



PUBLIC MEETING
OCTOBER 7, 2013

Painswick Place

494 Big Bay Point Road

City of Barrie

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OFFICIAL PLAN AMENDMENT & ZONING BY-LAW
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Redesignate the property from:

“Educational Institutional” to “General Commercial”

Rezone the property from:

“Educational Institutional”(I-E) to “General Commercial” (C)

MHBC Planning

Kris Menzies, BES, BEd, MCIP, RPP



Odan/Detech Group

Kevin Osinga, CET



Point Architects

Sidney Paul , B.Arch



OUTLINE

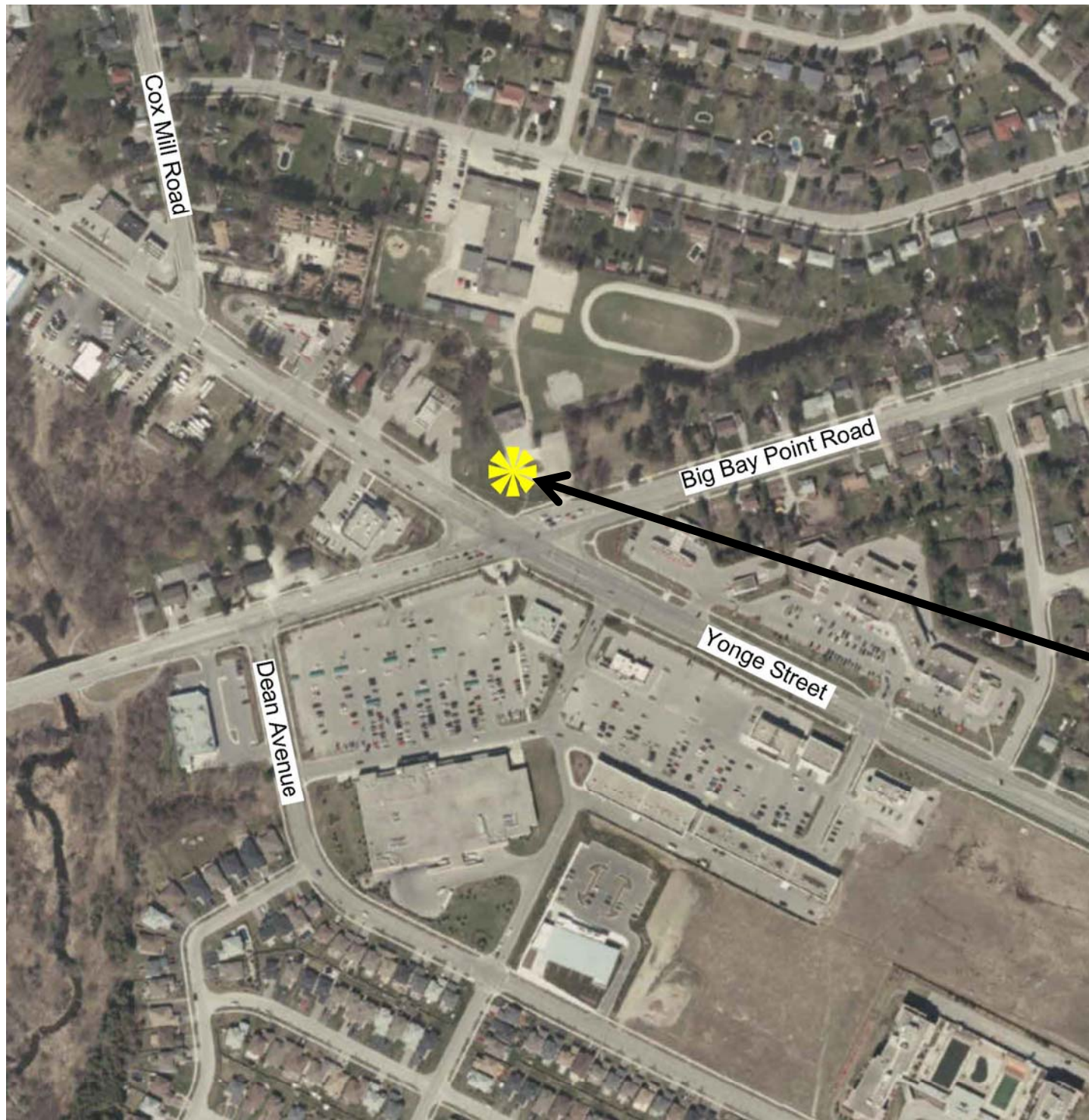
PROPERTY LOCATION

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494 Big Bay
Point Road

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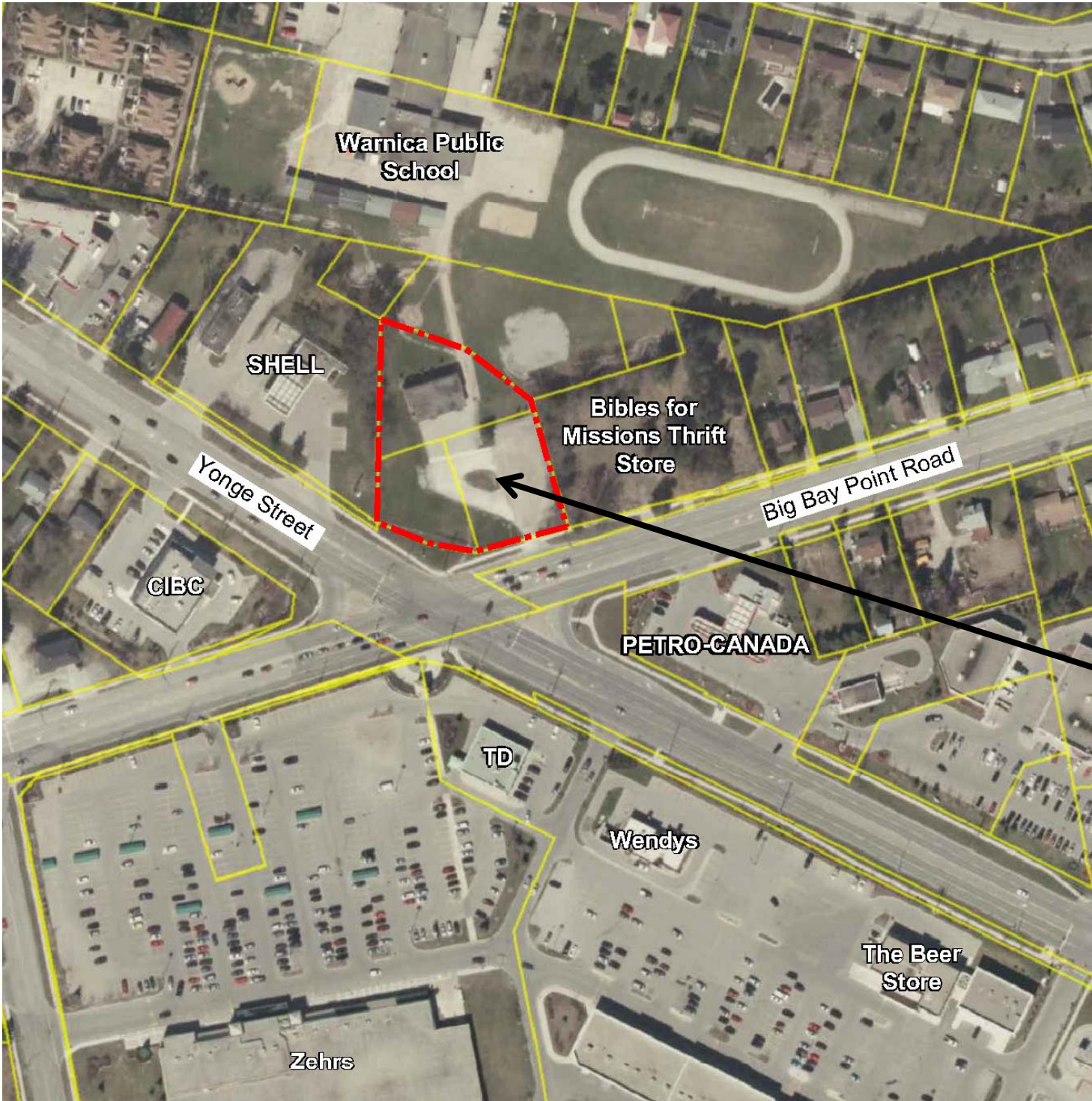
SUBJECT SITE

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Subject S

Planning Justification Report

MHBC, August 13, 2013

Functional Servicing Report & Storm Water Management Study

Odan/Detech Group, August 6, 2013

Concept Plan

Point Architects, August 2013

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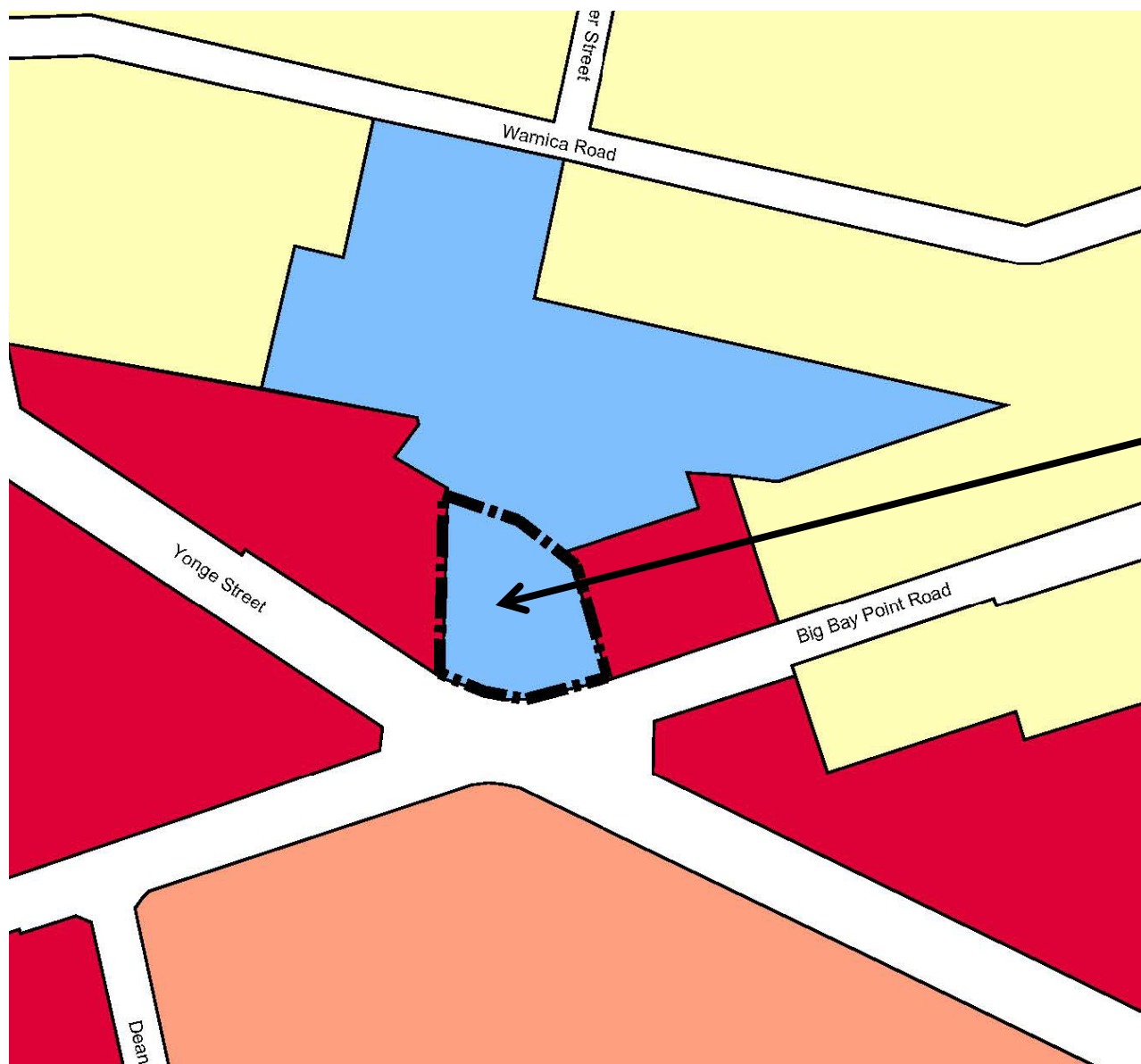
OFFICIAL PLAN - Current Schedule

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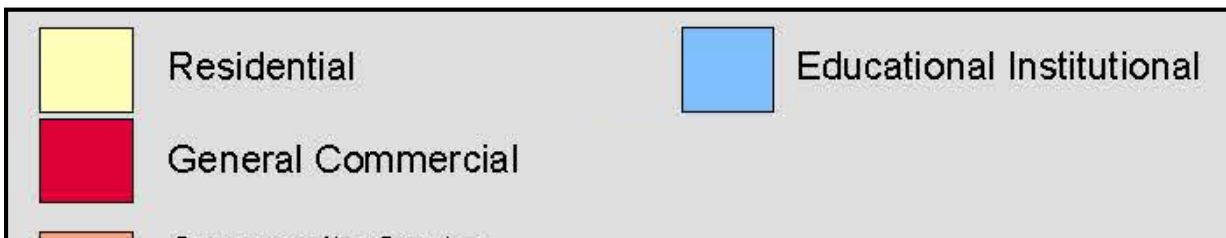
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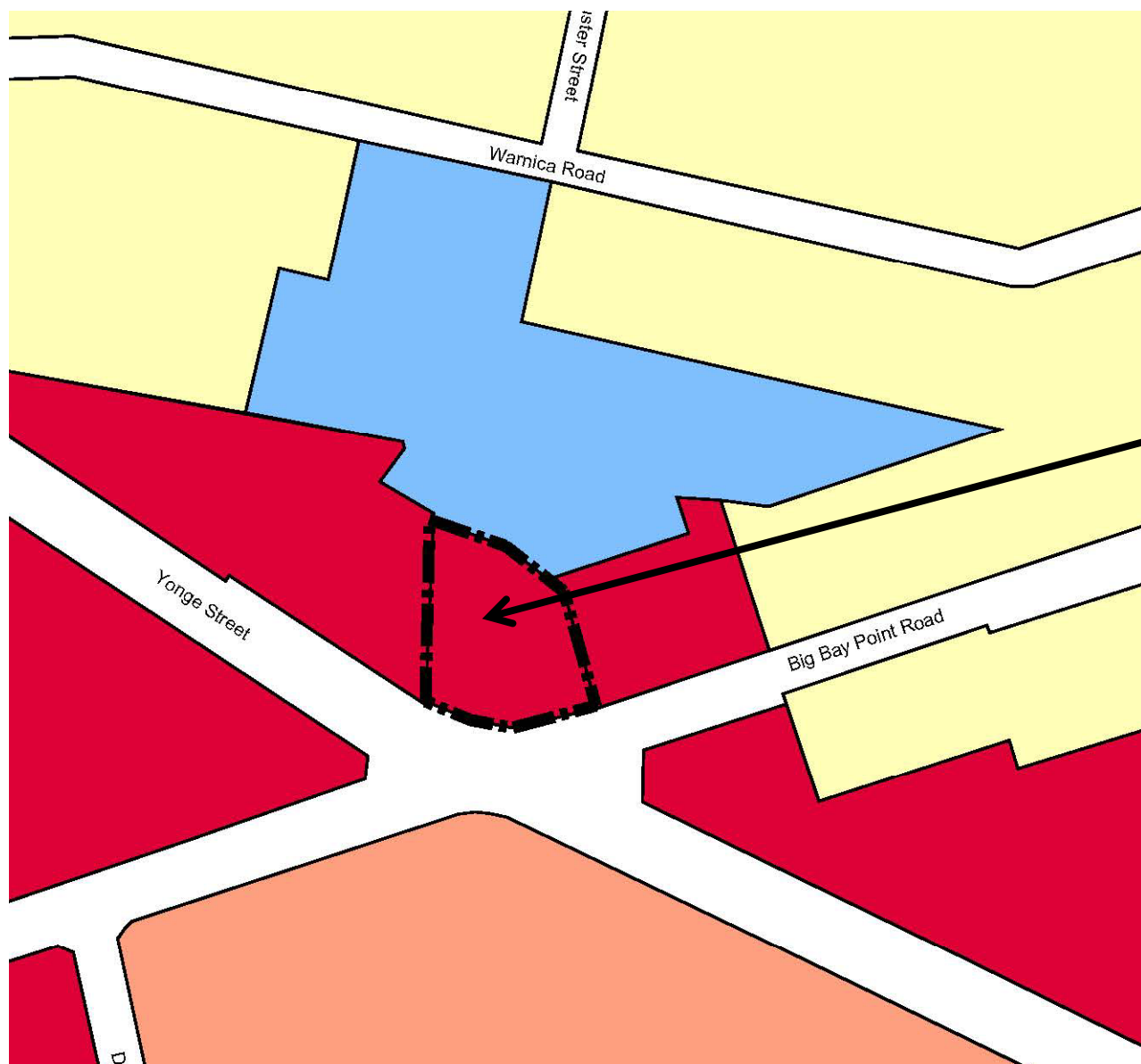
OFFICIAL PLAN - Proposed Amendme

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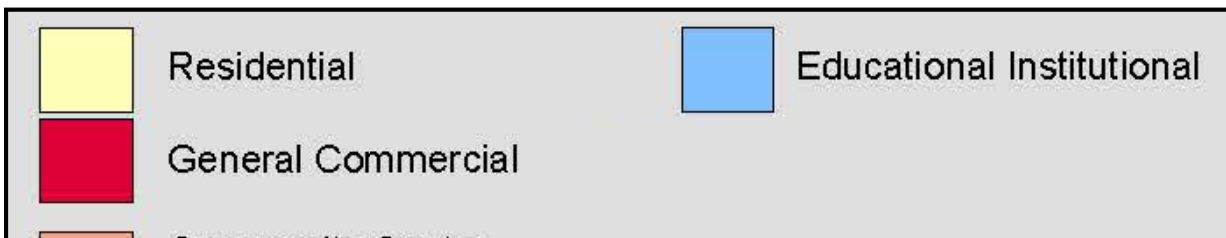
OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

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Area to be re-designated from 'Educational Institutional' to 'General Commercial'



Official Plan Amendment

- The site has been deemed surplus by the School Board and sold
- The OP policies support the City's position as a strong centre for economic growth
- The City seeks to balance residential and job growth
- The site is within one of the City's intensification nodes
- The site is located within an established Commercial area
- The site is located at the intersection of two Arterial Roads (Big Point Road and Yonge Street)
- Access is limited which constrains the opportunity for residential mixed use development
- "General Commercial" has been deemed to be the most appropriate of the City's commercial OP designations for the site
- Services and transit are readily available at the site's boundary

OUTLINE

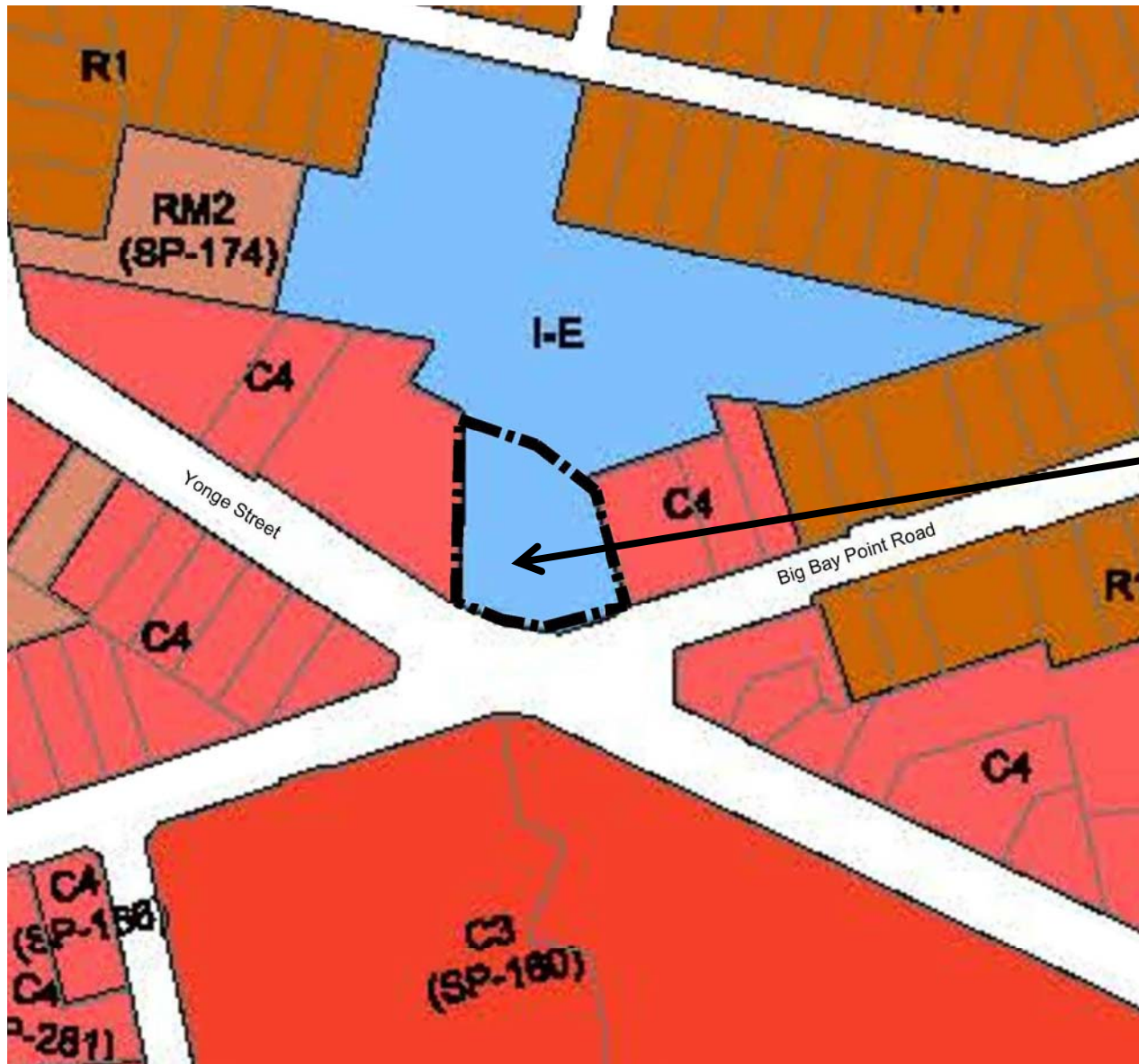
ZONING BY-LAW – Current Schedule

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Educational Institutional 'IE' Zone

R1	Single Detached Residential	C4	General Commercial
R2	Single Detached Residential	C3	Shopping Centre Commercial

OUTLINE

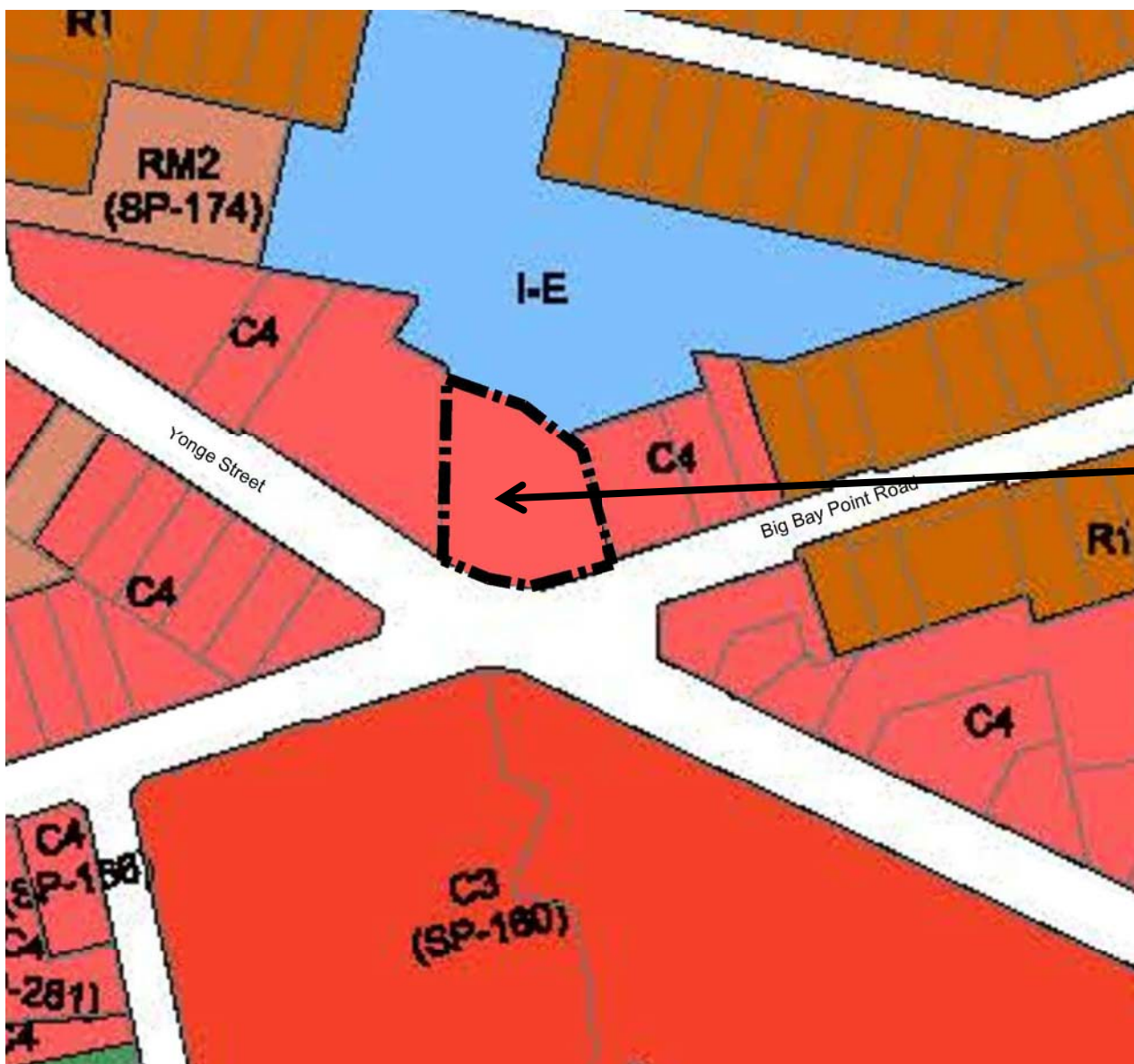
ZONING BY-LAW – Proposed Amendments

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Area to be Rezoned from 'Educational Institutional (I-E) zone' to 'General Commercial (C4) Zone'

R1	Single Detached Residential	C4	General Commercial
R2	Single Detached Residential	C3	Shopping Centre Commercial

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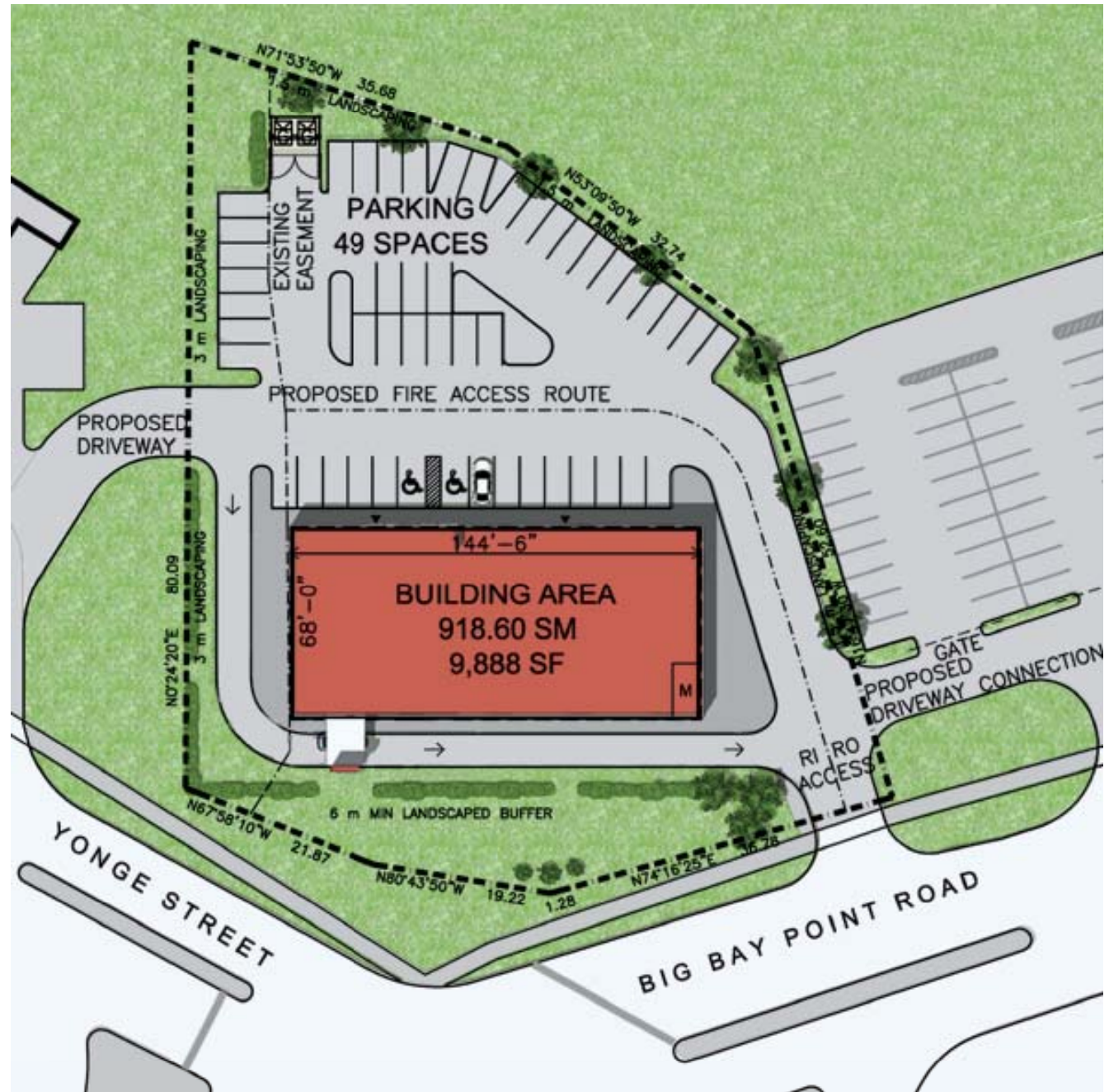
CONCEPT PLAN

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STANDARD	Required in C4 Zone	Proposed	
Minimum Lot Area	450sq.m.	4,962.30sq.m.	Complies
Minimum Lot Frontage	15m	79.15m	Complies
Minimum Front Yard Setback	6m	11.02m	Complies
Minimum Exterior Side Yard Setback	5m	11.05m	Complies
Minimum Interior Side Yard Setback	3m	11.31m	Complies
Minimum Rear Yard	10m	20.26m	Complies
Maximum Height	9m	6m	Complies
Maximum Lot Coverage	50%	16.8%	Complies
Parking Stalls	31 spaces	47 spaces	Complies
Barrier Free Parking Stalls	1 space	2 spaces	Complies

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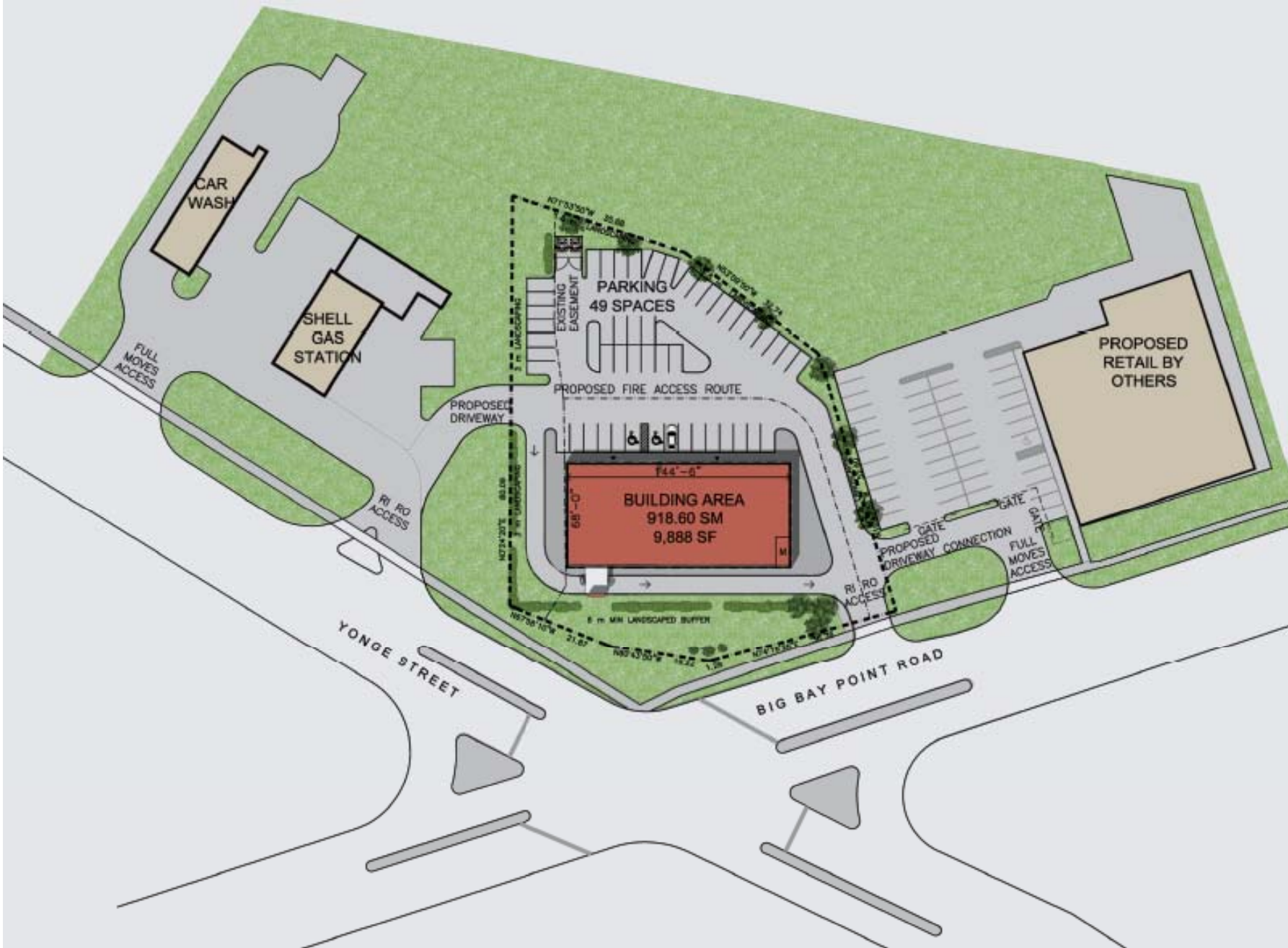
CONCEPT PLAN

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The proposal conforms with the Growth Plan and is consistent with the Provincial Policy Statement.

The proposal conforms to the policies of the City's Official Plan and Zoning By-law and represents good planning.

The proposed development is reflective of, and compatible with, the surrounding land uses and matches the character of the area.