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**TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE**

**FROM: T. BUTLER, PLANNER, EXT. 5446**

**NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES**

**B. ARANIYASUNDARAN, P.ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW - 571 HURONIA ROAD (WARD 9)**

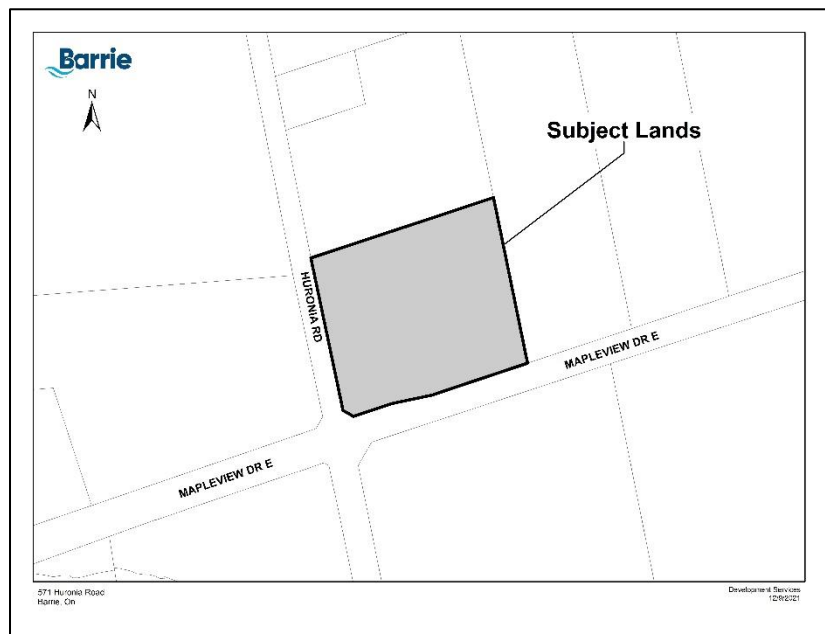
**DATE: FEBRUARY 1, 2022**

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The purpose of this memorandum is to advise members of Planning Committee of the Public Meeting regarding an application for Zoning By-law Amendment submitted by Innovative Planning Solutions, on behalf of 2779426 Ontario Inc., to facilitate the future development of the property known municipally as 571 Huronia Road. The subject lands are located at the northeast corner of the intersection of Mapleview Drive East and Huronia Road.

The subject lands are rectangular in shape and comprise 3.89 hectares (9.61 acres) of which, 0.7 hectares at northeast corner is subject to the current application. The subject lands have 79 metres of frontage on Mapleview Drive East and 90 metres of frontage on Huronia Road. The subject lands are currently vacant. The submission materials associated with the subject application is available for viewing on the City's [Proposed Developments](#) webpage under [Ward 9 – 571 Huronia Road](#).

The applicant is proposing to develop 0.7 hectares at the northeast corner of the lot with two buildings; a multi-tenanted commercial building that will include a gas station, convenience store, and drive-through restaurant, and a separate building that includes a car wash.



The proposed multi-tenanted building has a total gross floor area of 299.1 square metres, of which 161.3 square metres is dedicated to the restaurant and 137.8 square metres is dedicated to the convenience store. The separate car wash building includes a drive-through carwash and has a total gross floor area of 360 square metres. In total, the application proposes a total gross floor area of 856.9 square metres split between the three components. A total of 36 parking spaces are required to service the site and 36 parking spaces have been proposed.



## DEVELOPMENT SERVICES MEMORANDUM

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The subject lands are designated 'General Industrial' as identified on Schedule 'A' – Land use within the City of Barrie's Official Plan and are currently zoned 'Light Industrial' (LI) pursuant to Comprehensive Zoning By-law 2009-141. The applicant is proposing to amend the Light Industrial zoning of the subject lands to include Special Provisions (LI)(SP-XXX) that seeks to permit a gas station use in addition to permitting a restaurant that exceeds 25% of the gross floor area as a part of a multi-tenanted building, and a reduced rear yard setback. The requested Special Provisions are identified within the table below.

### 1. Light Industrial Zoning Standards and Provisions

Zoning Standard	Proposed	Required Standard by Zoning By-law 2009-141
Lot Area	6,892.1m <sup>2</sup>	700m <sup>2</sup>
Lot Frontage	70.1m	30.0m
Front Yard	11.8m	7.0m
Side Yard	19.7m	3.0m
Rear Yard	3.2m	7.0m
Lot Coverage		60%
Building Height		14.0m
Restaurant Uses in Industrial Zones (Section 7.2.3)	Restaurant use within multi-tenanted building with a gross floor area of 54% of the total gross floor area	Restaurant uses shall only be permitted as part of a multi-tenanted building and shall not exceed 25% of the total gross floor area of such building to a maximum of 300m
Gas Station Use	Permit Gas Station Use within Light Industrial (LI) zone	Gas Station use not permitted within the Light Industrial (LI) zone

#### Neighbourhood Meeting

A neighbourhood meeting was held on December 9, 2020 in a virtual format and was attended by 15 residents, Ward 9 Councillor Sergio Morales, the applicant's planning consultant, and City Planning staff. The comments received from residents concerning the proposed development are summarized as follows:

- Traffic concerns regarding an increase in traffic on Huronia Road and concerns related to the stacking of vehicles at the entrance to the site;
- Potential impacts to adjacent natural heritage resources and their ecological function as a result of the proposed development;
- How the proposed development will interface and integrate with the remainder of the site that is not proposed to be developed by the subject application;
- Concerns related to how the remainder of the site will be used for permitted industrial uses and how the lands will serve the surrounding industrial area; and,

- How the proposed development fits the definition of a 'multi-tenanted building'.

#### Planning and Land Use Matters Under Review

The subject application is currently undergoing a detailed technical review by the City staff and external agencies. The primary planning and land use matters being considered at this time include:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Appropriateness of the proposed development and its integration into the surrounding area;
- Justification and appropriateness of the requested site-specific provisions;
- Site servicing, drainage and grading associated with the proposed development;
- Traffic impacts and associated vehicular stacking at entrances to the site as a result of the proposed gas station commercial use and drive-through restaurant; and,
- Impacts on any identified natural heritage resources and their ecological function.

All comments received during the technical review process, as well as comments provided at the Neighbourhood and Public Meetings, will be included and addressed in the Planning staff report that will be brought forward for Planning Committee's consideration of the application.

#### Next Steps

Staff will continue to work with both the applicant and their consultants to address the feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners.

Planning staff are targeting the second quarter of 2022 for a staff report to be brought forward to Planning Committee for consideration of the proposed Zoning By-law Amendment.

For more information please contact the Planning file manager, Tyler Butler, Planner at [tyler.butler@barrie.ca](mailto:tyler.butler@barrie.ca) or 705-739-4220 ext. 5446.

Attach.: Appendix "A" - Conceptual Site Plan

APPENDIX 'A'  
Conceptual Site Plan

