



October 23, 2017

**Attn: City Council c/o City Clerks Desk**  
City of Barrie  
70 Collier Street,  
Barrie, ON,  
L4M 4T5

**RE: 40 Saunders Road, Barrie (The Deck Store) – Development Charge Grandfathering Request**

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As a follow up to recent correspondence with the Supervisor of Development Charges at the City of Barrie, Maple Reinders Constructors Ltd. is pleased to make this formal request for the grandfathering of development charges as it relates to the existing 2,843 sq.ft structure located at 40 Saunders Road. This request is being made on behalf of the Property Owner of the Deck Store - 1964814 Ontario Inc. Enclosed with this application is the current Site Plan for the property.

Grandfathering of the existing structure is being requested as the project has almost doubled in size to what was originally proposed. Due to terrain, almost all civil work on this property (phase 1 and phase 2) has now been pushed into phase 1 which has forced the Owner to bare additional unexpected costs. The project is located on a piece of land with several constructability issues (geotechnical/civil/storm water management) which have incurred additional unforeseen costs and financial strain for the Owner.

The Owner is committed to investing and building his business enterprise within the City of Barrie and plans to add value to the area of highway-industrial properties. Attached renderings provided for your review solemnly demonstrate the Owner's resolution to become a part of Barrie's future. The anchor tenant for this multi-tenant light industrial property would be The Deck Store, with the target date for Phase 1A occupancy in late spring of 2018.

We thank you in advance for this consideration. Should you have any questions or require anything further, please do not hesitate to contact me.

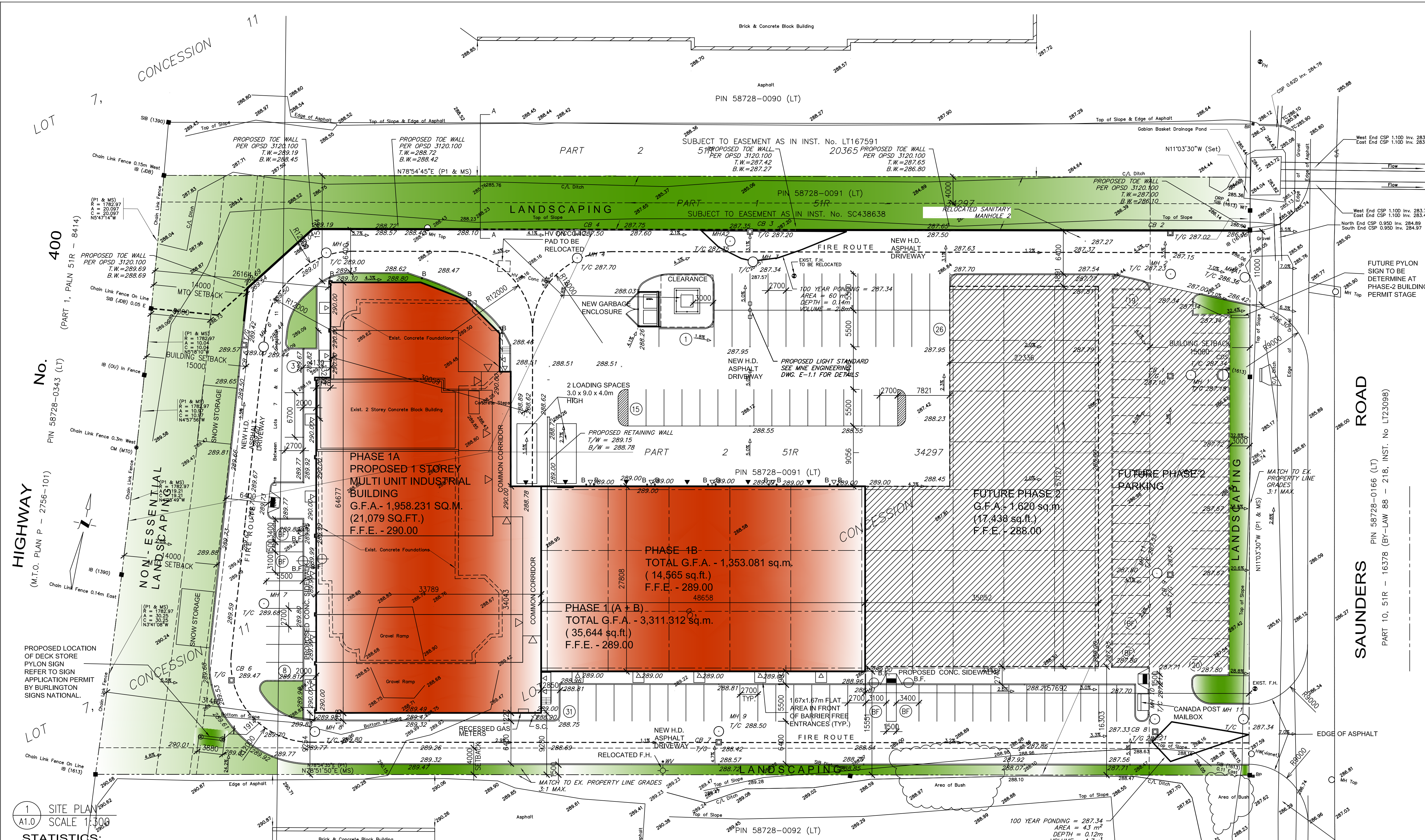
Kind Regards,  
MAPLE REINDERS CONSTRUCTORS LTD.

*Sonali Mazmanian*  
**Sonali Mazmanian**, B. Arch.Sc., GSC., LEED® AP, PMP  
Project Coordinator, Buildings  
**Maple Reinders Constructors Ltd.**  
2660 Argentia Road, Mississauga, ON. L5N 5V4  
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THE DECK STORE

*Terry Fangrad*  
**Terry Fangrad**  
Owner  
**The Deck Store**  
454 South Service Road West, Oakville, ON L6K 2H4  
T 905.337.7707 | E [terry@deckstore.ca](mailto:terry@deckstore.ca)  
<http://deckstore.ca/>





**1 SITE PLAN**  
A1.0 SCALE 1:500

**STATISTICS:**  
PROJECT DESCRIPTION - MULTI UNIT INDUSTRIAL BUILDING  
MUNICIPAL ADDRESS: - 40 SAUNDERS RD. BARRIE, ON.  
LEGAL DESCRIPTION -  
ZONING DESIGNATION - HI HIGHWAY INDUSTRIAL ZONE  
APPLICABLE ZONING BY-LAW - CITY OF BARRIE COMPREHENSIVE ZONING  
PERMITTED USE - WHOLESALE, OFFICE

**SITE STATISTICS:**  
SITE AREA - 15,092.68 SQ.M./1,509 ha/ 3,729 ACRES  
BUILDING AREA - 3,313,5492 SQ.M. (35,668 SQ.FT.) (COMMON CORRIDOR INCLUDED)  
LANDSCAPE AREA - SQ.M. (- SQ.FT.) - %  
PAVED AREA - SQ.M. (- SQ.FT.) - %  
BUILDING COVERAGE (PHASE 1) - 21.96% (MAX. 50%)  
BUILDING COVERAGE (PHASE 1 AND 2) - 32.86% (MAX. 50%)  
BUILDING HEIGHT - 14.0m MAX.

**PROPOSED GROUND FLOOR AREA - PHASE 1**  
GROUND FLOOR INDUSTRIAL - 1,958,231sq.m./21,079 sq.ft.  
GROUND FLOOR INDUSTRIAL (FOUNDATIONS) - 1,353,081 sq.m./14,565 sq.ft.  
TOTAL G.F.A. PHASE 1 - 3,311,312 sq.m./35,644 sq.ft.

**PROPOSED GROUND FLOOR AREA - FUTURE PHASE 2**  
GROUND FLOOR INDUSTRIAL - 1,620.38 sq.m./17,442 sq.ft.

**PROPOSED GROUND FLOOR AREA (PHASE 1 AND 2)**  
TOTAL G.F.A. - 4,929.26 sq.m./53,060 sq.ft.

**PARKING REQUIREMENTS:**  
MULTIPLE USES INDUSTRIAL - 1 PARKING STALLS/40 SQ.M. OF GFA  
PARKING REQUIRED (PHASE 1) - 83 STALLS (4 BARRIER FREE STALLS INCLUDED)  
PARKING PROVIDED (PHASE 1) - 84 STALLS (4 BARRIER FREE STALLS INCLUDED)

**LOADING SPACE REQUIREMENTS:**  
2 LOADING SPACES REQUIRED AND PROVIDED

- LEGEND**
- PROPERTY LINE
  - BUILDING SETBACK
  - LANDSCAPE BUFFER SETBACK
  - FIRE ACCESS ROUTE
  - LANDSCAPE AREA
  - LIMITS OF PHASE 2
  - LAKE SIMCOE CONSERVATION EASEMENT
  - EXISTING GRADE ELEVATION
  - NEW FINISHED GRADE & FLOOR ELEVATION
  - EXTERIOR MAN DOOR
  - OVERHEAD DOOR
  - No. OF PARKING STALLS IN ROW
  - BARRIER FREE PARKING
  - FIRE HYDRANT
  - SIAMENSE CONNECTION
  - HOSE BIB (NON FREEZE)
  - BOLLARD
  - STORM MAN HOLE
  - SANITARY MAN HOLE
  - CATCH BASIN
  - CATCH BASIN MANHOLE
  - BARRIER FREE SIGN AS PER CITY OF BARRIE REQUIREMENTS
  - FIRE ROUTE NO PARKING SIGN AS PER CITY OF BARRIE REQUIREMENTS
  - NEW LED WALL PAK
  - NEW LIGHT STANDARD
  - NEW POT LIGHT

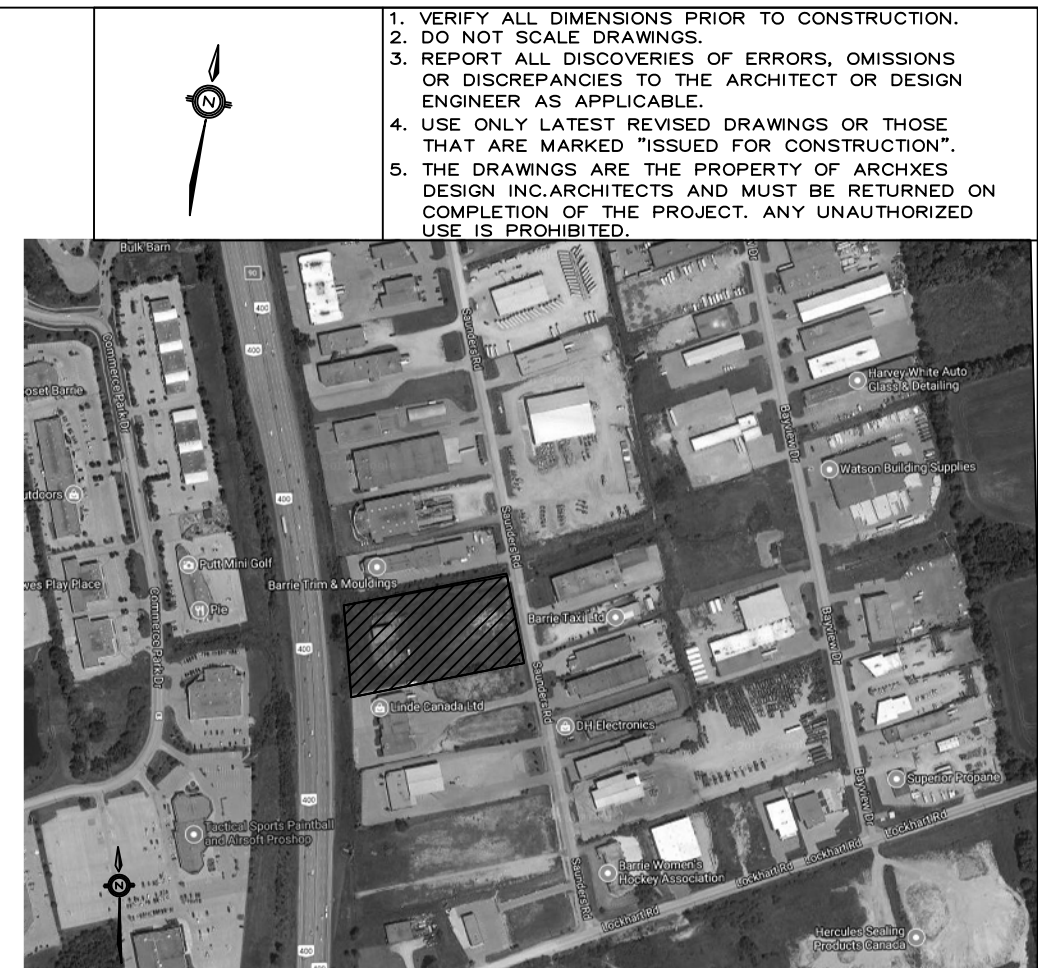
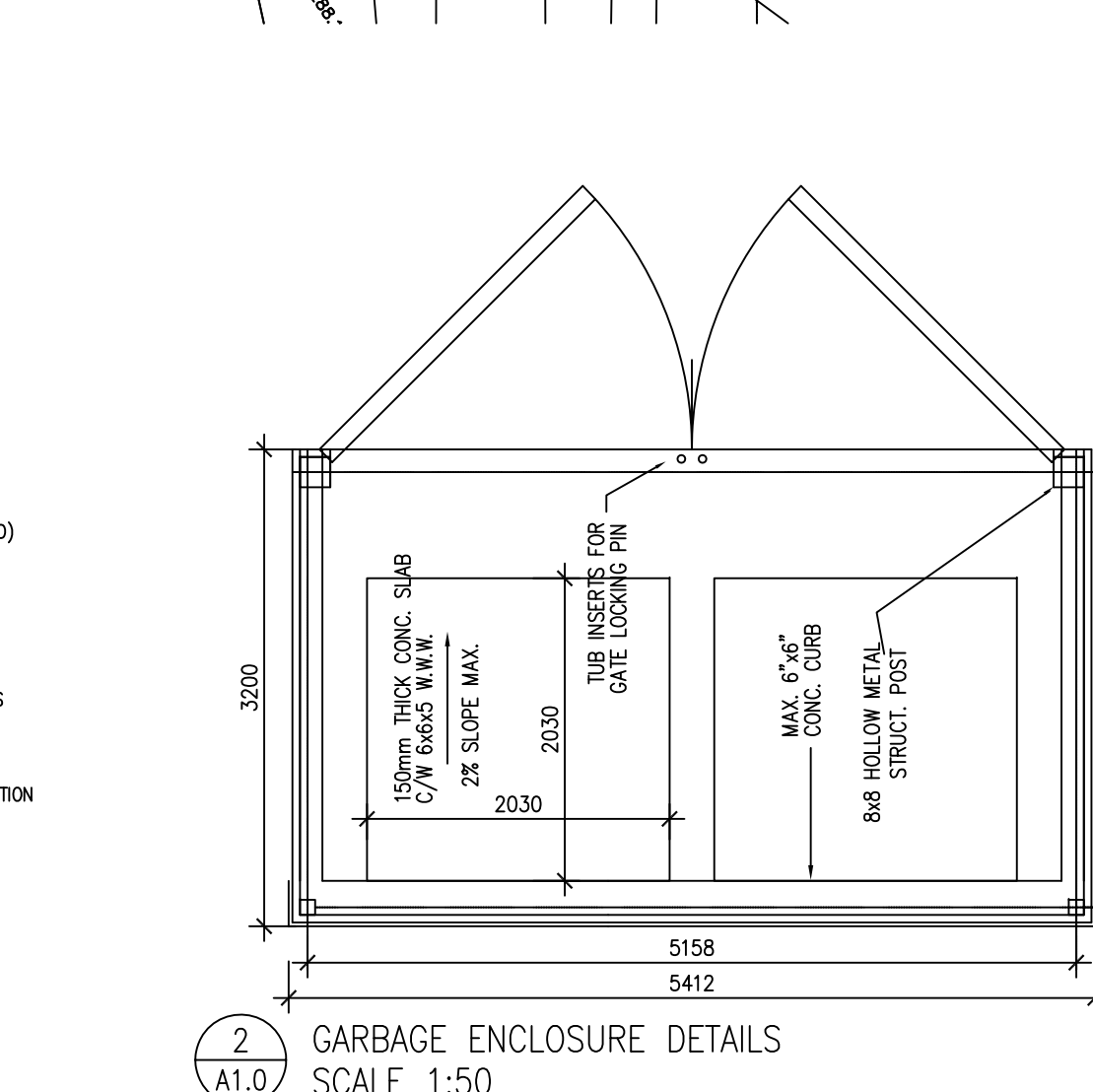
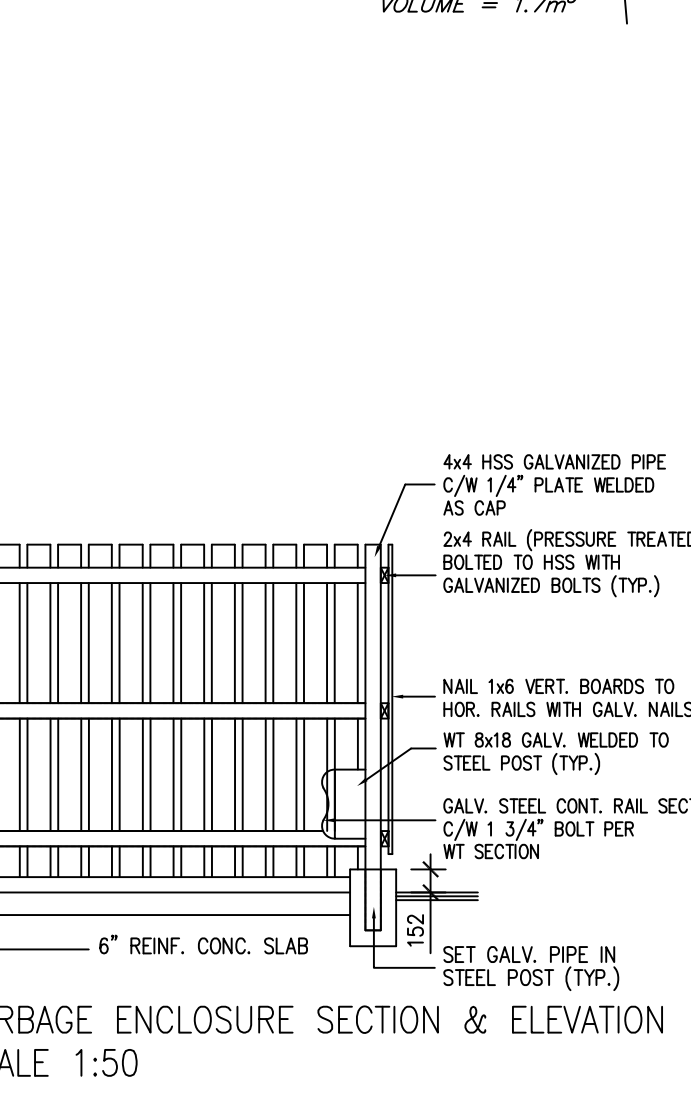
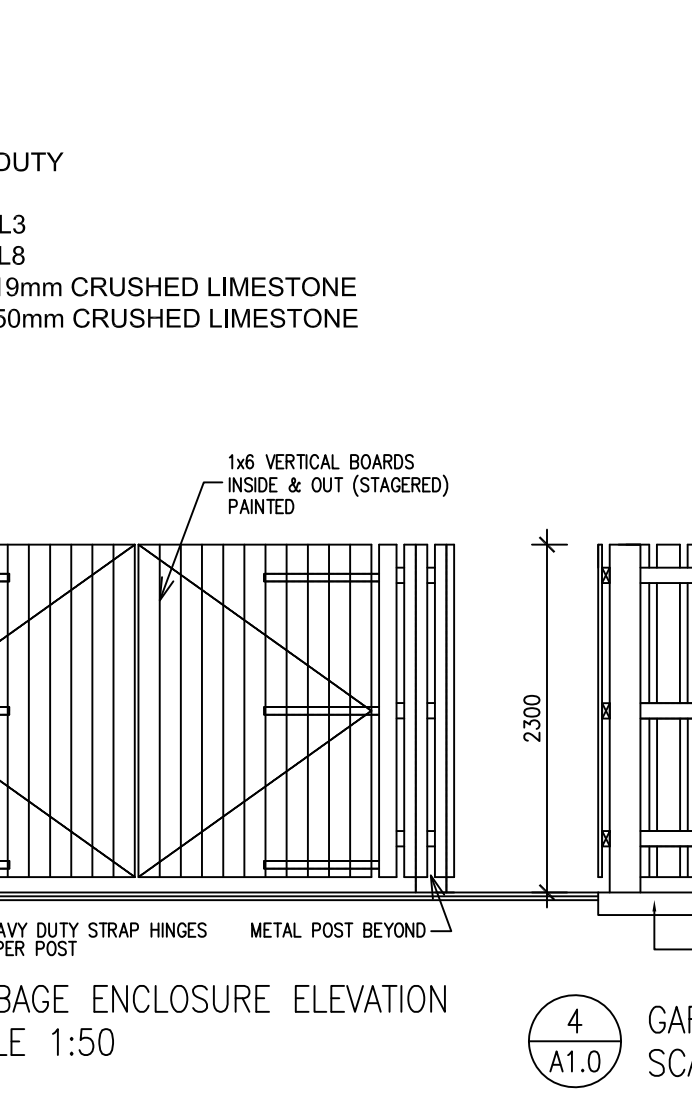
**PAVEMENT DESIGN**

**LIGHT DUTY**

- 40mm HL3
- 50mm HL8
- 150mm 19mm CRUSHED LIMESTONE
- 200mm 50mm CRUSHED LIMESTONE

**HEAVY DUTY**

- 40mm HL3
- 60mm HL8
- 150mm 19mm CRUSHED LIMESTONE
- 300mm 50mm CRUSHED LIMESTONE



KEY PLAN N.T.S.

|     |            |                                    |  |
|-----|------------|------------------------------------|--|
| 21. | DCT.26/17  | ISSUED                             |  |
| 20. | SEPT.12/17 | ISSUED FOR TENDER                  |  |
| 19. | AUG.30/17  | ISSUED FOR BUILDING PERMIT         |  |
| 18. | AUG.16/17  | RE-ISSUED FOR S.P.A. MAILBOX SHOWN |  |
| 17. | AUG.16/17  | RE-ISSUED FOR S.P.A.               |  |
| 16. | AUG.9/17   | ISSUED                             |  |
| 15. | AUG.2/17   | ISSUED                             |  |
| 14. | JULY 27/17 | ISSUED                             |  |
| 13. | JULY 14/17 | ISSUED                             |  |
| 12. | JUNE 29/17 | ISSUED                             |  |
| 11. | JUNE 27/17 | ISSUED                             |  |
| 10. | MAY 29/17  | ISSUED                             |  |
| 9.  | MAY 25/17  | ISSUED                             |  |
| 8.  | MAY 19/17  | ISSUED                             |  |
| 7.  | APR.28/17  | ISSUED                             |  |
| 6.  | APR.10/17  | ISSUED                             |  |
| 5.  | APR.5/17   | ISSUED                             |  |
| 4.  | APR.4/17   | ISSUED                             |  |
| 3.  | MAR.28/17  | ISSUED                             |  |
| 2.  | MAR.17/17  | ISSUED                             |  |
| 1.  | MAR.13/17  | ISSUED                             |  |



**ARCHXES DESIGN INC. ARCHITECTS**  
5700 Con 2, Brock RR#1, Tel: (905) 852-9339  
Sunderland, Ontario, Canada, LOC 1H0 Fax: (905) 852-9393  
e-mail: archxesdesign@explornet.com

CLIENT: **Maple Reinders** OWNER: **THE DECK STORE**

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|--|----------------------------------|
| PROJECT: <b>MULTI UNIT INDUSTRIAL FACILITY</b> |                                  |
| 40 SAUNDERS ROAD<br>BARRIE, ONTARIO<br>CANADA  |                                  |
| DRAWING TITLE                                  |                                  |
| SITE PLAN                                      |                                  |
| DRAWN AG                                       | DRAWING NUMBER<br><b>A1.0</b>    |
| CHECKED MK                                     |                                  |
| SCALE AS NOTED                                 |                                  |
| DATE MAR 13/17                                 |                                  |
| PROJECT NUMBER<br>2017-05                      | REFERENCE NUMBER<br>2017-05-A1.0 |
|  |                                  |







