the 4 aforementioned minor variances, adheres to the Town of Innisfil Official Plan related to employment area and business park policies for industrial uses. This development showcases compatibility with surrounding uses and is of upmost value related to boosting the economy of the region as outlined in the Official Plan.

It is our professional opinion that the proposed Minor Variances do indeed satisfy the four tests under the Planning Act while demonstrating consistency with and conformity to the applicable Provincial and Municipal planning policies and objectives, representing good planning.

Respectfully submitted,

Innovative Planning Solutions



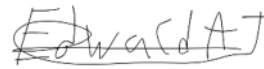
Nick Skerratt

Senior Planner



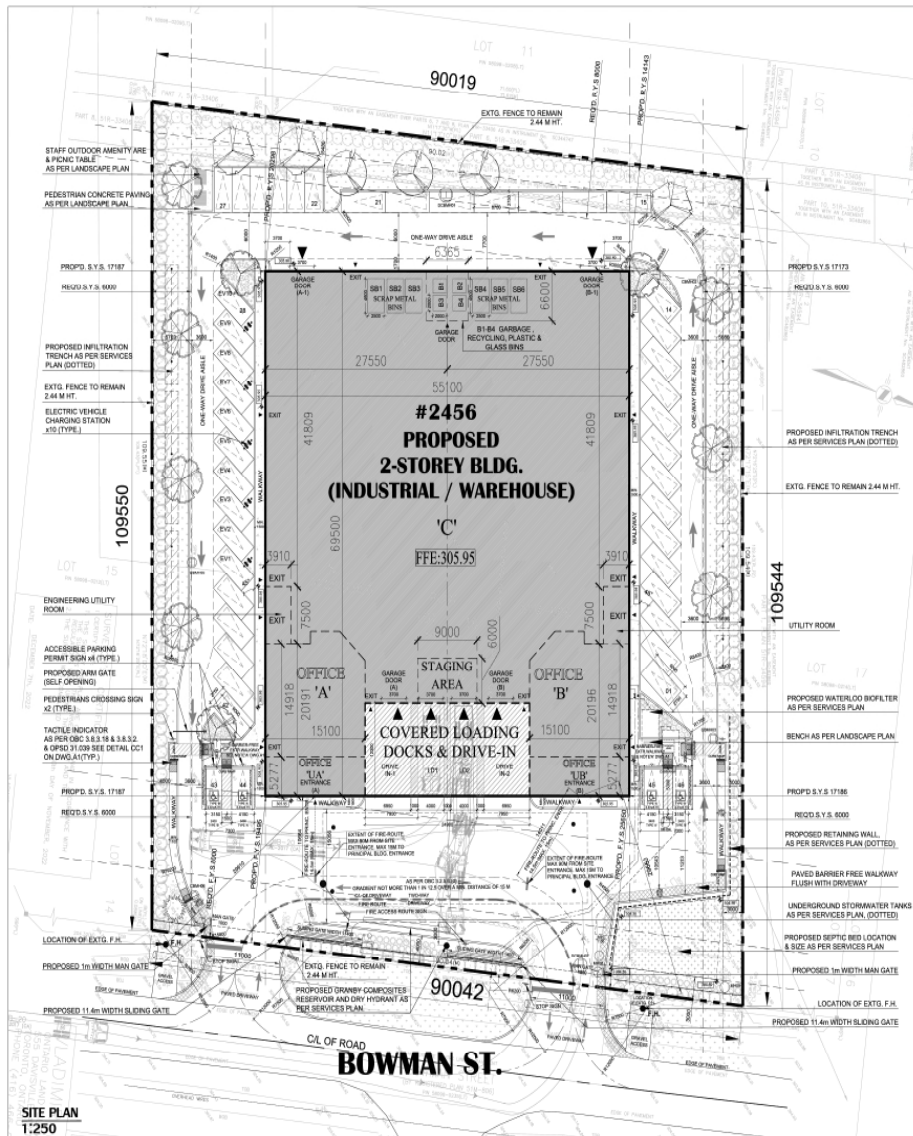
Derek Vella

*President and Director of
Planning*



Edward Abou-Jaoude

Junior Planner



KEY PLAN
INDUSTRIAL BUSINESS PARK (IBP 5). ZONE

LOT AREA:	REQUIRED	PROPOSED
LOT FRONTAGE:	MIN. 2,000 M2	8,800 M2 (2.42 ACRES)
BUILDING GFA:	MIN. 45.00 M	30.04 M
COMMERCIAL OFFICES AREA:		
GROUND FLOOR OFFICE 'A'		311.11 M2 (3,348.76 SF)
GROUND FLOOR OFFICE 'B'		311.11 M2 (3,348.76 SF)
SECOND FLOOR OFFICE 'A'		79.69 M2 (857.77 SF)
SECOND FLOOR OFFICE 'B'		79.69 M2 (857.77 SF)
TOTAL COMMERCIAL AREA:		791.60 M2 (8,413.07 SF)
WAREHOUSE AREA:		
WAREHOUSE (GROUND FLOOR) 'C'		2,360.96 M2 (25,226.67 SF)
WAREHOUSE MEZZANINE 'A'		231.42 M2 (2,485.98 SF)
WAREHOUSE MEZZANINE 'B'		231.42 M2 (2,485.98 SF)
WAREHOUSE MEZZANINE 'C'		462.84 M2 (4,971.97 SF)
TOTAL WAREHOUSE AREA:		3,086.64 M2 (33,170.60 SF)
TOTAL BLDG. GFA = COMMERCIAL + WAREHOUSE		4,198.24 M2 (45,183.67 SF)
TOTAL BLDG. COVERAGE:		4,198.24 M2
LOT COVERAGE: WAREHOUSE COVERED LOADING DOCKS:		30.04 %
BUILDING HEIGHT:		11.00 M AS SHOWN
SETBACKS:		
FRONT YARD SETBACK (EAST):	8.00 M	19.50 M
SIDE YARD SETBACK (NORTH):	6.00 M	17.18 M
SIDE YARD SETBACK (SOUTH):	6.00 M	17.18 M
REAR YARD SETBACK (WEST):	6.00 M	AS SHOWN
PARKING & LOADING:		
COMMERCIAL OFFICES AREA 1 SPACE PER 28 M2:	28	14
WAREHOUSE AREA 1 SPACE PER 100 M2:	34	32
TOTAL OF PARKING SPACES:	62	46
BARRETT FREE PARKING (TYPES A-B) 2 PER EACH TYPE:	4	4
LOADING SPACE (MIN):	2	2
DRIVE-IN:	—	2
EV PARKING SPACES AS PER OBC 3.1.21 (1):	10	10
MIN 20% OF TOTAL PARKING SPACES:		
BICYCLE PARKING:		
AREA CALCULATIONS:		
TOTAL LANDSCAPED AREA:	1,960 M2 20.00%	1,975.61 M2 20.16%
TOTAL HARD LANDSCAPED AREA (WALKWAYS & CURBS):		178.78 M2
TOTAL PAVED AREA:		3,816.17 M2
TOTAL BUILDING AREA:		3,929.45 M2
AVERAGE GRADE CALC. DIAPHRAM:		
PROPOSED GRADE 5.0M BEYOND FCN. AT BLDG. CORNERS:		EST: 305.91

SITE STATS	
MAJOR OCCUPANCY CLASSIFICATION:	'D' - RELATED OFFICES 'F' - RELATED WAREHOUSE & MEZZANINES
UNIT AREA (LEASABLE):	791.60 M2 3,086.64 M2
OCCUPANT LOAD TABLE 3.1.17.1:	36 PERSONS (ASSIGNED)
3.2.2.72 GROUP F2, UP TO 2 STOREYS, SPRINKLERED	COMBUSTIBLE OR NON-COMBUSTIBLE
PLUMBING FIXTURE REQS: 3.7.4.9 TABLE 3.7.4.9 INDUSTRIAL	2X MALE + 2X FEMALE

The Architect does not retain the consultants and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Customer shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the architect and consultants before proceeding. Construction must conform to all applicable Codes and Regulations of Authority having jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site. This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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2456 BOWMAN ST. INDUSTRIAL / WAREHOUSE DEVELOPMENT

2456 BOWMAN ST., INNSVILLE, ON

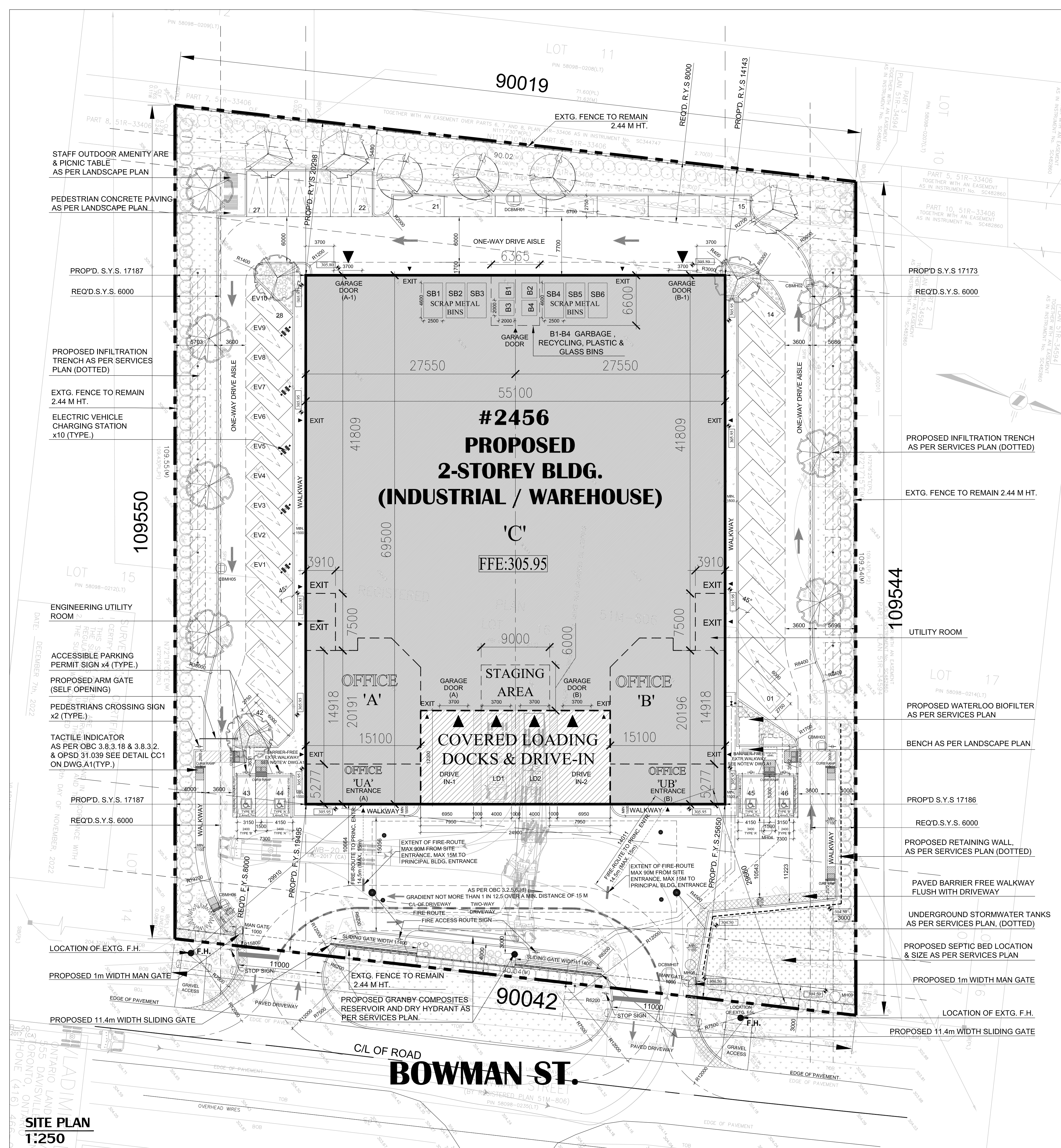
SHEET TITLE

SITE PLAN

Zai.

DATE: Apr. 2023
DATE PLOTTED: February 4, 2023
DRAWN BY: 23115
CHECKED BY: A1

SCALE: 1:250



KEY PLAN

INDUSTRIAL BUSINESS PARK (IBP 5). ZONE			
		REQUIRED	PROPOSED
LOT AREA:		MIN. 2,000 M2	9,800 M2 (2.42 ACRES)
LOT FRONTAGE:		MIN. 45.00 M	90.04 M
BUILDING, GFA:			
COMMERCIAL OFFICES AREA:			
GROUND FLOOR OFFICE 'A'			311.11 M2 (3,348.76 SF)
GROUND FLOOR OFFICE 'B'			311.11 M2 (3,348.76 SF)
SECOND FLOOR OFFICE 'A'			79.69 M2 (857.77 SF)
SECOND FLOOR OFFICE 'B'			79.69 M2 (857.77 SF)
TOTAL COMMERCIAL AREA:		N/A	781.60 M2 (8,413.07 SF)
WAREHOUSE AREA:			
WAREHOUSE (GROUND FLOOR) 'C'			2,900.96 M2 (31,225.67 SF)
WAREHOUSE MEZZANINE 'A'			231.42 M2 (2,490.98 SF)
WAREHOUSE MEZZANINE 'B'			231.42 M2 (2,490.98 SF)
WAREHOUSE MEZZANINE 'C1'			40.61 M2 (437.12 SF)
TOTAL WAREHOUSE AREA:		N/A	3,404.41 M2 (36,644.76 SF)
TOTAL BLDG. GFA. = COMMERCIAL + WAREHOUSE			4,186.01 M2 (45,057.83 SF)
TOTAL BLDG. COVERAGE:		N/A	3,829.45 M2
LOT COVERAGE: WAREHOUSE COVERED LOADING DOCKS:		N/A	39.08 %
BUILDING HEIGHT:		11.00 M	AS SHOWN
SETBACKS:			
FRONT YARD SETBACK (EAST):		8.00 M	19.50 M
SIDE YARD SETBACK (NORTH):		6.00 M	17.18 M
SIDE YARD SETBACK (SOUTH):		6.00 M	17.18 M
REAR YARD SETBACK (WEST):		8.00 M	AS SHOWN
PARKING & LOADING:			
COMMERCIAL OFFICES AREA 1 SPACE PER 28 M2:		28	14
WAREHOUSE AREA 1 SPACE PER 100 M2:		34	32
TOTAL OF PARKING SPACES:		62	46
BARRIER FREE PARKING (TYPES A-B) 2 PER EACH TYPE:		4	4
LOADING SPACE (MIN):		2	2
DRIVE-IN:		—	2
EV. PARKING SPACES AS PER OBC 3.1.21 (1), MIN 20% OF TOTAL PARKING SPACES:		10	10
BICYCLE PARKING:			
AREA CALCULATIONS:			
TOTAL LANDSCAPED AREA:		1,960 M2	1,975.60 M2
TOTAL HARD LANDSCAPED AREA (WALKWAYS & CURBS) :		20.00%	178.78 M2
TOTAL PAVED AREA:			3,816.17 M2
TOTAL BUILDING AREA:			3,829.45 M2
AVERAGE GRADE CALC. DIAGRAM:			
PROPOSED GRADE 5.0M BEYOND FDN. AT BLDG. CORNERS.			EST: 305.91

SIMPLIFIED O.B.C. MATRIX

SITE STATS			
MAJOR OCCUPANCY CLASSIFICATION:		'D' - RELATED OFFICES	'F2' - RELATED WAREHOUSE & MEZZANINES
UNIT AREA (LEASABLE):		781.60 M2	3,404.41 M2
OCCUPANT LOAD: TABLE 3.1.17.1.		30 PERSONS (ASSIGNED)	
3.2.2.72 GROUP F2, UP TO 2 STOREYS, SPRINKLERED		COMBUSTIBLE OR NON-COMBUSTIBLE	
PLUMBING FIXTURE REQ'S: 3.7.4.9 TABLE 3.7.4.9 INDUSTRIAL		2X MALE + 2X FEMALE	

The Architect does not retain the consultants and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

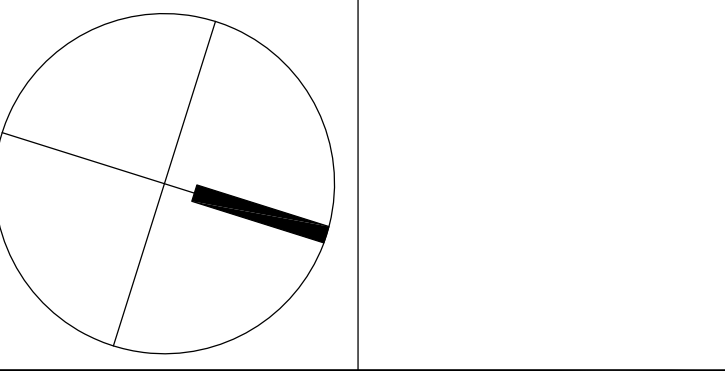
Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

no.	date	issued	by
11	FEB. 04, 2025	RE-ISSUED FOR SPA.	SZ
10	JAN. 28, 2025	FOR COORDINATION	SZ
09	JAN. 20, 2025	FOR COORDINATION	SZ
08	MAY. 34, 2024	ISSUED FOR SPA.	SZ
07	FEB. 29, 2024	FOR CLIENT SIGN-OFF	SZ
06	AUG. 21, 2023	FOR COORDINATION	SZ
05	JUN. 08, 2023	FOR COORDINATION	SZ
04	JUN. 06, 2023	FOR COORDINATION	SZ
03	JUN. 01, 2023	FOR COORDINATION	SZ
02	MAY. 19, 2023	FOR CLIENT REVIEW	SZ
01	MAY. 17, 2023	FOR CLIENT REVIEW	SZ



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PROJECT TITLE

2456 BOWMAN ST. INDUSTRIAL / WAREHOUSE DEVELOPMENT

2456 BOWMAN ST, INNISFIL, ON

SHEET TITLE

SITE PLAN



Zanjan Architect Inc.
15 Algonquin Place, Suite 512, Markham, ON L3R 9V1
416-491-8888

DATE
Apr. 2023

DATE PLOTTED
February 4, 2025

PROJECT NO.
23115

DRAWN BY
SZ

CHECKED BY
SZ

DRAWING NO.
A1

SITE PLAN
1:250

The Architect does not retain the consultants and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

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This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

04	FEB. 04. 2025	RE-ISSUED FOR SPA.	SZ
03	MAY. 24. 2024	ISSUED FOR SPA.	SZ
02	FEB. 29. 2024	FOR CLIENT SIGN-OFF	SZ
01	DEC. 07. 2023	FOR CLIENT REVIEW	SZ
no.	date	issued	by

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PROJECT TITLE

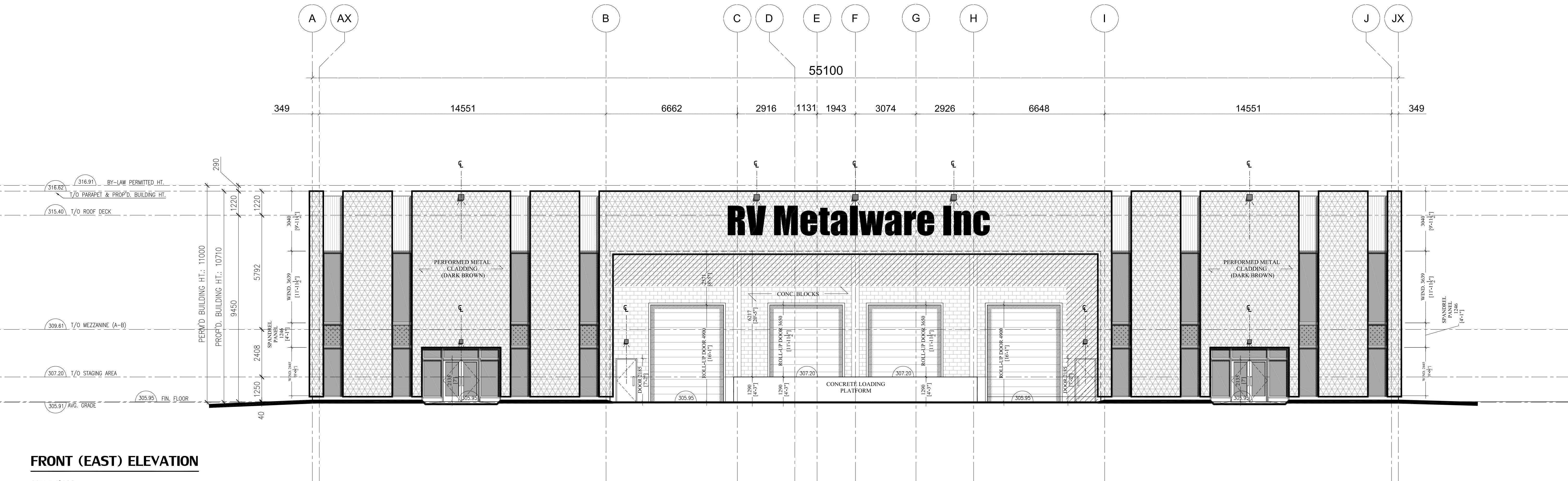
**2456 BOWMAN ST.
INDUSTRIAL / WAREHOUSE
DEVELOPMENT**

2456 BOWMAN ST, INNISFIL, ON

SHEET TITLE

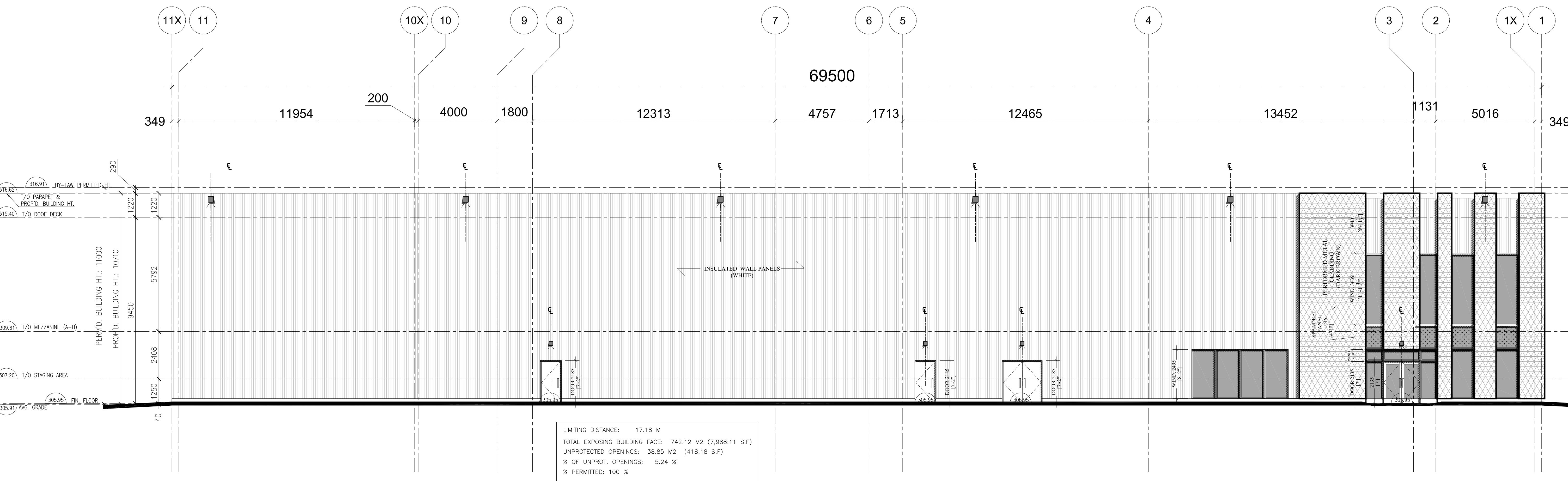
ELEVATIONS

<div>Zai.</div> <div>Zanjani Architect Inc.</div> <div>15 Altona Pkwy, Suite 612, Markham, ON, L3R 0A4</div> <div>info@zanjaniarchitect.com Telephone: (905) 709-2222</div>		DATE Apr. 2023
		DATE PLOTTED February 4, 2025
		PROJECT NO. <div>23115</div>
DRAWN BY SZ	CHECKED BY SZ	DRAWING NO. <div>A3-1</div>
SCALE 1:100		



FRONT (EAST) ELEVATION

SCALE 1:100



SIDE (SOUTH) ELEVATION

SCALE 1:100

LIMITING DISTANCE: 17.18 M
TOTAL EXPOSING BUILDING FACE: 742.12 M2 (7,988.11 S.F.)
UNPROTECTED OPENINGS: 38.85 M2 (418.18 S.F.)
% OF UNPROT. OPENINGS: 5.24 %
% PERMITTED: 100 %

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

no.	date	issued	by
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PROJECT TITLE

2456 BOWMAN ST, INNISFIL, ON

SCALE 1:100



All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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2456 BOWMAN ST, INNISFIL, ON

SHEET TITLE

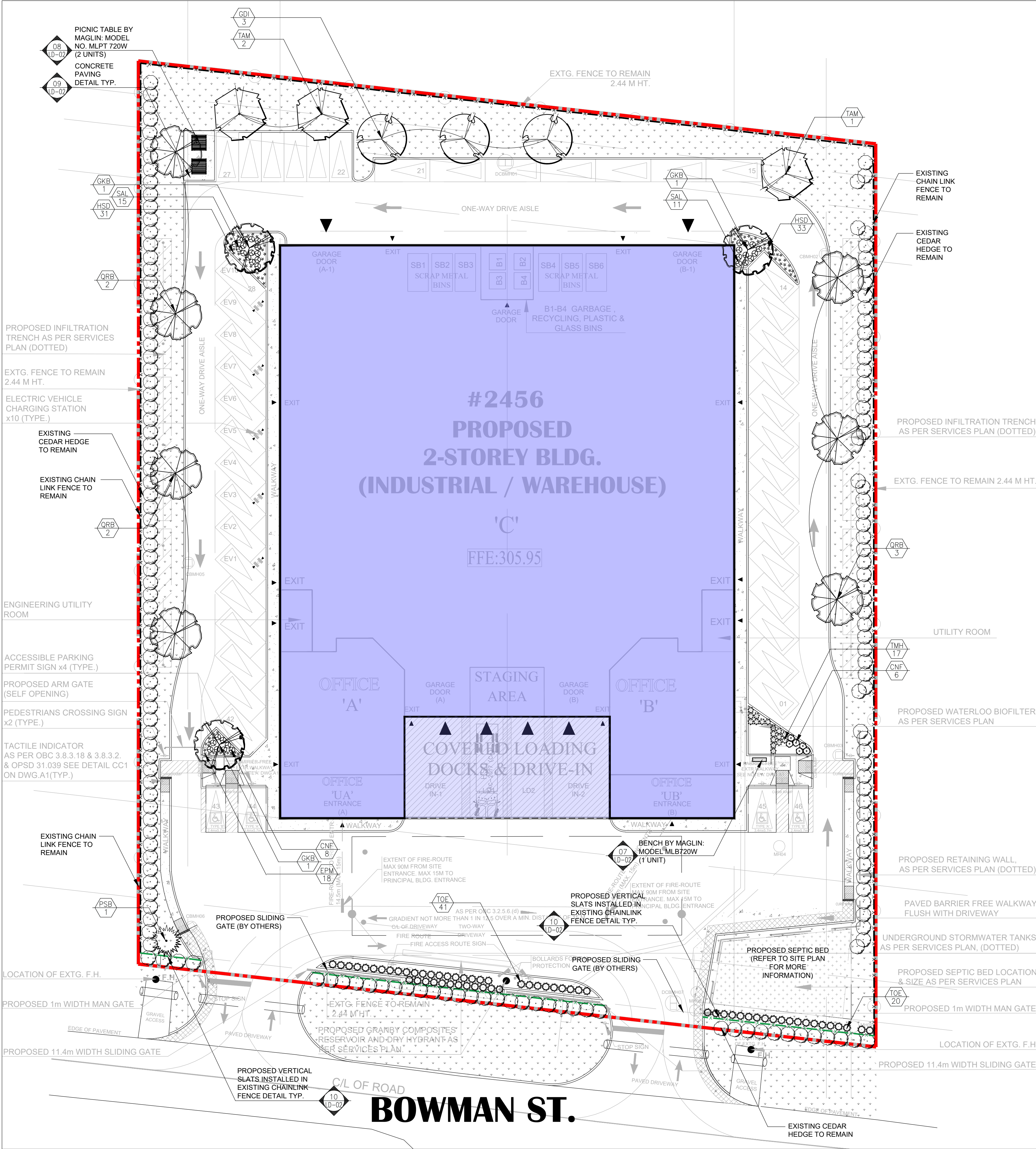
SHEET TITLE

SECTIONS

DRAWN BY SZ	CHECKED BY SZ	DRAWING NO.
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SCALE 1:100







MARTON SMITH LANDSCAPE ARCHITECTS

170 The Donway W Suite 206,
Toronto, Ontario, Canada. M3C 2G3
tel. 416.492.9966 | email. info@msla.ca

Architect:



Zanjani Architect Inc.

Client/Owner:

Municipality:




Notes:

03	Issued for Submission	01/22/25
02	Issued for 2nd Submission	11/26/24
01	Issued for Submission	04/24/24
No.	Revision	Date

North:

Stamp:



Project:

Proposed Landscape and Site Upgrades
2456 Bowman St
Innisfil, Ontario

Scale: 1:250 Date: Mar 2024


Drawn By: T.M. Checked By: L.M.


Drawing Title:

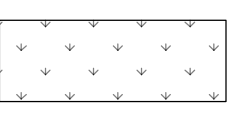
Landscape Plan

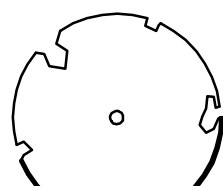
Project No. 23113 Sheet No. L1-01


Legend

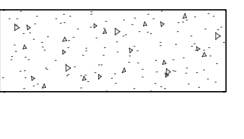
 Existing Cedar Hedge

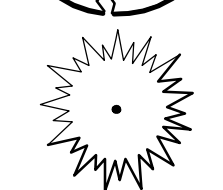
 Proposed Shrub/Perennial

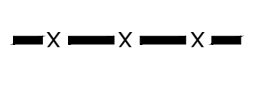
 Prop. Sodded Area Typ.


 Proposed Deciduous Tree


 Property Line

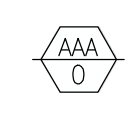
 Prop. Concrete Paving Typ.

 Proposed Coniferous Tree

 Existing Chainlink Fence Typ.

 Detail Reference Key

 Existing Chainlink Fence with Prop. Vertical Slats

 Plant Material Reference Key

Proposed Plant Material List

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HTICAL	SPREAD	ROOT	DROUGHT TOLERANT	NATIVE	REMARKS
DECIDUOUS TREES									
GDI	3	Ostrya virginica 'dilepis'	Kentucky Coffee Tree	70 mm	B.A.B.	High	Yes	Yes	Full Form
GDI	3	Quercus bicolor	Maidenhair Tree	70 mm	B.A.B.	High	Yes	Yes	Full Form
ORB	7	Quercus rubra	Red Oak	70 mm	B.A.B.	Yes	Yes	Yes	Full Form
TAM	3	Tilia americana	Basewood Linden	70 mm	B.A.B.	High	Yes	Yes	Full Form
CONIFEROUS TREES									
PSB	1	Pinus strobus	White Pine	200 cm	B.A.B.	High	Yes	Yes	Full Form
DECIDUOUS SHRUBS									
CNF	14	Cornus sericea 'Variegata'	Artic Fire Dogwood	60 cm	C.G.	High	Yes	Yes	Full Form
SAL	16	Symphoricarpos albus	Snowberry	80 cm	C.G.	High	Yes	Yes	Full Form
CEDARS									
TOE	61	Thuja occidentalis 'Emerald'	Emerald Cedar	180 cm	C.G.	High	Yes	Yes	Full Form
CONIFEROUS SHRUBS									
TMH	17	Taxus media 'Milli'	Mill's Yew	70 cm	C.G.	High	Yes	Yes	Full Form
PERENNIALS									
EPW	18	Echinacea purpurea 'Albino'	Milkshake Coneflower	2 Gd.	High	Yes	Yes	Yes	Full Form
HSD	64	Hemerocallis 'Stella D'oro'	Stella D'oro (Yellow) Daylilies	2 Gd.	High	Yes	Yes	Yes	Full Form

ALL QUANTITIES IN THE LIST OF PLANT MATERIALS ARE TO BE CHECKED BY THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT. THE QUANTITIES INDICATED ON THE DRAWINGS SUPERCEDE THE TOTAL QUANTITIES