



BY-LAW NUMBER 2018-XXX

A By-law of The Corporation of the City of Barrie to amend By-law 89-86 being a by-law to designate private roadways as Emergency Fire Routes along which no parking of vehicles shall be permitted.

WHEREAS, pursuant to the *Fire and Protection Act, 1997*, S.O. 1997, C.4, s.7.1.(1)(c) the Council of any municipality may designate private roadways as emergency fire routes along which no parking of vehicles shall be permitted;

AND WHEREAS, the Council of The Corporation of the City of Barrie adopted By-law 89-86 being a by-law to designate private roadways as emergency fire routes along which no parking of vehicles shall be permitted;

AND WHEREAS, by motion 05-G-514, it is deemed expedient that the Council of The Corporation of the City of Barrie amend By-law 89-86, as amended, being a by-law to designate private roadways as emergency fire routes along which no parking of vehicles shall be permitted.

AND WHEREAS Section 8 of the *Municipal Act, 2001*, provides that the power of a municipality shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as they consider appropriate and to enhance the municipality's ability to respond to municipal issues.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts as follows:

1. **THAT** By-law 89-86 be amended by adding Schedule 257 attached hereto as Schedule "A" designating an emergency fire route at 199 Ardagh Road (199 Ardagh Subdivision).
2. **THAT** By-law 89-86 be amended by adding Schedule 258 attached hereto as Schedule "B" designating an emergency fire route at 650 Big Bay Point Road (Bomar 2 Inc.).
3. **THAT** By-law 89-86 be amended by adding Schedule 259 attached hereto as Schedule "C" designating an emergency fire route at 62 Caplan Avenue (Mapleview Self Storage).
4. **THAT** By-law 89-86 be amended by adding Schedule 260 attached hereto as Schedule "D" designating an emergency fire route at 293-299 Cundles Road East (SSCC439 The Junction).
5. **THAT** By-law 89-86 be amended by adding Schedule 261 attached hereto as Schedule "E" designating an emergency fire route at 401 Essa Road (Sean Mason Homes (Essa Rd) Inc.).
6. **THAT** By-law 89-86 be amended by adding Schedule 262 attached hereto as Schedule "F" designating an emergency fire route at 540 Essa Road (Iviva Homes "Bloom Towns").
7. **THAT** By-law 89-86 be amended by adding Schedule 263 attached hereto as Schedule "G" designating an emergency fire route at 70 Madelaine Drive (Ecole Elementaire La Source).
8. **THAT** By-law 89-86 be amended by adding Schedule 264 attached hereto as Schedule "H" designating an emergency fire route at 204 Mapleview Drive West (MJJJ Developments Inc.).
9. **THAT** By-law 89-86 be amended by adding Schedule 265 attached hereto as Schedule "I" designating an emergency fire route at 222 Mapleview Drive West (Maplereid Properties Inc.).
10. **THAT** By-law 89-86 be amended by adding Schedule 266 attached hereto as Schedule "J" designating an emergency fire route at 499 Veterans Drive (Zenetec).
11. **THAT** By-law 89-86 be amended by adding Schedule 267 attached hereto as Schedule "K" designating an emergency fire route at 496 Yonge Street (Morriello Construction Limited).

12. **THAT** By-law 89-86 be amended by deleting Schedule 6 and replacing it with Schedule "L" attached hereto designating an emergency fire route at 319 Blake Street (Robert's No Frills).
13. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 1st day of October, 2018.

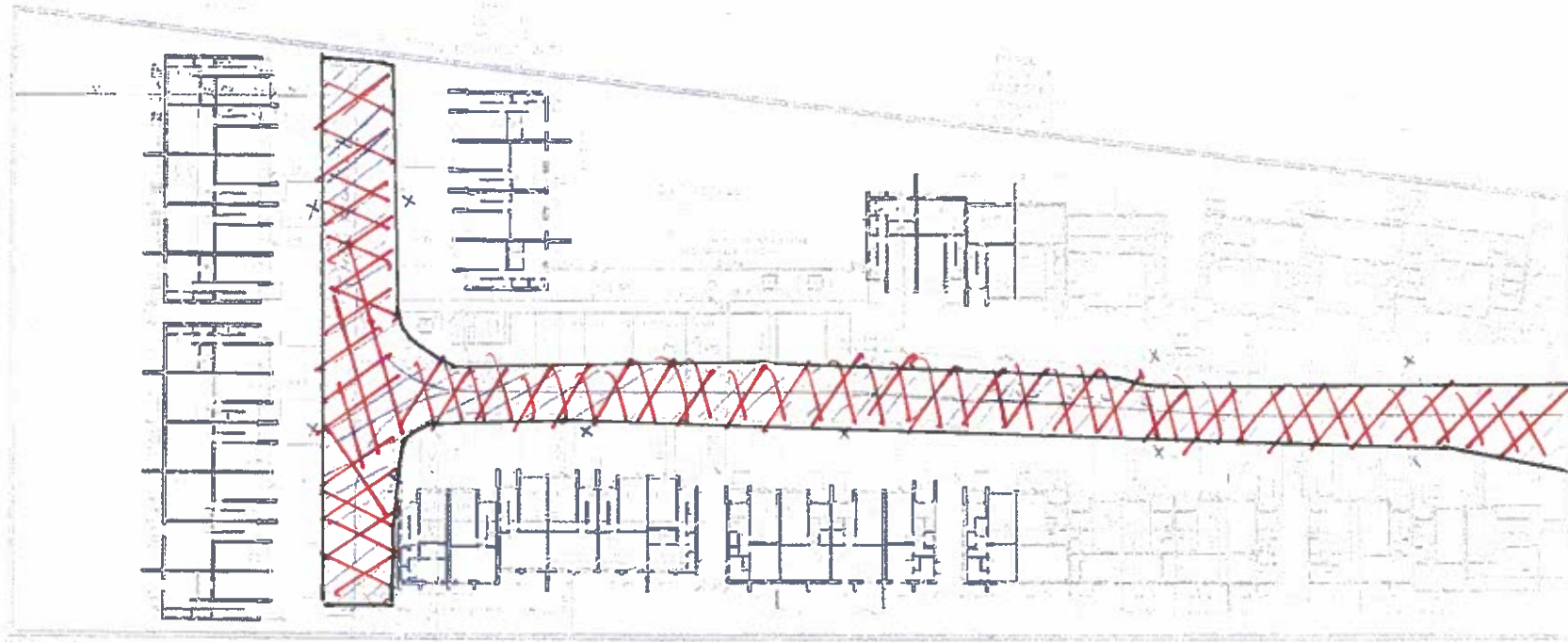
READ a third time and finally passed this 1st day of October, 2018.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR - J. R. LEHMAN

CITY CLERK – WENDY COOKE

199 ARDAGH ROAD



Area Designated As Fire Route

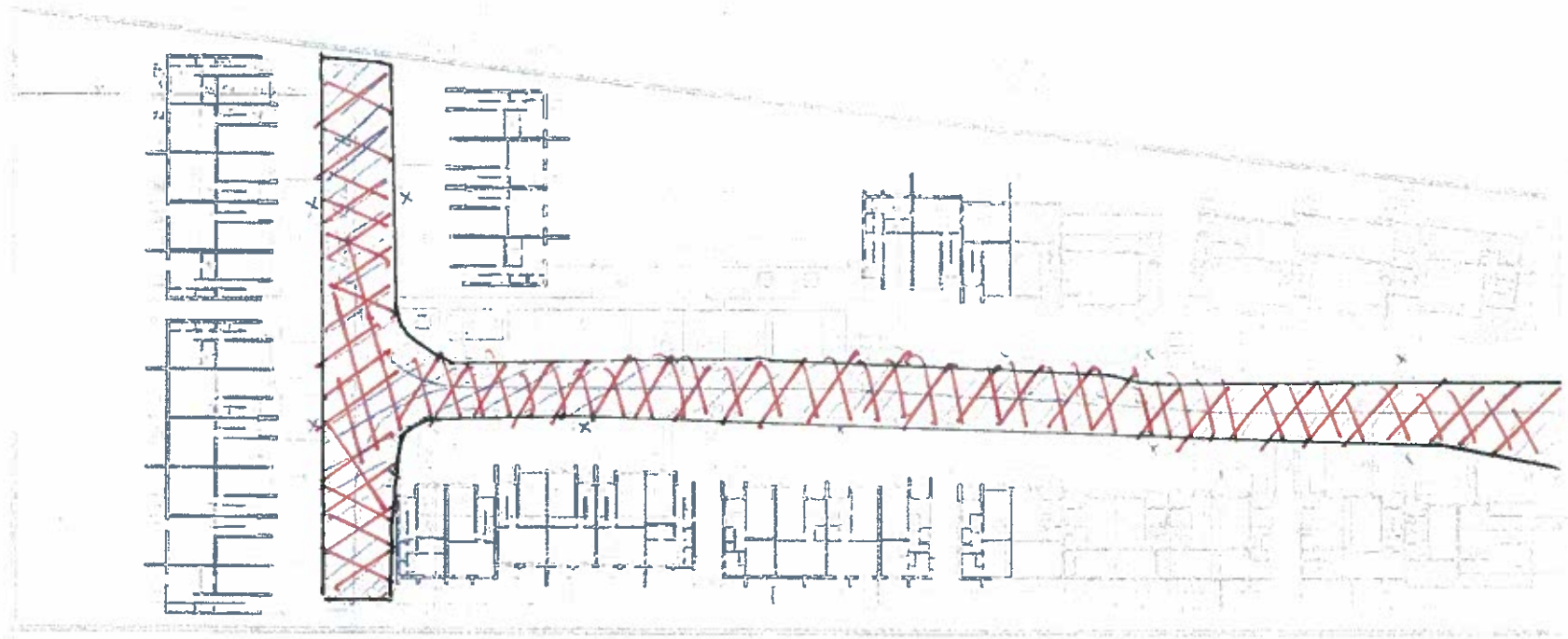


Proposed Location of Fire Route Signage

Schedule 257 to By-law 89-86
Schedule "A" to amending
By-law 2018-
199 Ardagh Road, Barrie

MAYOR - J. LEHMAN

CITY CLERK - WENDY COOKE



Area Designated As Fire Route

X

Proposed Location For Fire Route
Signage

Schedule 257 to By-law 89-86
Schedule "A" to amending
By-law 2018-
199 Ardagh Road, Barrie

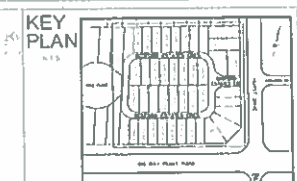
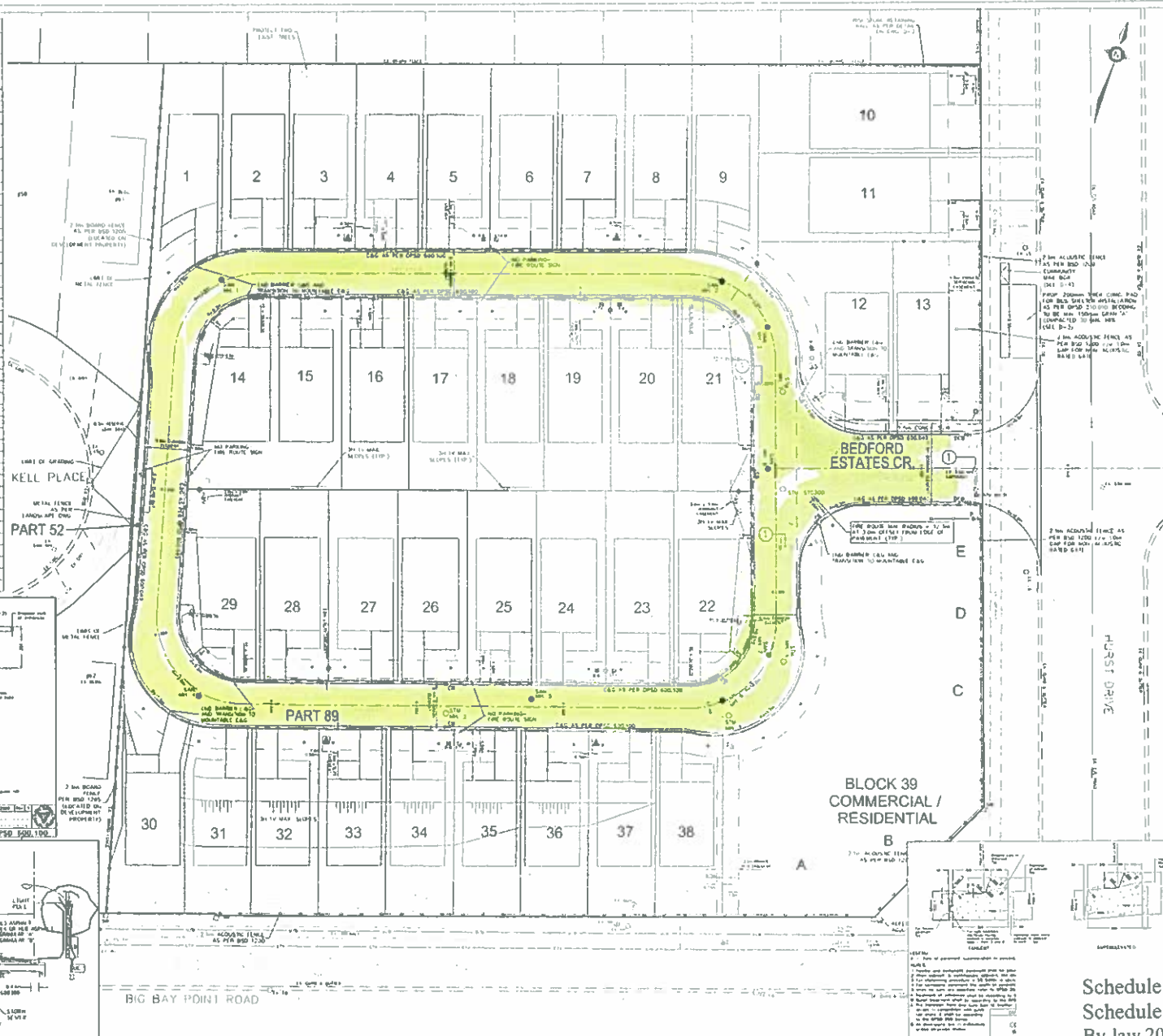
MAYOR - J. LEHMAN

CITY CLERK - WENDY COOKE

[illegible]

CITY CLERK - WENDY COOKE

LOT SUMMARY		
LOT NO.	FRONTAGE (M)	AREA (SQ M)
1	10.65	287.02
2	8.22	236.78
3	9.20	236.10
4	9.20	236.12
5	9.20	236.08
6	9.20	236.04
7	9.20	236.00
8	9.20	235.96
9	9.50	245.24
10	12.17	370.82
11	12.20	372.91
12	12.87	348.30
13	11.89	290.78
14	10.80	282.64
15	8.19	243.58
16	8.19	243.54
17	8.19	243.51
18	8.19	243.47
19	8.19	243.44
20	8.19	243.40
21	10.28	257.25
22	10.82	271.55
23	9.44	240.88
24	9.44	240.84
25	9.44	240.80
26	9.44	240.76
27	9.44	240.72
28	9.44	240.68
29	11.31	265.05
30	10.52	295.08
31	9.26	231.34
32	9.20	234.47
33	9.20	233.93
34	9.20	233.40
35	9.20	232.87
36	9.20	232.34
37	9.20	231.81
38	9.74	230.16
39	48.62	7477.29
40		44.06
41		2067.43
A	9.74	251.34
B	8.71	401.70
C	9.58	325.59
D	9.32	227.10
E	10.40	238.93



GENERAL NOTES:

- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON THE GROUND PRIOR TO CONSTRUCTION
- ANY DISCREPANCIES, OMISSIONS, OR ERRORS ARE TO BE REPORTED TO THE CONSULTANT NO LATER THAN 10 BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONSULTANT SHALL BE RESPONSIBLE FOR CORRECTING ANY SUCH DISCREPANCIES, OMISSIONS, OR ERRORS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN STANDARDS ASSOCIATION (CSA) AND THE CANADIAN CODE OF BEST PRACTICES (CCBP).

SITE STATISTICS	
APPROXIMATE ZONING	R1 (SP-884)
LOT AREA (SQ M)	22,779.89
LOT FRONTAGE (M)	9.70
DEVELOPMENT LENGTH (M)	8.10
FRONT YARD (M)	4.7
REAR YARD (M)	1.2
LEFT SIDE YARD (M)	1.2
REAR SIDE YARD (M)	1.8
REAR YARD (M)	7.0
LOT COVERAGE (M ²)	45%
CHILLING UNIT AREA (M ²)	78.4
HEATING UNIT AREA (M ²)	18.0
UNITS OF ATTACHED UNITS (SP-884)	34 UNITS
COMMON ELEMENTS (SP-884)	0.00
COMMON ELEMENTS (SP-884)	2.00
PARKING SPACES PROVIDED	2 TANDUM SPACES PER UNIT
TOTAL SITE AREA	1.30 ha

LEGEND:	
1.00	1.00
2.00	2.00
3.00	3.00
4.00	4.00
5.00	5.00
6.00	6.00
7.00	7.00
8.00	8.00
9.00	9.00
10.00	10.00
11.00	11.00
12.00	12.00
13.00	13.00
14.00	14.00
15.00	15.00
16.00	16.00
17.00	17.00
18.00	18.00
19.00	19.00
20.00	20.00
21.00	21.00
22.00	22.00
23.00	23.00
24.00	24.00
25.00	25.00
26.00	26.00
27.00	27.00
28.00	28.00
29.00	29.00
30.00	30.00
31.00	31.00
32.00	32.00
33.00	33.00
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35.00	35.00
36.00	36.00
37.00	37.00
38.00	38.00
39.00	39.00

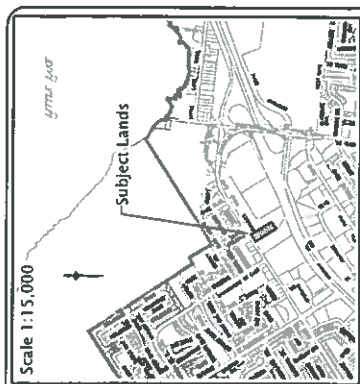
650 BIG BAY POINT ROAD & 63 KELL PLACE D12-399

SITE PLAN

mnt MNT Consulting Group Inc.
20 Ransom Street
Aurora, ON

Schedule 257 to By-law 89-86
Schedule "B" to amending
By-law 2018-
650 Big Bay Point Road, Barrie

MAYOR - J. LEHMAN
CITY CLERK - WENDY COOKE



SIGNAGE PLAN

**PRATT HANSEN GROUP
THE JUNCTION
295 CUNDLES ROAD EAST**
Part Lot 21, Concession 3
RPlan 51R-35759 Parts 2, 3, 4, 17, 18, 33, & 34



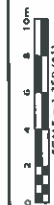
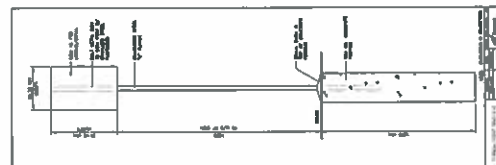
SITE PLAN STATISTICS
Site Plan 10/18

Unit Count:
2 @ 60 Unit Apartment (6 Storey J1 & J2) 120 Units

*Barrier Free spaces calculated at 180 ± 3% = 3,56 required, sections 4
Fire Route --- Fire Hydrant
Retaining Walls
Bollards
Depressed Curb DC

SIGNAGE LEGEND

- NO PARKING - FIRE ROUTE MODIFIED Rb-19
- DISABLED PARKING BY PERMIT ONLY Rb-50
- NO PARKING Rb-51
- STOP SIGN Rb-1
- DO NOT ENTER Rb-19



**PRATT HANSEN GROUP
THE JUNCTION
295 CUNDLES ROAD EAST**

SITE PLAN

Date Issued: 10/27/2018
Checked By: RD
Project No.: PRA-16015
Drawing No.: 10/27/2018



PRA-16015-Signage.dwg

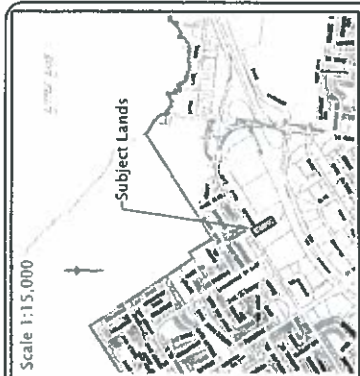


**T. HANSEN GROUP INC.
JUNCTION
OF BARRIE**

Schedule 257 to By-law 89-86
Schedule "D" to amending
By-law 2018-
293-299 Cundles Road East, Barrie

MAYOR - J. LEHMAN

CITY CLERK - WENDY COOKE



SIGNAGE PLAN

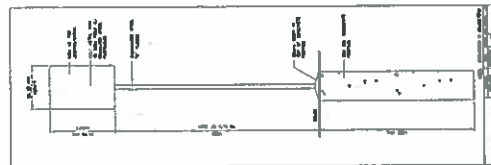
**PRATT HANSEN GROUP
THE JUNCTION
295 CUNDLES ROAD EAST**
Part Lot 21, Concession 3
RPlan 51R-35759 Parts 2, 3, 4, 17, 18, 33, & 34



SITE PLAN STATISTICS
Site Plan Area 1.22 Ha
Units Count 120 Units
2 @ 60 Unit Apartment (6 Storey J1 & J2) 120 Units
Barrier Free spaces calculated at 100 x 1% = 2 SF required 7440 Sq Ft
Barrier Free spaces provided 7440 Sq Ft
Barrier Free spaces provided 7440 Sq Ft
Barrier Free spaces provided 7440 Sq Ft
Barrier Free spaces provided 7440 Sq Ft

EXISTING LEGEND

- 10 PARKING - FIRE ROUTE VOUCHER 9b-19
- DISABLED PARKING BY PERMIT C-1, 4, 9b-20
- 100 PARKING 9b-51
- STOP SIGN 9b-1
- DO NOT ENTER 9b-19



0 2 4 6 8 10m
SCALE = 1:250 (A1)

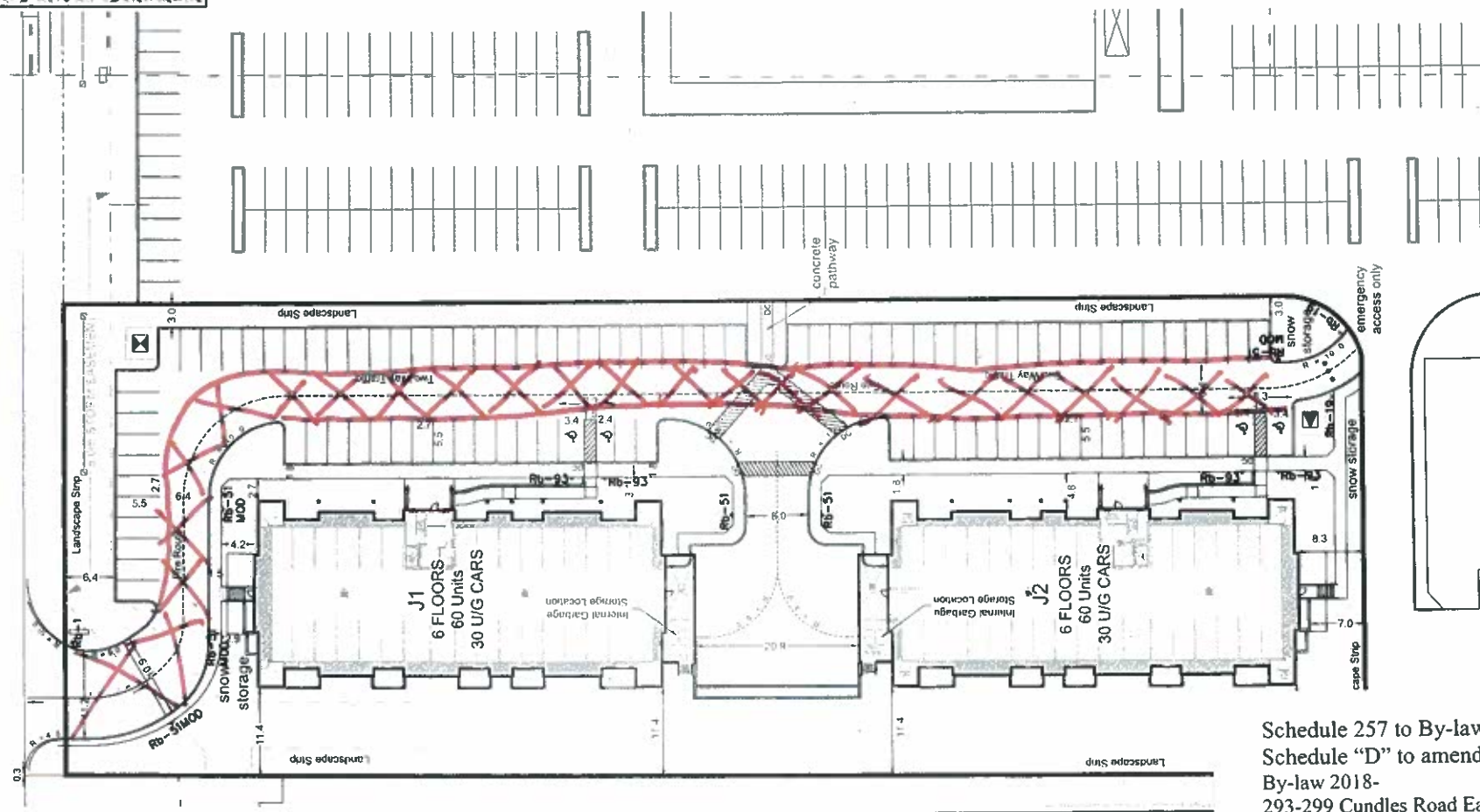
**PRATT HANSEN GROUP
THE JUNCTION
295 CUNDLES ROAD EAST**

SITE PLAN

JONES
CONSULTING GROUP LTD.
LANDSCAPE ARCHITECTS
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1B7
Tel: (416) 291-1000
Fax: (416) 291-1001
www.joneslandscape.com

Project No. J18-0115
Drawing No. J18-0115-Signage.dwg
Drawing Date: 08-21-2018
Checked By: RPP
Drawn By: RPP

CUNDLES ROAD EAST



**T HANSEN GROUP INC.
JUNCTION
OF BARRIE**

Schedule 257 to By-law 89-86
Schedule "D" to amending
By-law 2018-
293-299 Cundles Road East, Barrie

MAYOR - J. LEHMAN

CITY CLERK - WENDY COOKE

BLOCK 10		BLOCK 10	
BLOCK COVERAGE	3.7 m x 2.06 m	BLOCK COVERAGE	2.61 m x 2.83 m
BLOCK COVERAGE INCL. DECK	464 m ² (4,995 ft ²)	BLOCK COVERAGE INCL. DECK	279 m ² (2,994 ft ²)
GROSS FLOOR AREA	1,000 m ² (10,697 ft ²)	GROSS FLOOR AREA	686 m ² (7,371 ft ²)
UNITS	16	UNITS	10
PARKING	16	PARKING	10

BLOCK 11		BLOCK 11	
BLOCK COVERAGE	3.7 m x 2.06 m	BLOCK COVERAGE	2.61 m x 2.83 m
BLOCK COVERAGE INCL. DECK	464 m ² (4,995 ft ²)	BLOCK COVERAGE INCL. DECK	279 m ² (2,994 ft ²)
GROSS FLOOR AREA	1,000 m ² (10,697 ft ²)	GROSS FLOOR AREA	686 m ² (7,371 ft ²)
UNITS	16	UNITS	10
PARKING	16	PARKING	10

BLOCK 12		BLOCK 12	
BLOCK COVERAGE	3.7 m x 2.06 m	BLOCK COVERAGE	2.61 m x 2.83 m
BLOCK COVERAGE INCL. DECK	464 m ² (4,995 ft ²)	BLOCK COVERAGE INCL. DECK	279 m ² (2,994 ft ²)
GROSS FLOOR AREA	1,000 m ² (10,697 ft ²)	GROSS FLOOR AREA	686 m ² (7,371 ft ²)
UNITS	16	UNITS	10
PARKING	16	PARKING	10

BLOCK 13		BLOCK 13	
BLOCK COVERAGE	3.7 m x 2.06 m	BLOCK COVERAGE	2.61 m x 2.83 m
BLOCK COVERAGE INCL. DECK	464 m ² (4,995 ft ²)	BLOCK COVERAGE INCL. DECK	279 m ² (2,994 ft ²)
GROSS FLOOR AREA	1,000 m ² (10,697 ft ²)	GROSS FLOOR AREA	686 m ² (7,371 ft ²)
UNITS	16	UNITS	10
PARKING	16	PARKING	10

BLOCK 14		BLOCK 14	
BLOCK COVERAGE	3.7 m x 2.06 m	BLOCK COVERAGE	2.61 m x 2.83 m
BLOCK COVERAGE INCL. DECK	464 m ² (4,995 ft ²)	BLOCK COVERAGE INCL. DECK	279 m ² (2,994 ft ²)
GROSS FLOOR AREA	1,000 m ² (10,697 ft ²)	GROSS FLOOR AREA	686 m ² (7,371 ft ²)
UNITS	16	UNITS	10
PARKING	16	PARKING	10

TOTAL BLOCKS		TOTAL BLOCKS	
BLOCK COVERAGE	2,114 m ² (22,680 ft ²)	BLOCK COVERAGE	2,114 m ² (22,680 ft ²)
BLOCK COVERAGE INCL. DECK	2,549 m ² (27,471 ft ²)	BLOCK COVERAGE INCL. DECK	2,549 m ² (27,471 ft ²)
GROSS FLOOR AREA	6,016 m ² (64,871 ft ²)	GROSS FLOOR AREA	6,016 m ² (64,871 ft ²)
UNITS	43	UNITS	43
PARKING	36 + VISITING 2 BI	PARKING	36 + VISITING 2 BI



SITE PLAN

PART OF LOT 5 CONCESSION 13
CITY OF BARRIE
COUNTY OF SIMCOE



- SUBJECT LANDS**
1.00 ha (2.49 ac.)
10.81 ha (26.64 ac.) after EP dedication
- TOWNHOUSES (45 UNITS)**
2,411.8 m² (25,862.1 ft²)
- AMENITY SPACE**
1,800.4 m² (19,281 ft²)
- INTERNAL ROADS (DRIVEWAYS INCL.)**
2,330.0 m² (25,058 ft²)
- SIDEWALKS**
352.782 m² (3,790 ft²)
- PHASE 1**
- ENVIRONMENTAL PROTECTION LANDS**
2,780.4 m² (29,624 ft²)
- ROAD WIDENING**
1,45.8 m² (1,568 ft²)
- NO SNOW STORAGE SIGN**

NOTE: ALL AIR CONDITIONING UNITS WILL BE LOCATED WITHIN THE REAR YARD

PROVIDED	NOT REQUIRED	NOT REQUIRED	PROVIDED
1.00 ha (2.49 ac.)	1.00 ha (2.49 ac.)	1.00 ha (2.49 ac.)	1.00 ha (2.49 ac.)
10.81 ha (26.64 ac.)	10.81 ha (26.64 ac.)	10.81 ha (26.64 ac.)	10.81 ha (26.64 ac.)
2,411.8 m ² (25,862.1 ft ²)	2,411.8 m ² (25,862.1 ft ²)	2,411.8 m ² (25,862.1 ft ²)	2,411.8 m ² (25,862.1 ft ²)
1,800.4 m ² (19,281 ft ²)	1,800.4 m ² (19,281 ft ²)	1,800.4 m ² (19,281 ft ²)	1,800.4 m ² (19,281 ft ²)
2,330.0 m ² (25,058 ft ²)	2,330.0 m ² (25,058 ft ²)	2,330.0 m ² (25,058 ft ²)	2,330.0 m ² (25,058 ft ²)
352.782 m ² (3,790 ft ²)	352.782 m ² (3,790 ft ²)	352.782 m ² (3,790 ft ²)	352.782 m ² (3,790 ft ²)
2,780.4 m ² (29,624 ft ²)	2,780.4 m ² (29,624 ft ²)	2,780.4 m ² (29,624 ft ²)	2,780.4 m ² (29,624 ft ²)
1,45.8 m ² (1,568 ft ²)	1,45.8 m ² (1,568 ft ²)	1,45.8 m ² (1,568 ft ²)	1,45.8 m ² (1,568 ft ²)

SITE PLAN - SEAN MASON HOMES CITY OF BARRIE

Schedule 257 to By-law 89-86
Schedule "E" to amending
By-law 2018-
401 Essa Road, Barrie

MAYOR - J. LEHMAN

CITY CLERK - WENDY COOKE



Conseil scolaire Viamonde

Secteur de l'immobilisation, de
l'entretien et de la planification

116, Cornélus Parkway,
Toronto (Ontario) M6L 2K5
TEL: (416) 614-5020 FAX: (416) 397-2054

NORD / NORTH :



NOTES :

No.	DATE	RÉVISIONS / REVISIONS
01	09/10/2018	Ajuste les stationnements par OS
02	11/03/2017	Supprime les 2 parcs par OS
03	23/08/2017	Retire des 2 parcs par OS et réajuste les stationnements par OS
04		
05		
06		

PROJET / PROJECT

ÉCOLE ÉLÉMENTAIRE
LA SOURCE

70, promenade Madeline, Barrie
(Ontario) L4N 8T2

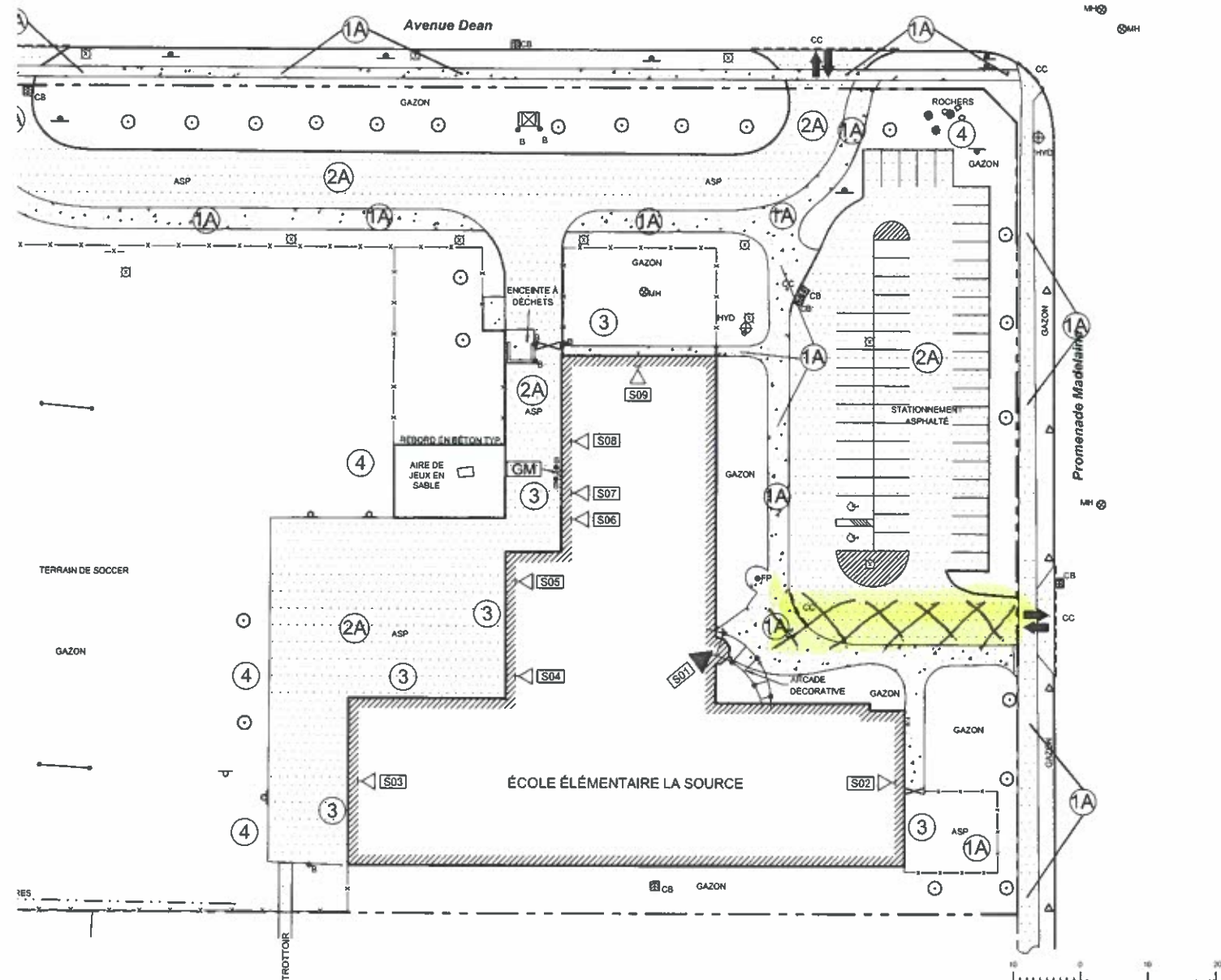
TITRE / TITLE

PLAN DE DÈNEIGEMENT

Schedule 257 to By-law 89-86
Schedule "G" to amending
By-law 2018-
70 Madeline Drive, Barrie

MAYOR - J. LEHMAN

CITY CLERK - WENDY COOKE





Conseil scolaire Viamonde

Secteur de l'immobilisation, de
l'entretien et de la planification

11A Cornelia Parkway,
Toronto (Ontario) M6L 2K5
TEL: (416) 814-5970 FAX: (416) 397-2054

NORD / NORTH :



NOTES :

No.	DATE	REVISIONS / REVISIONS
01	19/02/18	Ajout de planification par G&S
02	11/07/17	Proposition de 2 parcs par G&S
03	27/08/17	Ajout de 2 parcs et de 2 parcs par G&S
04		
05		
06		

PROJET / PROJECT

ÉCOLE ÉLÉMENTAIRE
LA SOURCE

711, promenade Madeline, Barrie
(Ontario) L4N 9T2

TITRE / TITLE

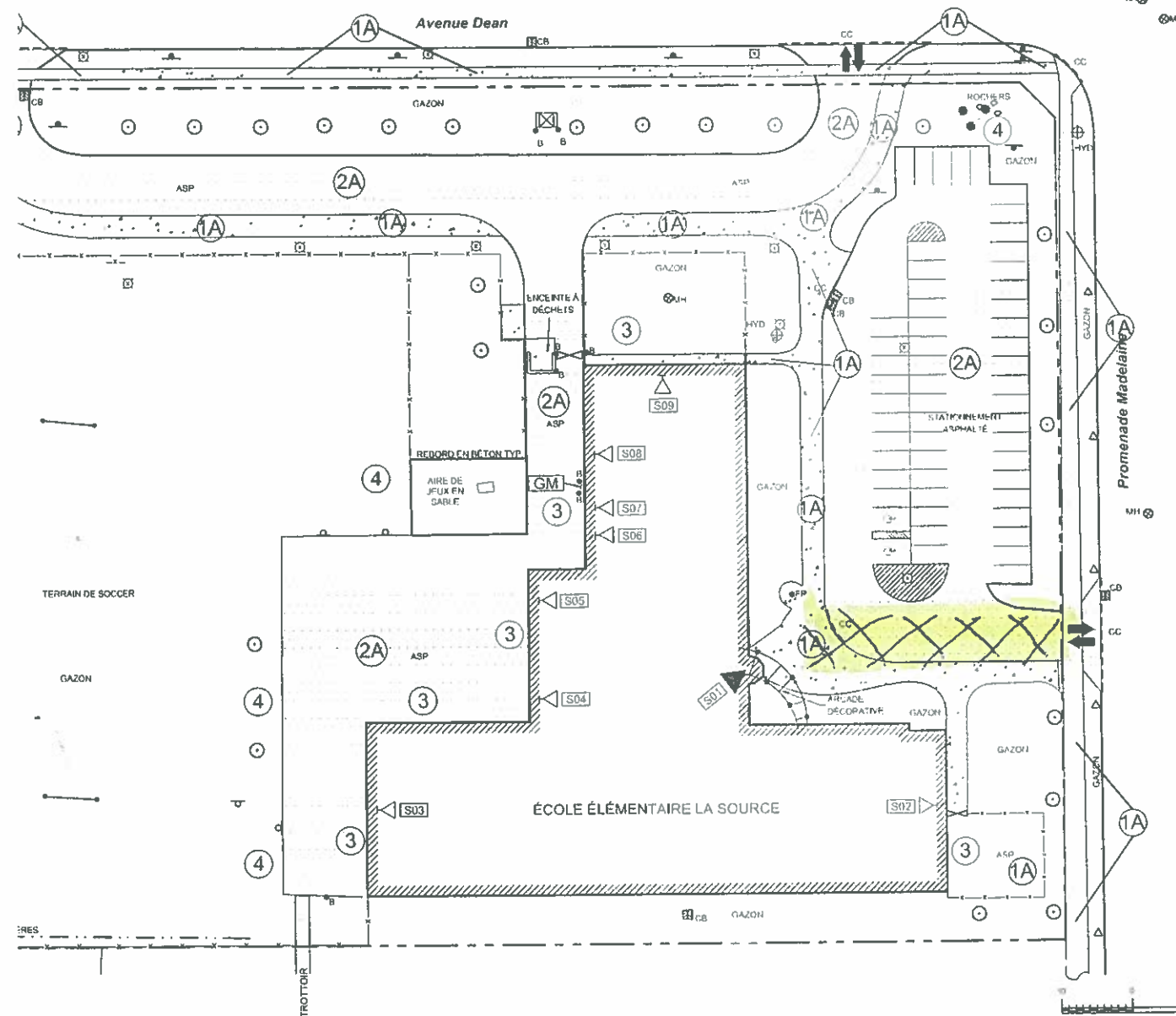
PLAN DE DÉNEIGEMENT

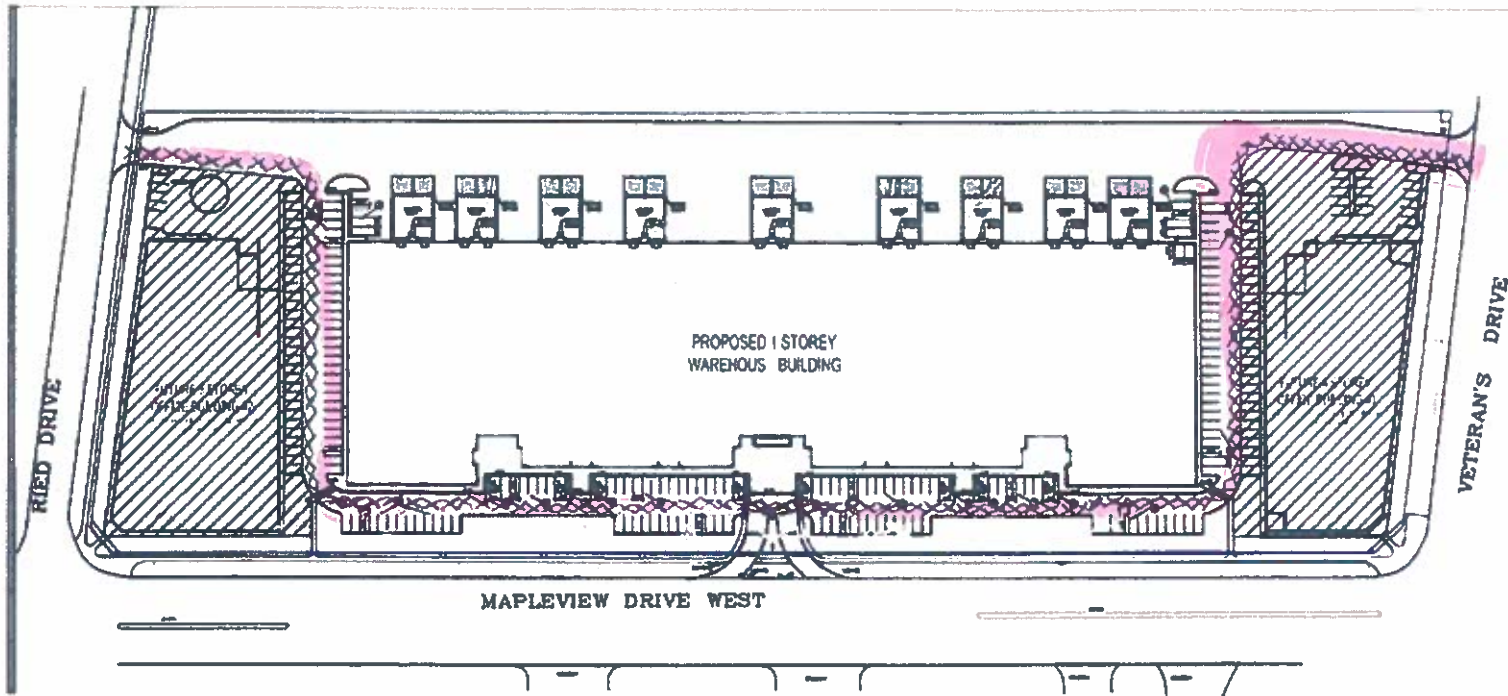
DATE :
19/02/18
11/07/17
27/08/17
19/02/18

Schedule 257 to By-law 89-86
Schedule "G" to amending
By-law 2018-
70 Madeline Drive, Barrie

MAYOR - J. LEHMAN

CITY CLERK - WENDY COOKE

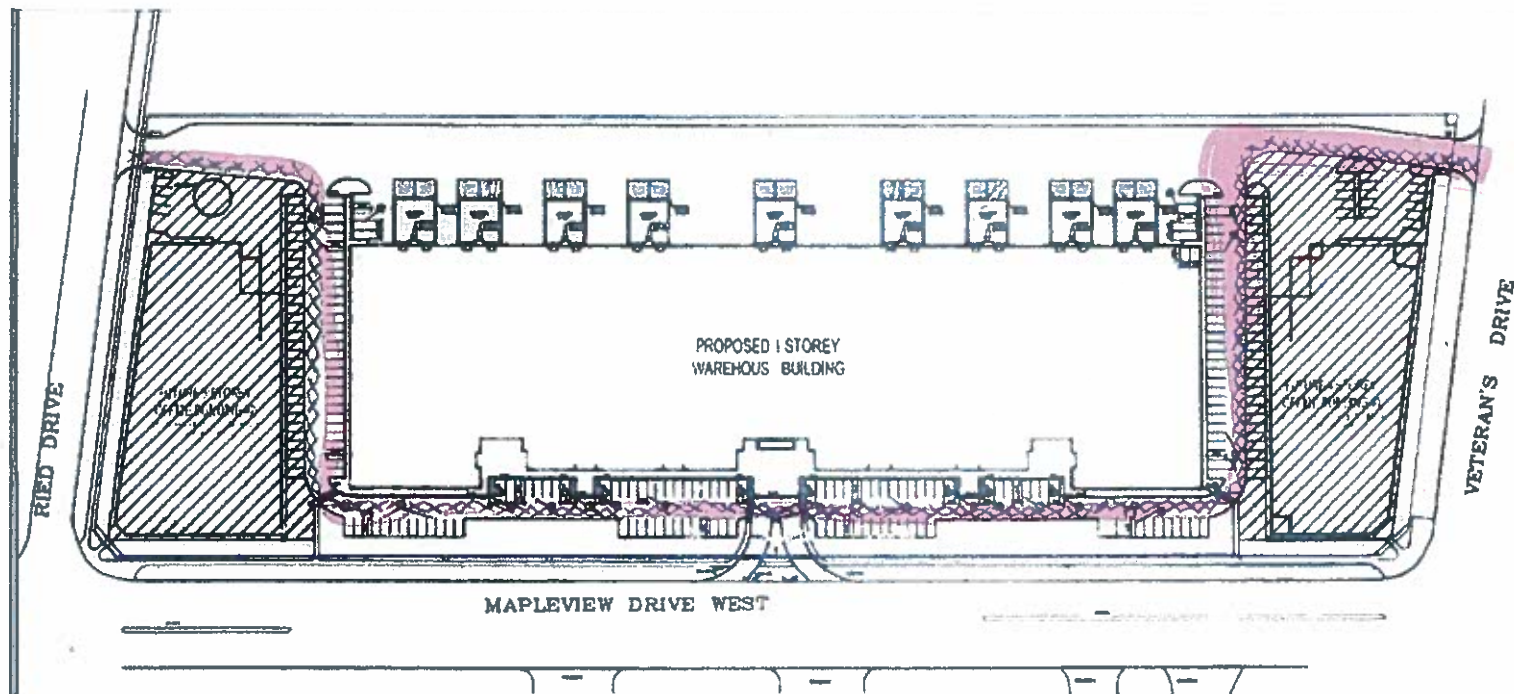




Schedule 257 to By-law 89-86
Schedule "H" to amending
By-law 2018-
204 Maplevue Drive West, Barrie

MAYOR - J. LEHMAN

CITY CLERK - WENDY COOKE



Schedule 257 to By-law 89-86
Schedule "H" to amending
By-law 2018-
204 Maplevue Drive West, Barrie

MAYOR - J. LEHMAN

CITY CLERK - WENDY COOKE



GERRITS ENGINEERING

231 Avenue Road, Suite 202, Barrie, ON L4M 1Y5 Canada
Tel: 705.262.4700 Fax: 705.262.4701
info@gerrits.ca
www.gerrits.ca

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Handwritten or manual revisions to the drawing are only valid when accompanied by the design engineer's initials.

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This drawing has been created electronically.



No.	Issuance Description	YY/MM/DD
1	CLIENT USE	2004/11
2		
3		

ISSUED FOR

CLIENT USE



Project
222 MAPLEVIEW DR. W.
COMMERCIAL DEVELOPMENT
222 MAPLEVIEW DR. W. BARRIE, ONT

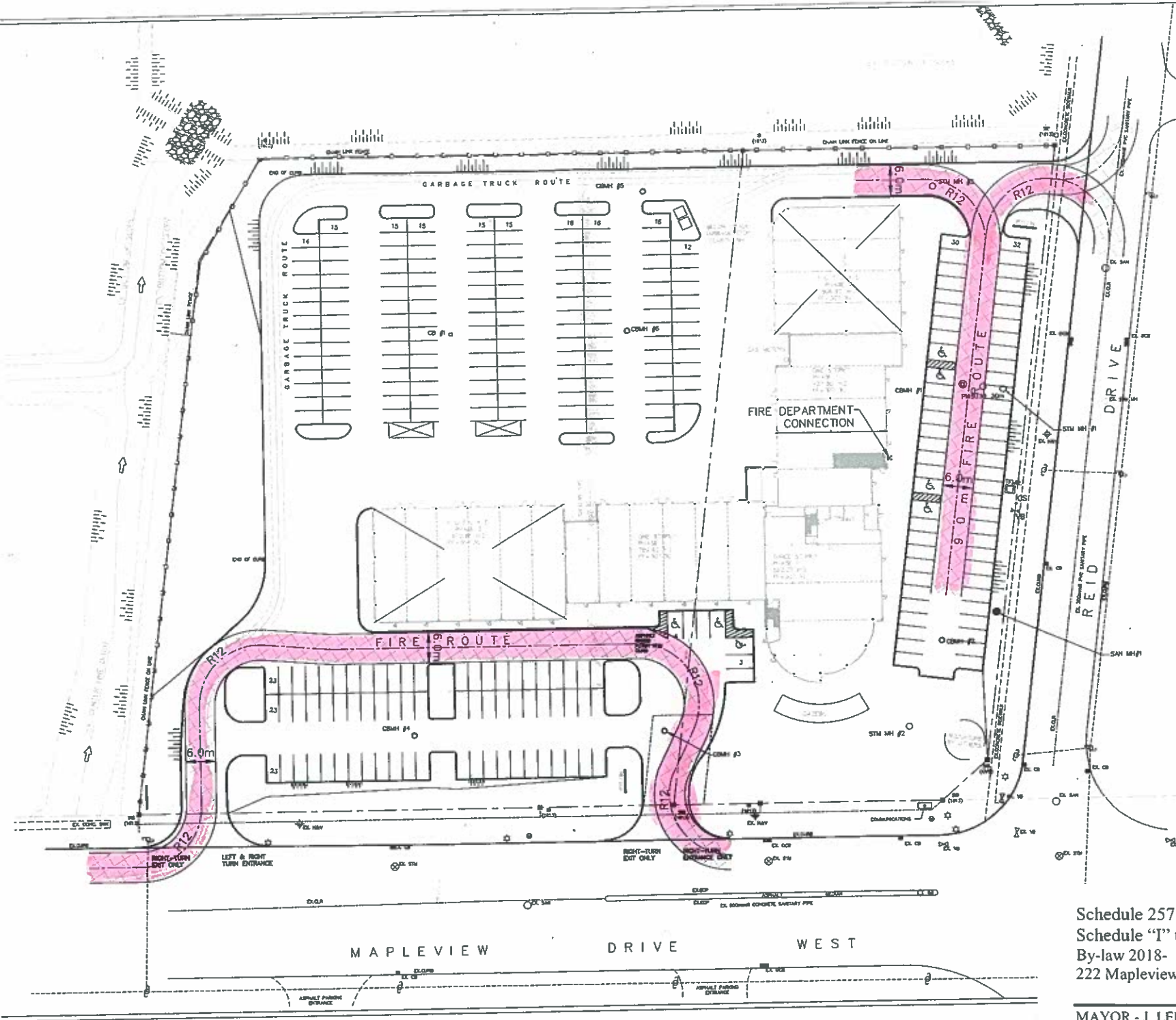
Drawing
**FIRE ROUTE
PLAN**

Project No. 108-202-18 Drawn by: RCC
Scale: 1" = 40' Examined by: SAS

Schedule 257 to By-law 89-86
Schedule "T" to amending
By-law 2018-
222 Mapleview Drive West, Barrie

MAYOR - J. LEHMAN

CITY CLERK - WENDY COOKE





GERRITS ENGINEERING

221 GERRITS ENGINEERING LTD.
221 GERRITS ENGINEERING LTD.
221 GERRITS ENGINEERING LTD.

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No.	Issuance Description	YY/MM/DD
1	CLIENT USE	18/04/11
2		
3		

ISSUED FOR

CLIENT USE

Client



Project

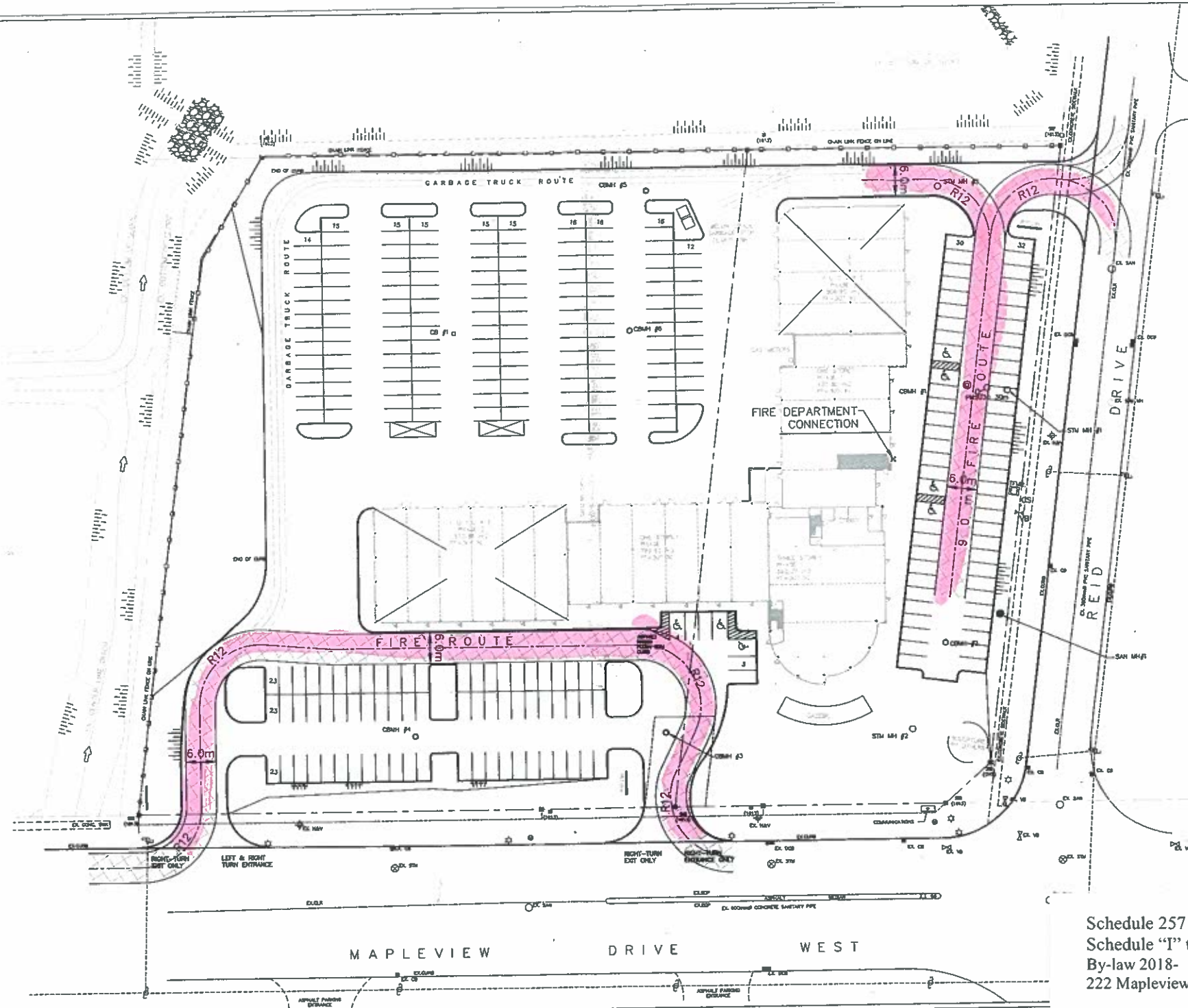
222 MAPLEVIEW DR. W.
COMMERCIAL DEVELOPMENT

Drawing

222 MAPLEVIEW DR. W. BARRIE ONT

FIRE ROUTE PLAN

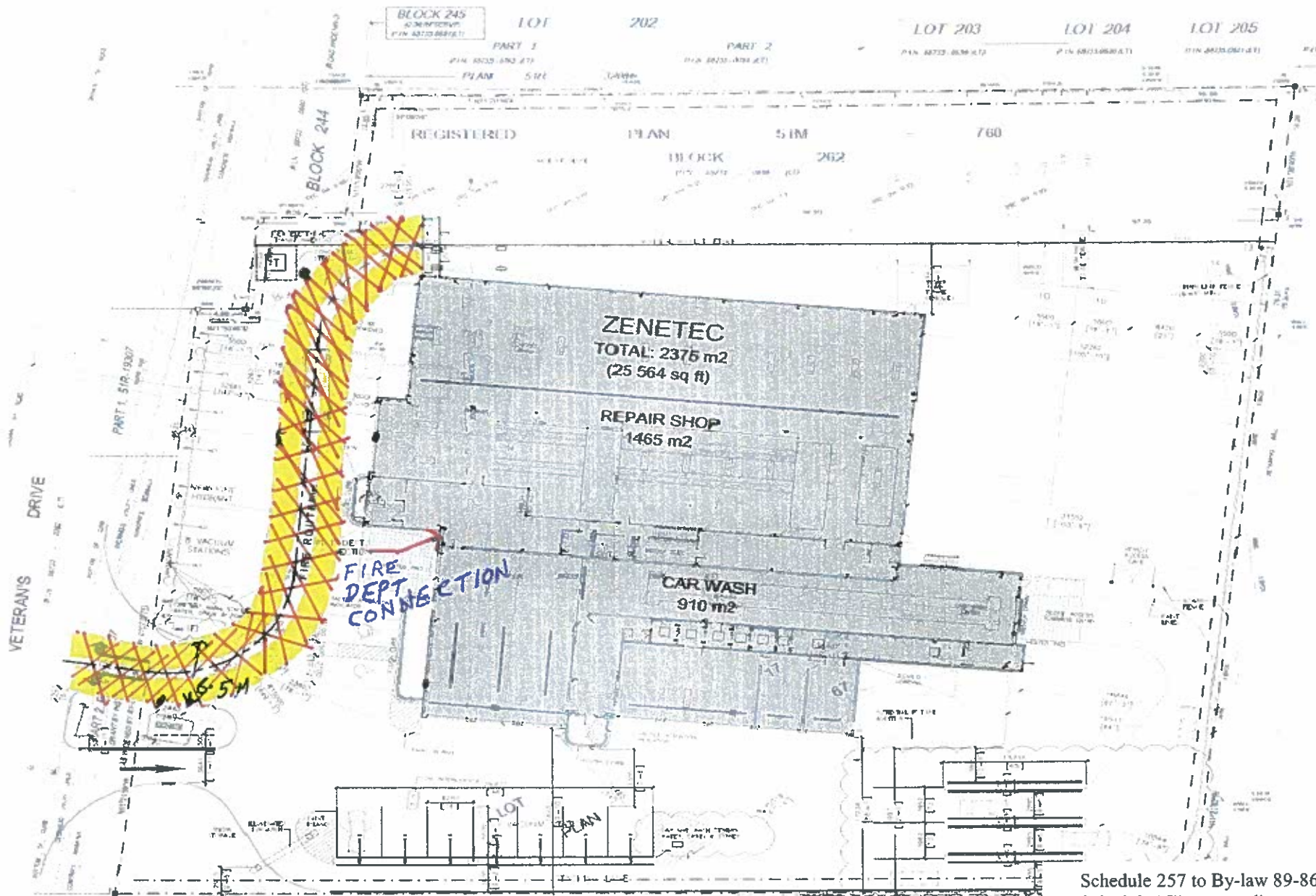
Project No. 100-203-10 Drawn by RCD Checked by
Title 1750 Drawn by SAG Approved by



Schedule 257 to By-law 89-86
Schedule "I" to amending
By-law 2018-
222 Maplevue Drive West, Barrie

MAYOR - J. LEHMAN

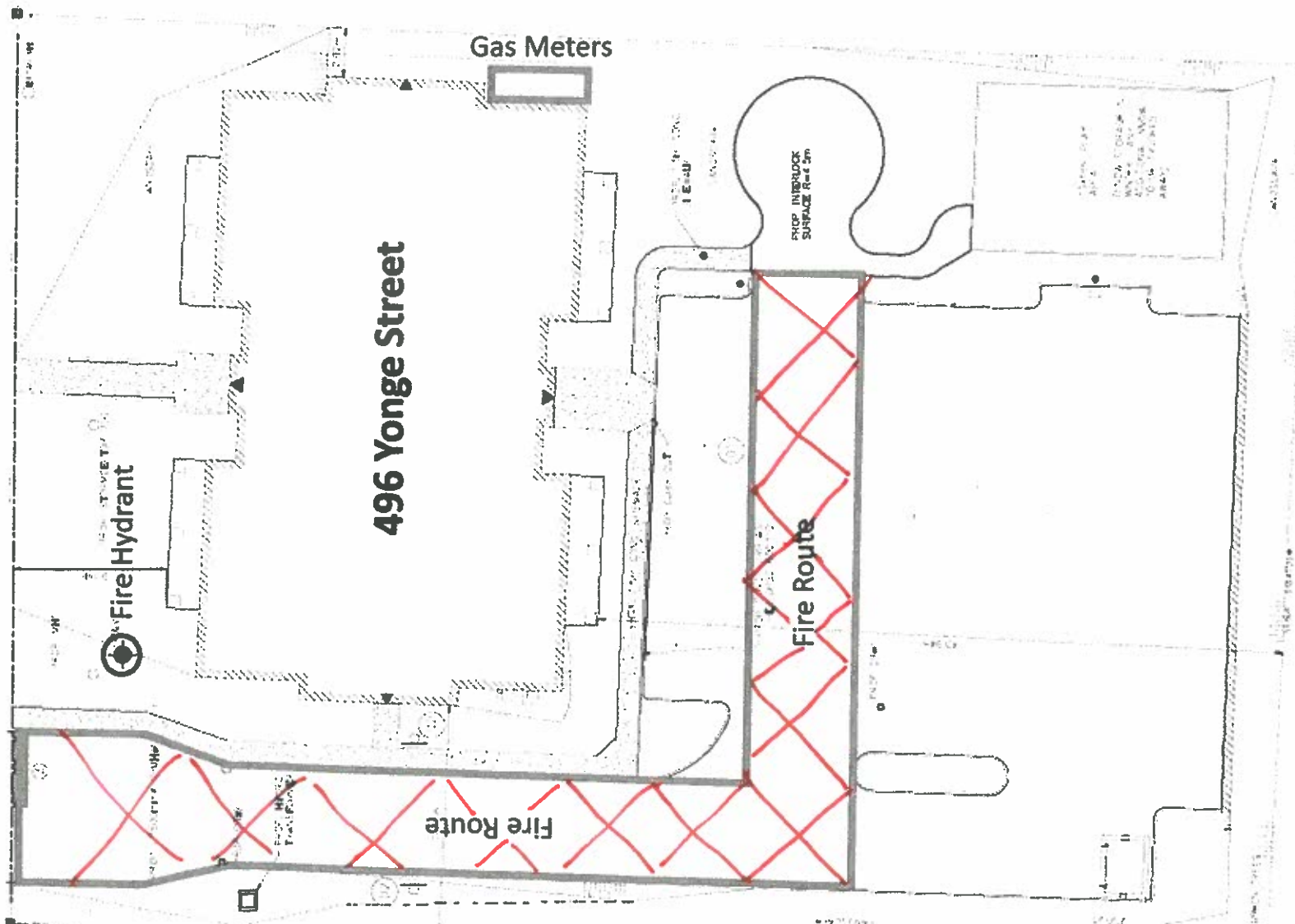
CITY CLERK - WENDY COOKE



Schedule 257 to By-law 89-86
 Schedule "J" to amending
 By-law 2018-
 499 Veterans Drive, Barrie

MAYOR - J. LEHMAN

CITY CLERK - WENDY COOKE



Schedule 257 to By-law 89-86
Schedule "K" to amending
By-law 2018-
496 Yonge Street, Barrie

MAYOR - J. LEHMAN

CITY CLERK - WENDY COOKE

319 Blake Street – No Frills only

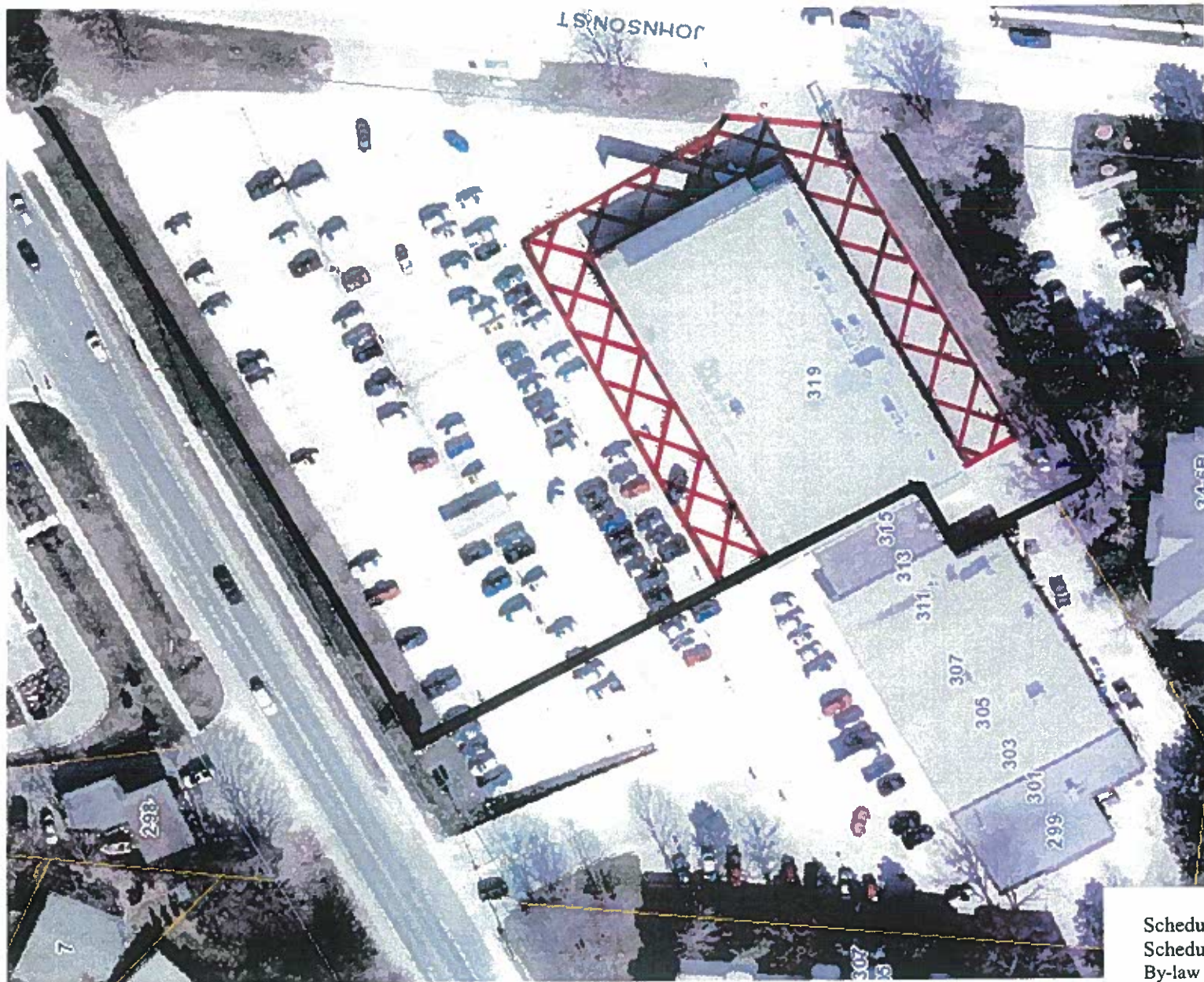


Schedule 257 to By-law 89-86
Schedule "L" to amending
By-law 2018-
319 Blake Street, Barrie

MAYOR - J. LEHMAN

CITY CLERK - WENDY COOKE

319 Blake Street – No Frills only



Schedule 257 to By-law 89-86
Schedule "L" to amending
By-law 2018-
319 Blake Street, Barrie

MAYOR - J. LEHMAN

CITY CLERK - WENDY COOKE