

Bertram Industrial Park



Bertram Industrial Parkway is an industrial park within the Township of Springwater, conveniently located with easy access to both Highway 400 and Highway 26. The park currently features a number of industrially zoned vacant parcels that are development ready.

A Plan of Subdivision Application has been submitted to expand the current industrial subdivision by adding eight (8) additional lots, with an average lot size of 2.57 hectares (6.35 acres).

Area Details

Location:	Located along County Road 27 near Horseshoe Valley Road West; only 10 minutes north of Barrie and just 5 minutes away from the Highway 400 Extension.
Designation:	Industrial
Zoning:	General Industrial with Outside Storage (MO), General Industrial with Outside Storage Exception (MO-14) & General Industrial with Inside Storage Exception (MI-4)
Features:	Gas, hydro & telephone servicing available. Private septic, well, and water storage reservoir (fire suppression) will be required.
Site Plan Approval Required:	Yes

Bertram Industrial Subdivision

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.

(MI-4)

Outside display for sales purposes is also permitted.

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.

(MO-14)

An asphalt plant is also permitted.

