

FOR SALE

3 ACRES
INDUSTRIAL LAND
Holick Road, Lot 6
Oro-Medonte, ON

\$1,874,990



TABLE OF CONTENTS

Property Description 3

SECTION I - Property Details

Severance Sketch 6

SECTION II - Photos

Drone Footage 11

SECTION III - Confidentiality Agreement

SECTION IV - Maps

Aerial Map 15

BUSINESS MAP 16

Regional Map 17

Drive Times 10,20,30 mins 18

Drive Times 1, 3, 5 hrs 19

SECTION V - Planning

Official Plan 21

Zoning Map 22

PERMITTED USES - ED 23

Permitted Uses - ED 24

Permitted USES - ED 25

MAVEN CRE - Presented By

Professional Bio 27

2025 The Maven Team 28

Affiliated Associations 29

Custom Page 1 30

STEPHANIE MAYE, CCIM, SIOR
BROKER OF RECORD
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Property Description

Prime Industrial Opportunity: Unlock potential with land already zoned for industrial use, with 50% lower land costs than Barrie and development charges at just 1/3 the price. Situate your business off Hwy 11, just North of Barrie with similar GTA commute times that avoid the congestion of being inside Barrie. This industrial neighbourhood is serviced with natural gas and 3-phase power. Lot has potential for up to 50,000sf building - Buyer to verify specifics for their intended use.

Up to 13.38 abutting acres also available – please call for details.

SECTION I

Property Details



PROPERTY DETAILS

Industrial Land For Sale
Holick Road Lot 6 | Oro-Medonte , ON L0L 2L0

05



Property Details

Price:	\$1,874,990
Lot Size:	3 Acres
Zoning:	ED - Economic Development
Heat and Hydro:	Natural Gas, 3-phase power
Municipal Services:	None - Site will require well and septic
Development Charges:	\$10.59/sf
Property Taxes:	\$12,019 (Estimate, not yet assessed)

SEVERANCE SKETCH

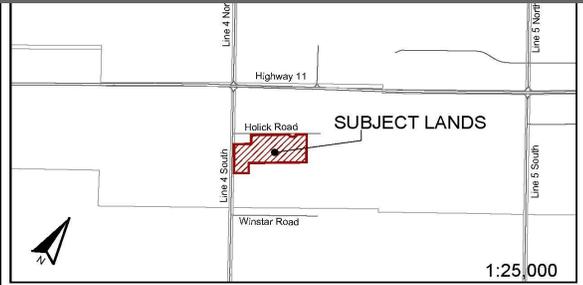
Industrial Land
Holick Road Lot 6 | Oro-Medonte, ON L0L 2L0



ZONING MATRIX (ED ZONE)								
	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2	PROVIDED LOT 3	PROVIDED LOT 4	PROVIDED LOT 5	PROVIDED LOT 6	PROVIDED LOT 7
Lot Area (min.)	4,000m ²	9,642m ² 2.38 ac.	18,630m ² 4.60 ac.	11,852m ² 2.93 ac.	11,868m ² 2.93 ac.	11,824m ² 2.92 ac.	12,157m ² 3.00 ac.	16,467m ² 4.07 ac.
Table 63								

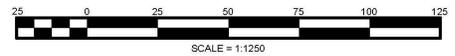
SEVERANCE SKETCH

Industrial Land
Holick Road Lot 6 | Oro-Medonte, ON L0L 2L0



SEVERANCE SKETCH

PART OF LOT 21, CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF ORO)
NOW IN THE
TOWNSHIP OF ORO-MEDONTE
COUNTY OF SIMCOE
LINE 4 SOUTH & HOLICK RD.



LEGEND

- SUBJECT LANDS
(10.31 ha / 25.48 ac.)
- EXISTING EASEMENT
- NVCA REGULATION LIMIT
- EXISTING WOODLANDS

**FOR DISCUSSION
PURPOSES ONLY
NOV. 20, 2024**



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM RD., UNIT 9, BARRIE, ONTARIO, L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

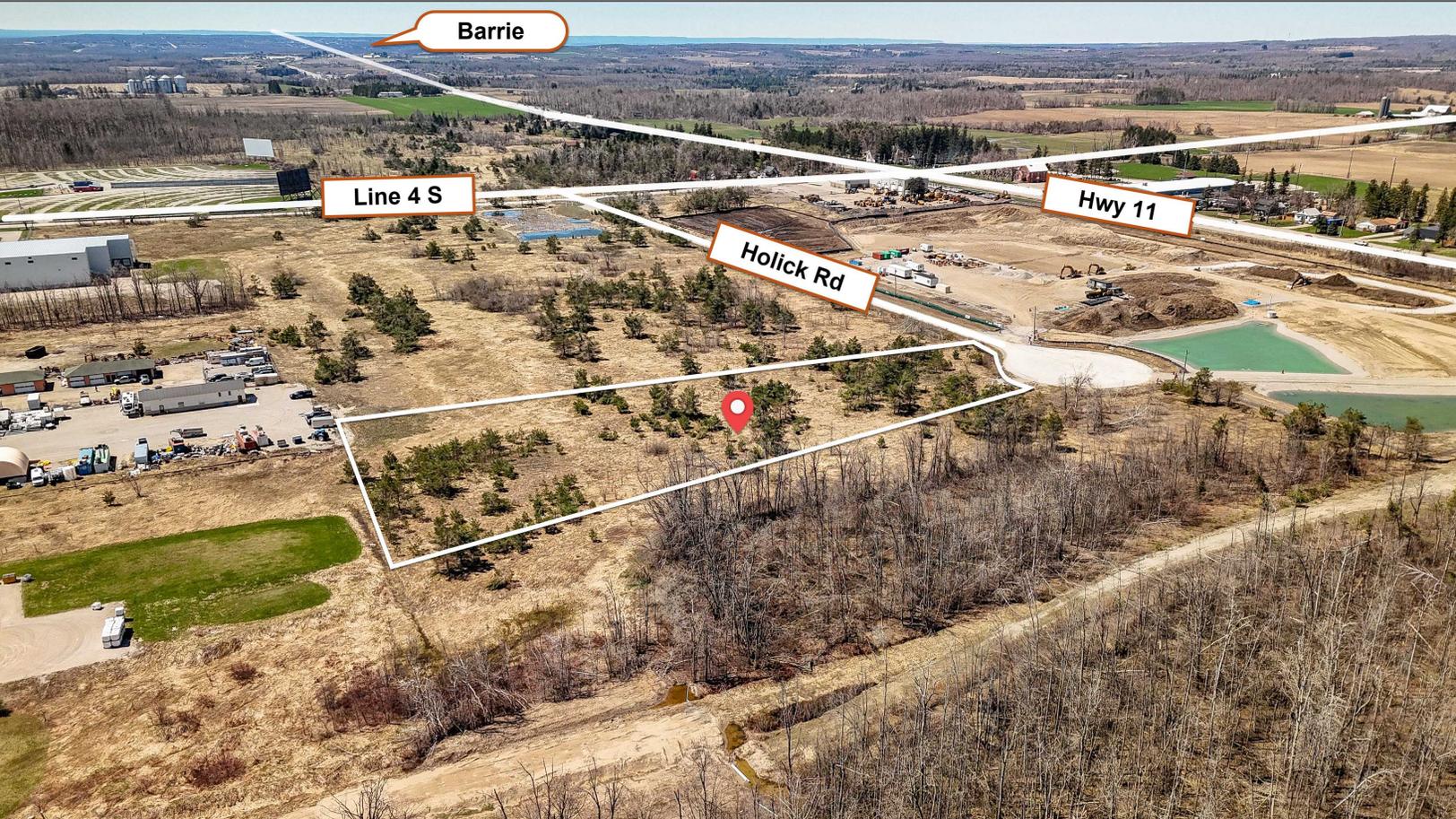
SECTION II

Photos



PHOTOS

Industrial Land
Holick Road Lot 6 | Oro-Medonte, ON L0L 2L0



PHOTOS

Industrial Land for Sale
Holick Road Lot 6 | Oro-Medonte , ON L0L 2L0





Click the YouTube Icon to view the
drone footage for this property



SECTION III

Confidentiality Agreement



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COMMERCIAL REAL ESTATE

**For access to reports and studies,
please sign and return our
Confidentiality Agreement.**

Confidentiality Agreement



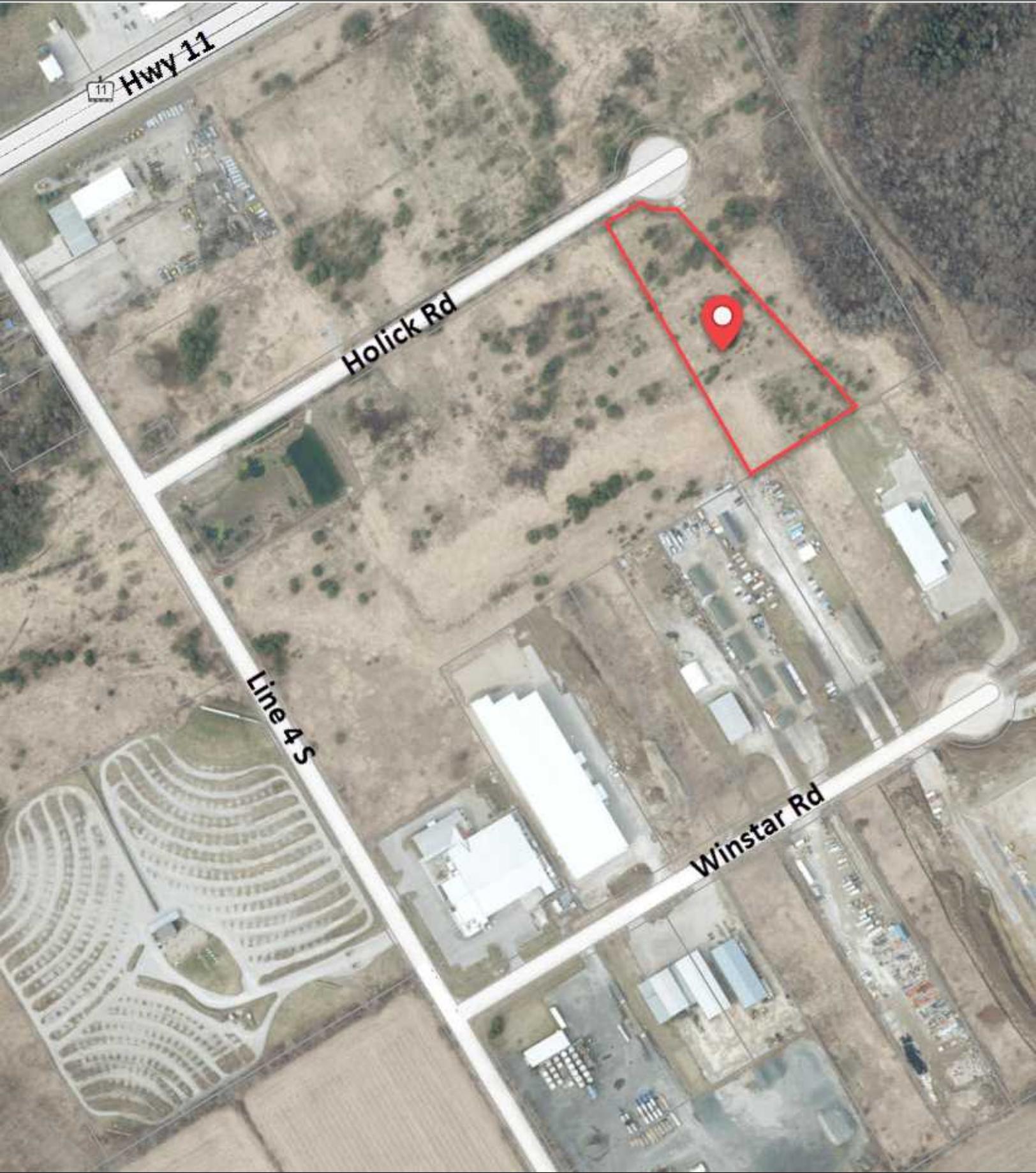
SECTION IV

Maps



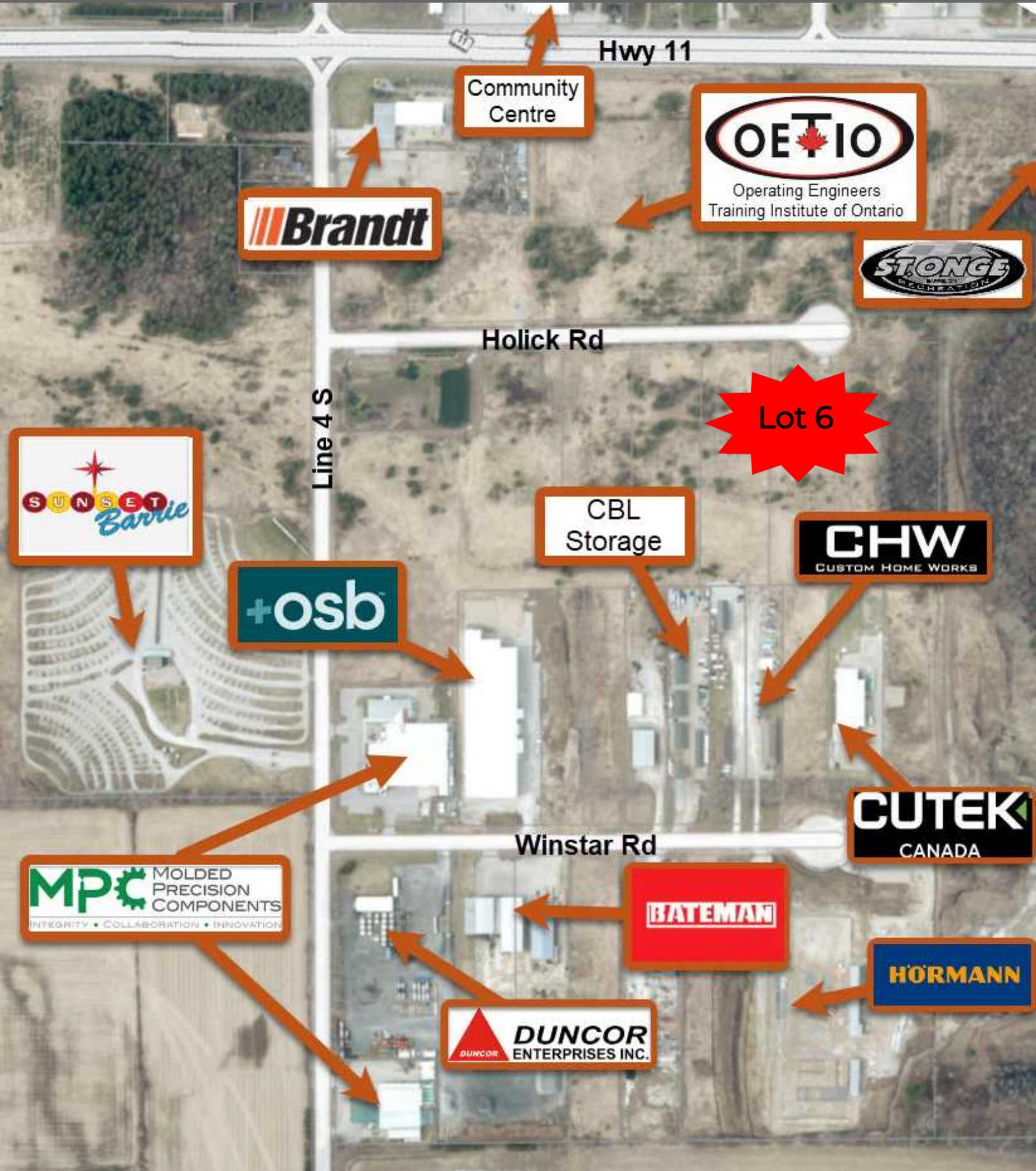
AERIAL MAP

Industrial Land
Holick Road Lot 6 | Oro-Medonte , ON L0L 2L0



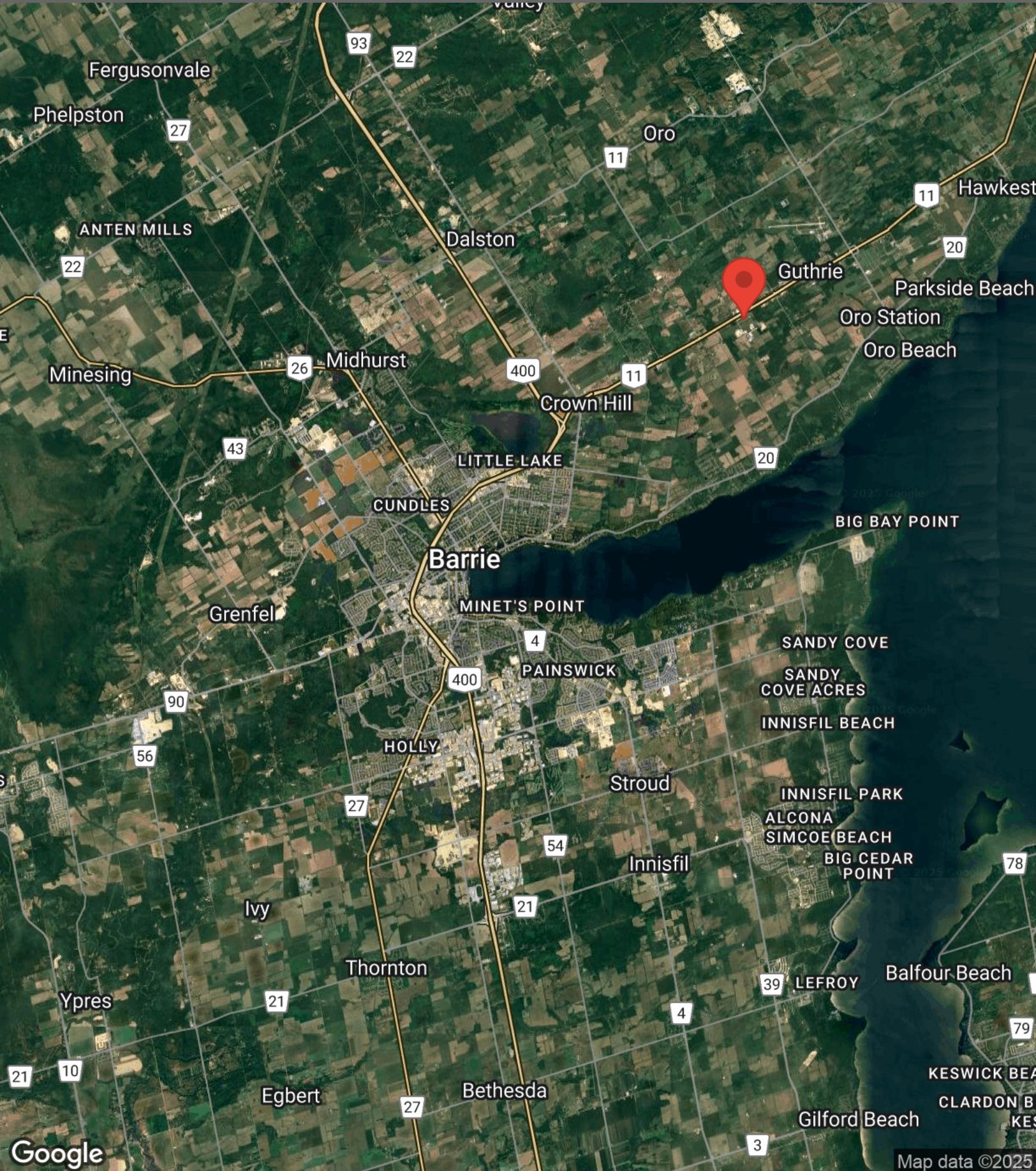
BUSINESS MAP

Industrial Land
Holick Road Lot 6 | Oro-Medonte, ON L0L 2L0



REGIONAL MAP

Industrial Land
Holick Road Lot 6 | Oro-Medonte, ON L0L 2L0

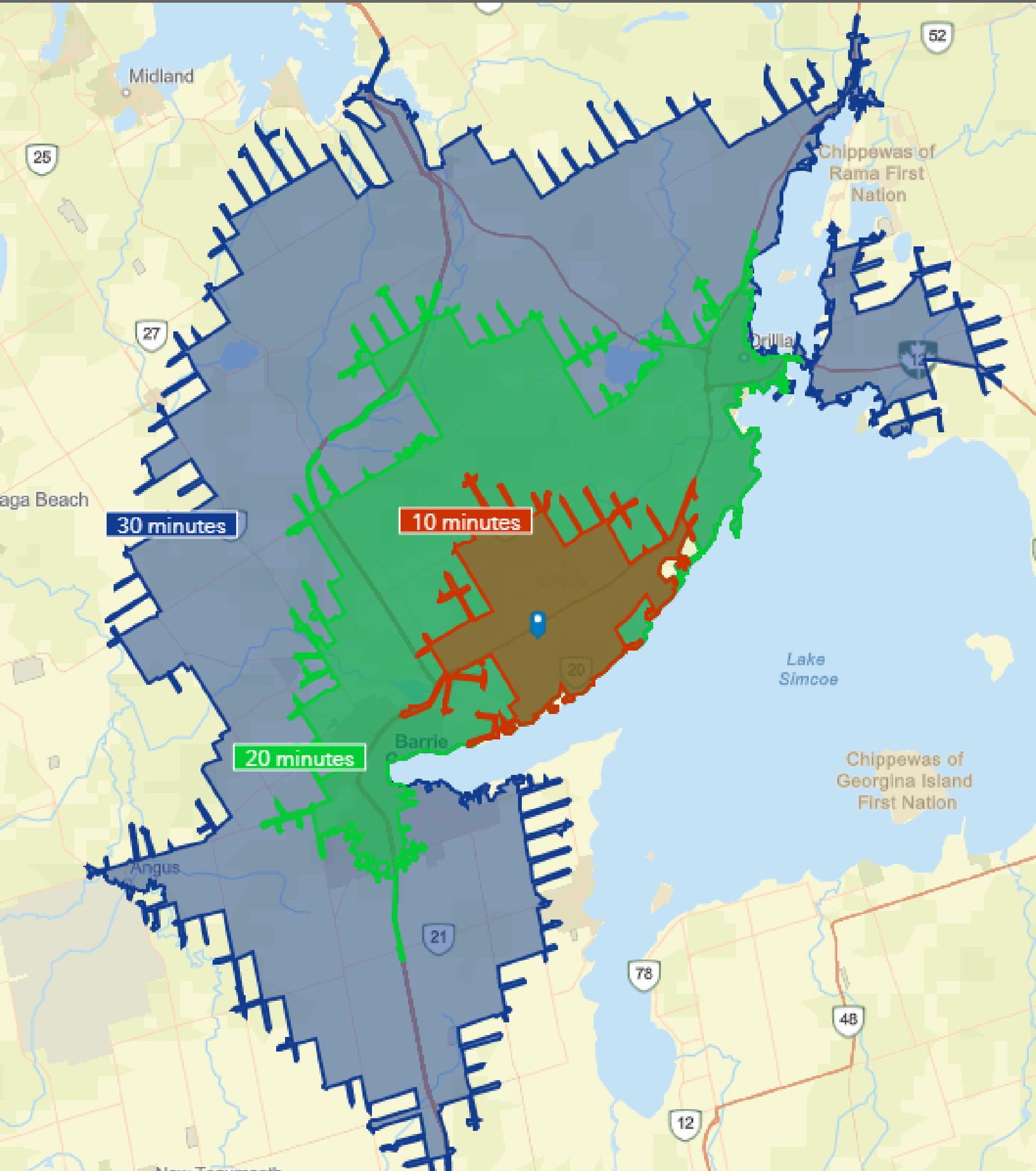


Google

Map data ©2025

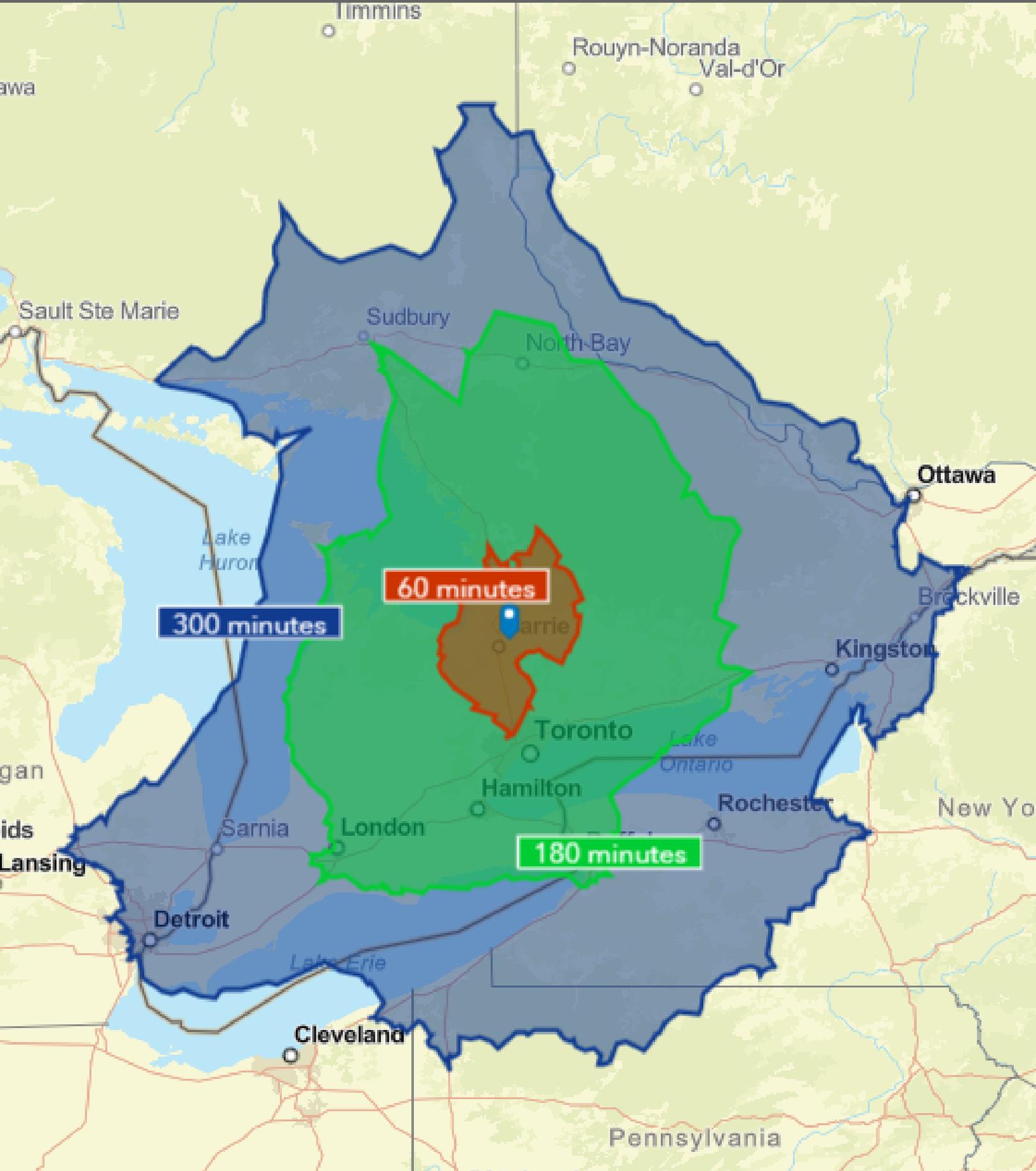
DRIVE TIMES 10,20,30 MINS

Industrial Land for Sale
Holick Road Lot 6 | Shanty Bay, ON L0L 2L0



DRIVE TIMES 1, 3, 5 HRS

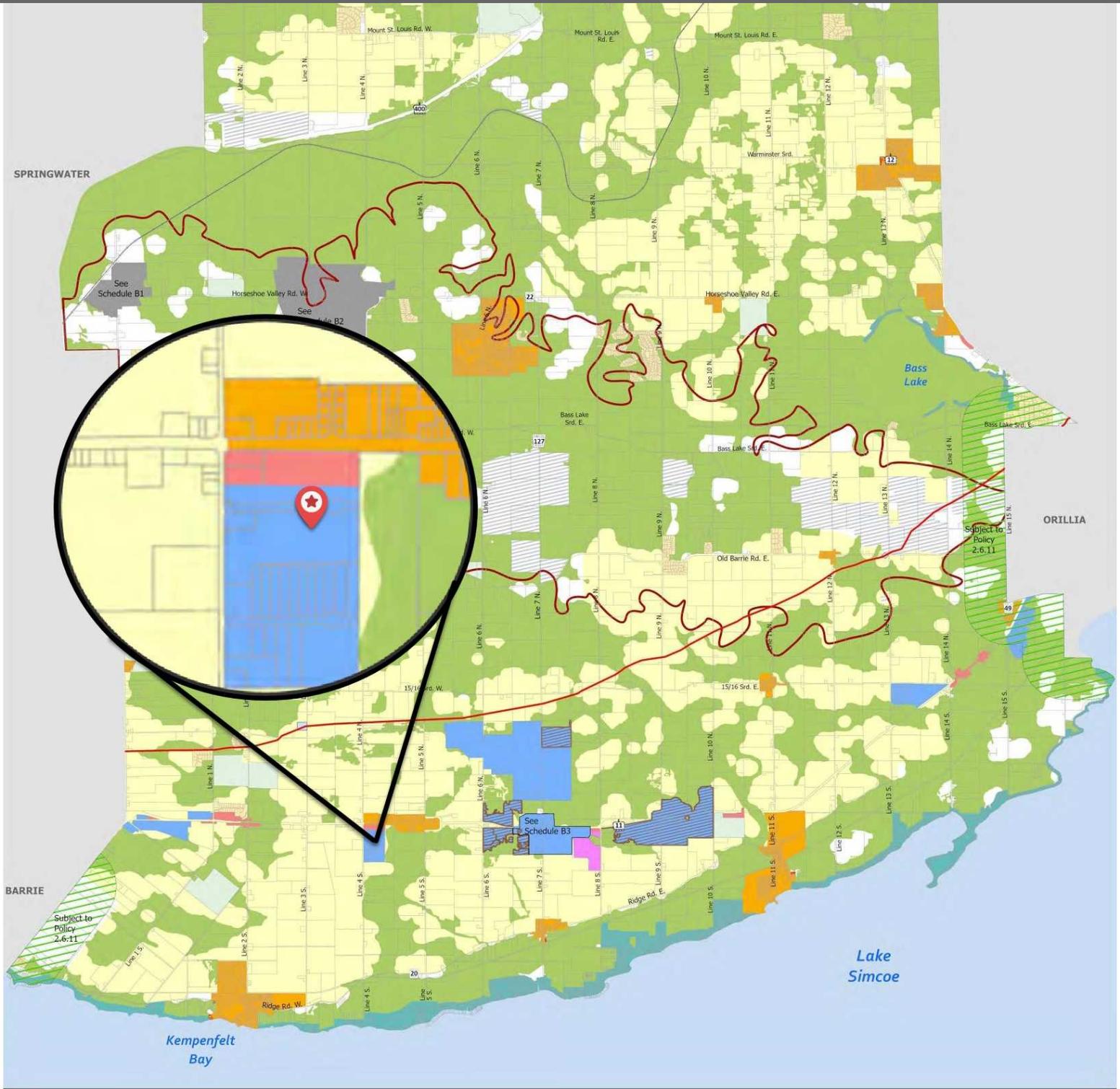
Industrial Land for Sale
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SECTION V

Planning

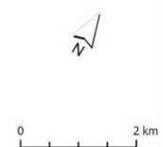




Trans Canada Pipeline
 - TCPL Pipeline
 □ TCPL Facilities

□ Agricultural
 □ Employment Area
 □ Greenlands
 □ Highway Commercial
 □ Mineral Aggregate Resources
 □ Recreational
 □ Rural
 □ Rural Residential
 □ Rural Settlements

□ Settlement Area
 □ Shoreline
 □ Area Subject to Policy 2.6.11
 □ Eighth Line Special Policy Area
 □ Oro Moraine Boundary
 □ Non-Decision Lands (see 2.4.1.1)
 □ Non-Decision Lands (see 2.7.1.1)



September 2023

Official Plan Schedule A Land Use



ZONING MAP

Industrial Land for Sale
Holick Road Lot 6 | Shanty Bay, ON L0L 2L0

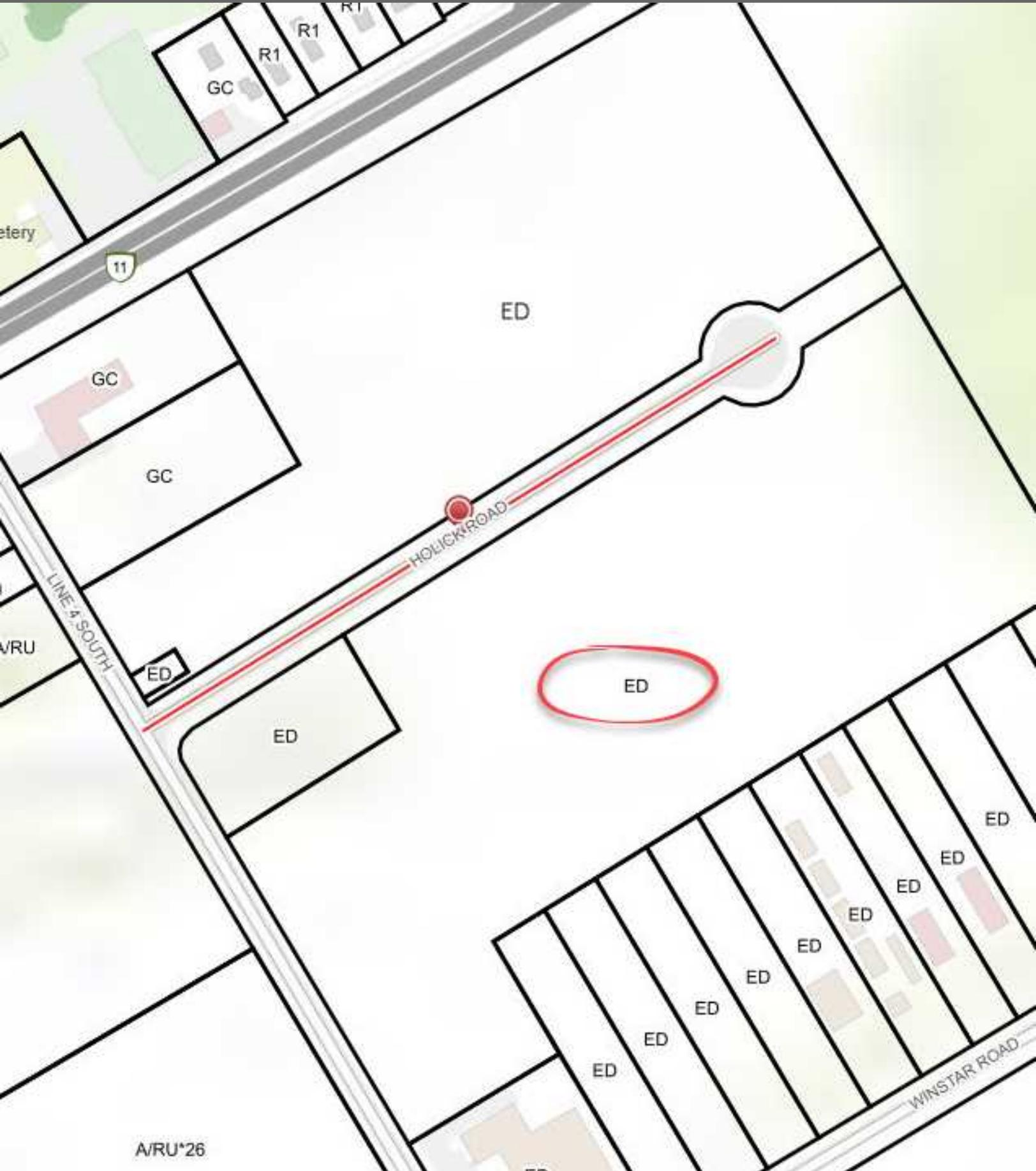


Table A3
Industrial Zones Permitted Uses
[By-law 2013-179, 2017-012, 2023-091]

	Use	Zone				
		IR Rural Industrial	LI Local Industrial	ED Economic Development	AP Airport	WD Waste Disposal
A	Accessory Outdoor Storage	♦		♦		
B	Agricultural support uses			♦ (3)		
C	Agricultural uses			♦ (4)		
D	Airports				♦	
E	Auction centres			♦		
F	Building contractor supply outlets			♦		
G	Business offices			♦	♦	
H	Cannabis Production and Processing Facility	♦		♦		
I	Commercial self-storage establishments			♦		
J	Contractor's yards	♦		♦		
K	Custom workshops			♦		
L	Data processing centres			♦	♦	
M	Equipment sales and rental establishments			♦		
N	Farm implement dealers			♦		
O	Industrial uses	♦ (1) (5)	♦ (2) (5)	♦ (3) (5)	♦ (5)	
P	Marine sales and service establishments			♦		
Q	Motor vehicle body shops			♦		
R	Motor vehicle repair garages			♦		
S	Motor vehicle storage yard			♦ (6)		
T	Outdoor storage uses	♦				
U	Parking lots				♦	
V	Printing establishments			♦	♦	
W	Private clubs			♦		

X	<i>Recycling establishment</i>	◆		◆		◆
Y	<i>Research laboratories</i>			◆	◆	
Z	<i>Saw mills and/or planing mills</i>			◆		
AA	<i>Service shops, light</i>	◆	◆	◆		
AB	<i>Trade schools</i>			◆	◆	
AC	<i>Transportation terminals</i>			◆	◆	
AD	<i>Warehouses</i>	◆ (1)	◆ (2)	◆	◆	
AE	<i>Waste disposal sites</i>					◆

1. The maximum permitted *gross floor area* is 185 sq. metres. Accessory retail sales are not permitted.
2. No accessory *outdoor storage* is permitted. A maximum of 25% of the *gross floor area* of the premises may be used for the selling of goods, wares or merchandise at retail or wholesale to the public.
3. A maximum of 25% of the *gross floor area* of the premises may be used for the selling of goods, wares or merchandise at retail or wholesale to the public.
4. A *single detached dwelling* is not permitted as an *accessory use*.
5. Only dry *industrial uses* are permitted.
6. That no more than one *Motor Vehicle Storage Yard* is permitted on a property in an Economic Development (ED) Zone. That a *Motor Vehicle Storage Yard* shall not occupy more than 20% of the total area of the *lot*.

[Click here for the full zoning by-law](#)

Table B3
Standards for Industrial Zones

Standard	Zone				
	IR	LI	ED	AP	WD
Minimum <i>lot area</i>	0.4 ha	0.18 ha	0.4 ha	0.4 ha	N/A
Minimum <i>lot frontage</i>	40 m	30 m	40 m	40 m	N/A
Minimum required <i>front yard</i>	11.0 m	7.5 m	11.0 m	11.0 m	N/A
Minimum required <i>exterior side yard</i>	11.0 m	4.5 m	11.0 m	11.0 m	N/A
Minimum required <i>interior side yard</i>	6.0 m	3.0 m	6.0 m	6.0 m	N/A
Minimum required <i>rear yard</i>	11.0 m	7.5 m	11.0 m	11.0 m	N/A
Width of <i>planting strip</i> adjacent to <i>front lot line</i>	3.0 m	N/A	6.0 m	6.0 m	N/A
Width of <i>planting strip</i> adjacent to <i>exterior side lot line</i>	3.0 m	N/A	6.0 m	6.0 m	N/A
Maximum <i>height</i>	12.0 m	11.0 m	12.0 m	N/A	N/A

MAVEN CRE

Presented By





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19 Poyntz Street, Suite 100 Barrie, ON L4M 3N8

After 21 years as a top real estate professional, and nine years specializing in Commercial and Investment Sales, I founded Maven Commercial Real Estate, recognizing that there was a lack of dedicated commercial real estate brokerage and advisory services to support the data driven decision making requirements of institutional and private capital investors who are invested in Barrie and Simcoe County.

With longstanding roots in Simcoe County dating back to the 1800s, you can imagine the breadth and depth of connections and relationships that time would allow to develop, and because of that, MAVEN is based on a foundation of loving this community and seeing it flourish through the investment, hard work and wisdom of the risk takers at large who believe in this community. We make a point of being continually involved both locally and globally to maximize every opportunity for our clients. As a cohesive team, we are stretching and growing to continually learn new ways to provide out-of-the-box strategies to help our clients experience win-win solutions every time and dig deep to back it up with real data.

We are excited at the opportunity to provide real insight and value to Commercial Real Estate stakeholders and invest our resources alongside our clients in the journey ahead!

Your **MAVEN** Team

Stephanie Maye
SIOR CCIM



Co-Founder
Broker of Record

Blair Maye



Co-Founder
Chief Operating Officer

Chelsea Burns



Licensed Assistant
to Stephanie Maye

Devyn Burgess



Research Analyst

Jakelin Vega



Marketing &
Transaction
Coordinator

Taylor Matson



Transaction
Coordinator

Rachel Kiezebrink



Client Experience
Coordinator

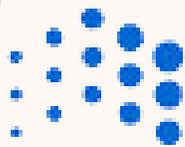
Affiliated Associations

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Advancing the Commercial Real Estate Profession



Toronto Regional
Real Estate Board

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property and communities.



Barrie & District
Association of
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THE CANADIAN REAL ESTATE ASSOCIATION
L'ASSOCIATION CANADIENNE DE L'IMMOBILIER

 Ontario Real Estate
Association



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Council of Ontario

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