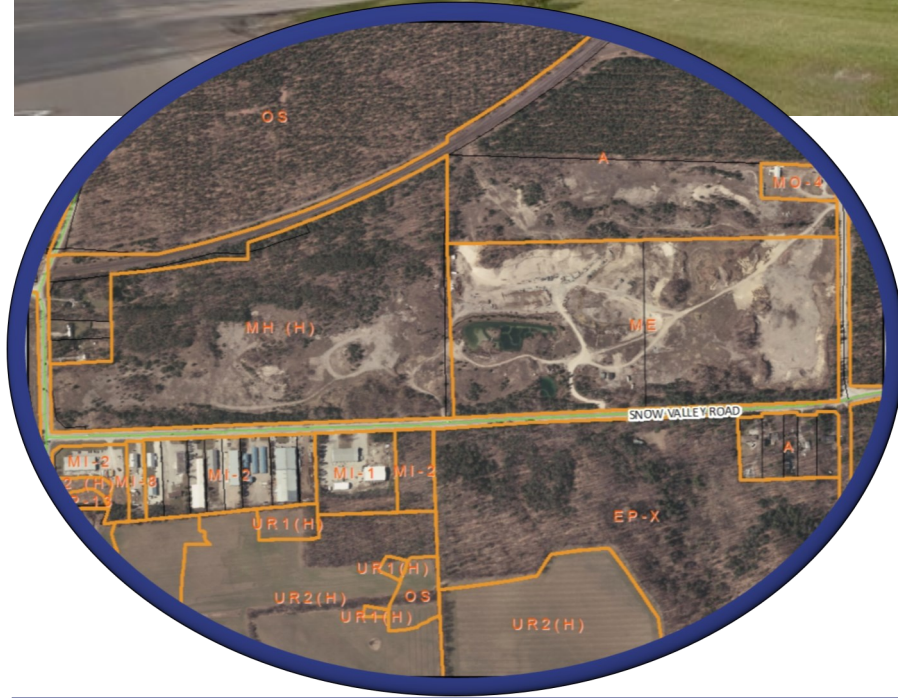


Snow Valley Road Industrial Area



Google Maps June 2015



The Snow Valley Road Industrial Area is located within the fast growing settlement area of Midhurst, just north of the City of Barrie.

The industrial area features a number of established industrial buildings and businesses with a few vacant parcels and/or tenant opportunities still available. Its excellent location and access to a highly skilled labour force contributes to it being considered a desirable location for industrial businesses.

Area Details

Location:	Located along Snow Valley Road between Wilson Drive and Anne Street. The Snow Valley Road Industrial Area is easily accessed from Barrie, via Bayfield Street North or Wilson Drive, just 7.5 km from Highway 400.
Designation:	Industrial
Zoning:	General Industrial with Outside Storage (MO) & General Industrial with Inside Storage (MI) * Some sites feature site specific industrial exception zones.
Features:	Gas, hydro & telephone servicing available. Private septic, well & fire suppression reservoir may be required.
Site Plan Approval Required:	Yes

Snow Valley Road Industrial Area

Permitted Uses under Zoning By-law 5000

General Industrial/Inside Storage (MI) Zone

Residential Uses:

- a) an attached accessory dwelling in accordance with the General Provisions Section.

Non-Residential Uses:

- a) manufacturing, industrial, assembly, research, warehouse or bulk storage use conducted within an enclosed building or structure;
- b) business, professional or administrative office;
- c) shops for the repair, processing or treatment of small goods and wares, and any other service industries including a retail and service shop for repair of commercial and industrial equipment if conducted wholly within an enclosed building or structure;
- d) commercial undertaking or wholesale business as an accessory use;
- e) recreational establishment including a fitness centre and club;
- f) passive outdoor recreation use; and
- g) public use in accordance with the General Provisions Section.

General Industrial/Outside Storage (MO) Zone

Residential Uses:

- a) an attached accessory dwelling in accordance with the General Provisions Section.

Non-Residential Uses:

- a) any use permitted within the General Industrial/Inside Storage (MI) Zone;
- b) motor vehicle body shop or repair garage;
- c) cartage, express transportation terminal or railway siding;
- d) municipal or provincial garage and/or storage yard;
- e) fuel storage tank or supply yard;
- f) building supply outlet;
- g) yard for the storage, display or sale of lumber, building supplies and other similar goods or materials in the open;
- h) lumber or planing mill;
- i) contractor or construction yard;
- j) salvage yard;
- k) concrete manufacturing;
- l) garden centre or nursery;
- m) passive outdoor recreation use; and,
- n) outside storage in accordance the General Provisions Section.

For additional details on the site specific [exception] zones located in this area please contact [planning @sprungwater.ca](mailto:planning@sprungwater.ca).

