

PUBLIC MEETING

Official Plan Amendment, Zoning By-law Amendment &
Draft Plan of Subdivision

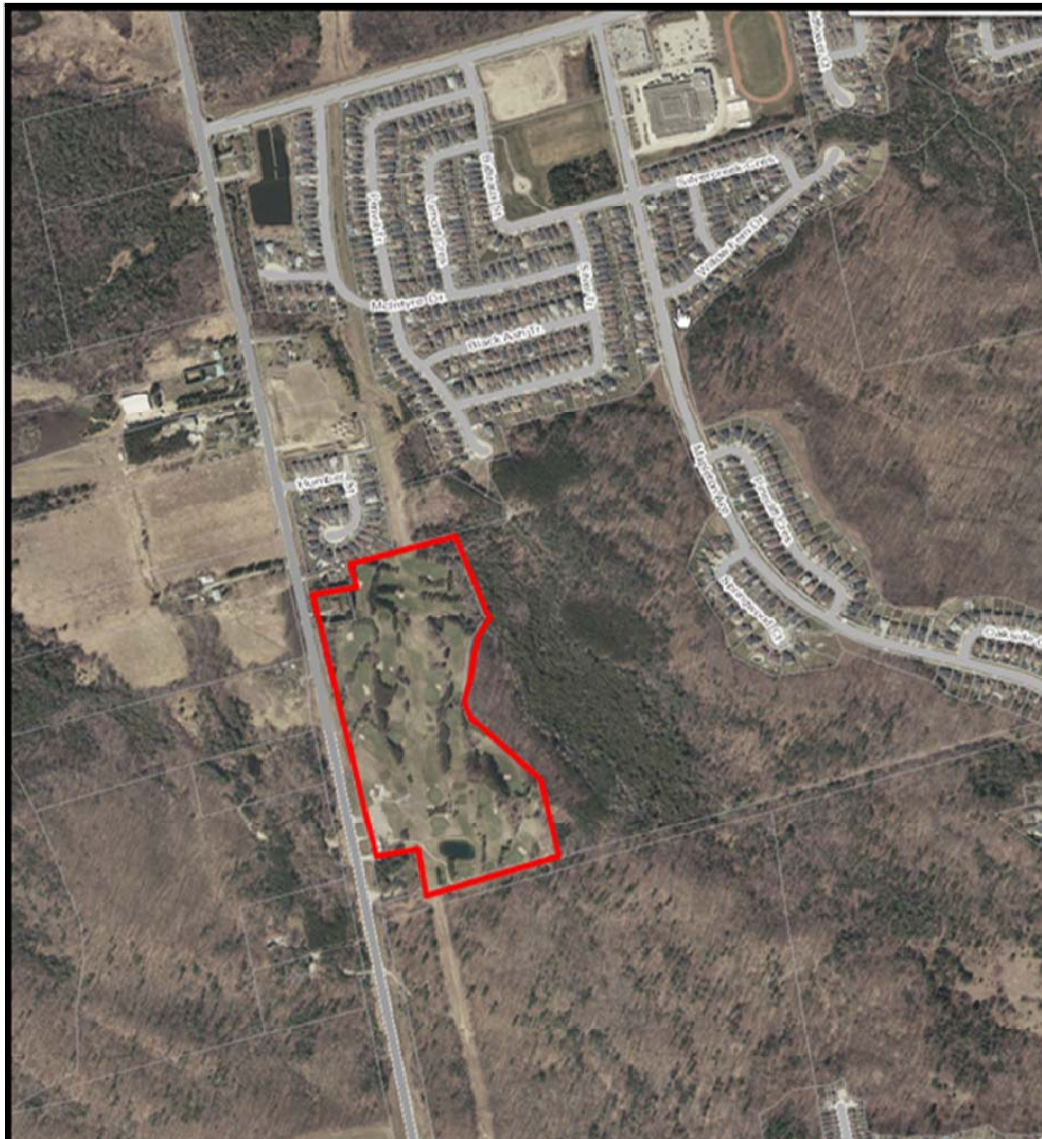
311 & 343 County Road 27
Project Barrie Development Inc.



City File Nos: D09-29, D14-1549, D12-403
May 6, 2013



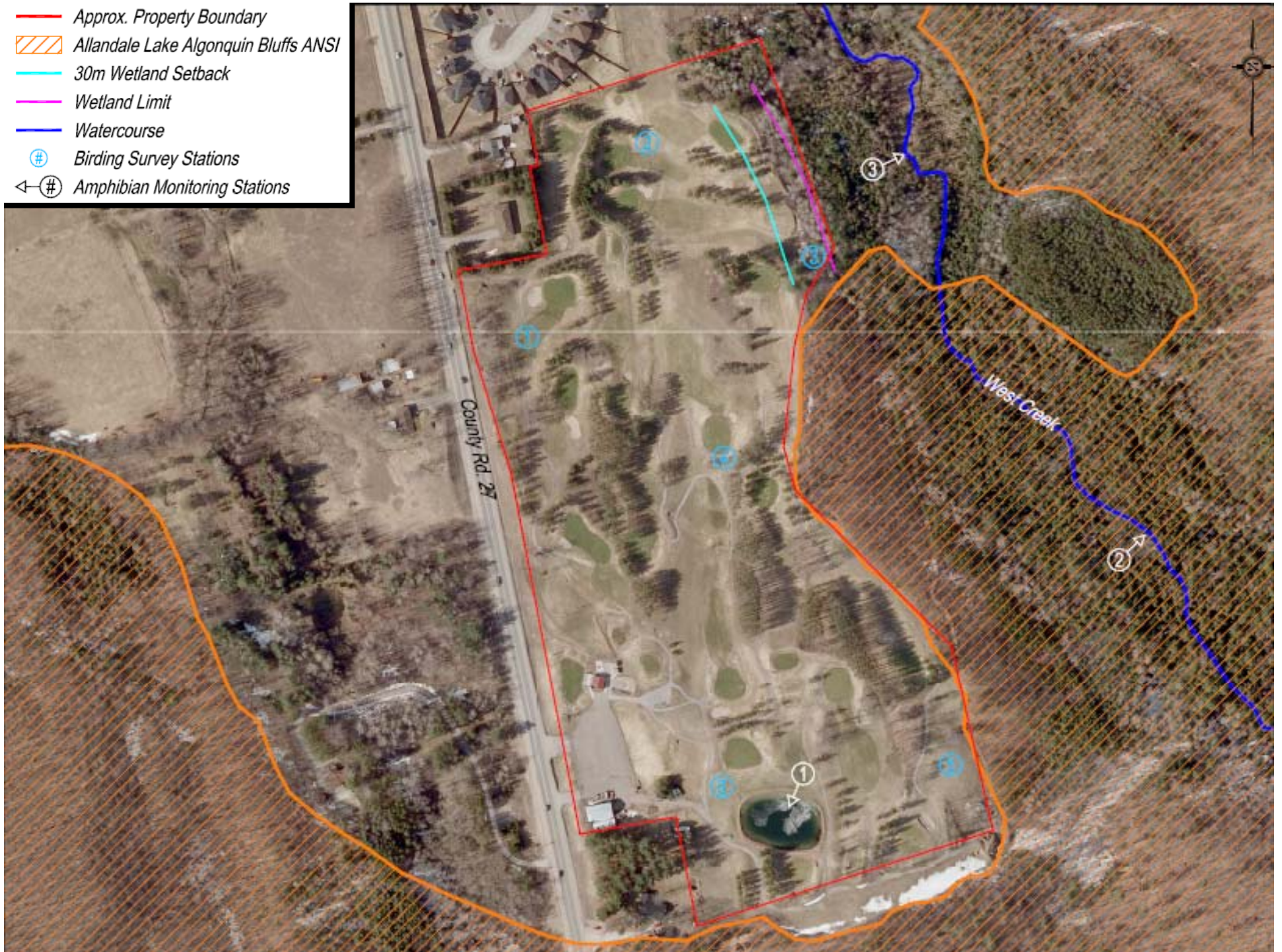
Presentation by: Ray Duhamel, The Jones Consulting Group Ltd.



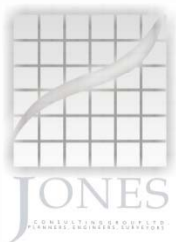
SITE CONTEXT

- 12.91 ha.
- 12.5 ha. (343 CR 27)
- 0.4 ha. (311 CR 27)
- 460m frontage

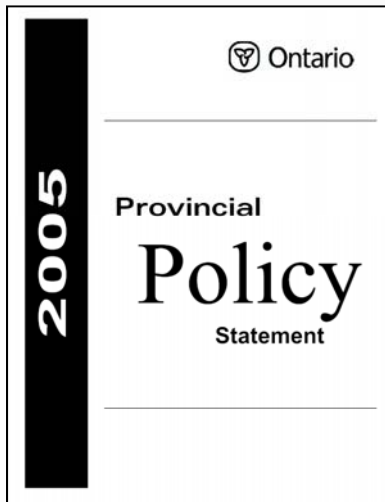
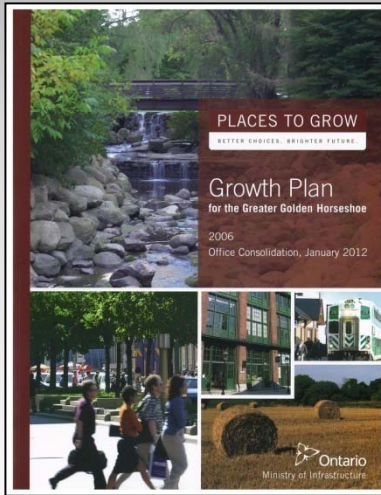
- Approx. Property Boundary
- ▨ Allandale Lake Algonquin Bluffs ANSI
- 30m Wetland Setback
- Wetland Limit
- Watercourse
- ⊕ Birding Survey Stations
- ← ⊕ Amphibian Monitoring Stations



PICTURES

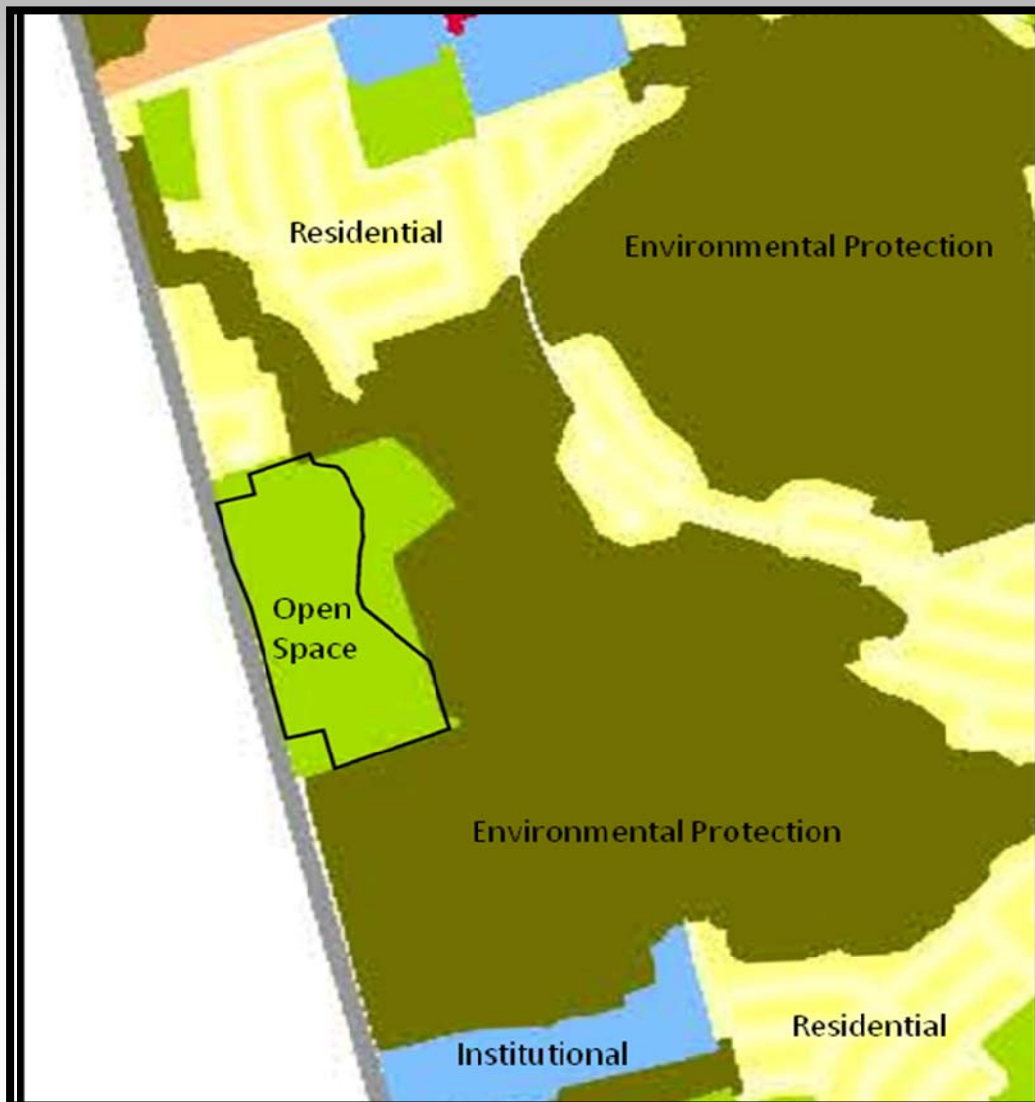


PROVINCIAL POLICY STATEMENT & GROWTH PLAN



- **Redevelopment and intensification within the built-up area.**
- **Designation of additional natural heritage lands.**
- **Efficient use of existing infrastructure.**
- **Within catchment area of several schools and Open Space.**
- **Compatible with adjacent land uses.**

OFFICIAL PLAN



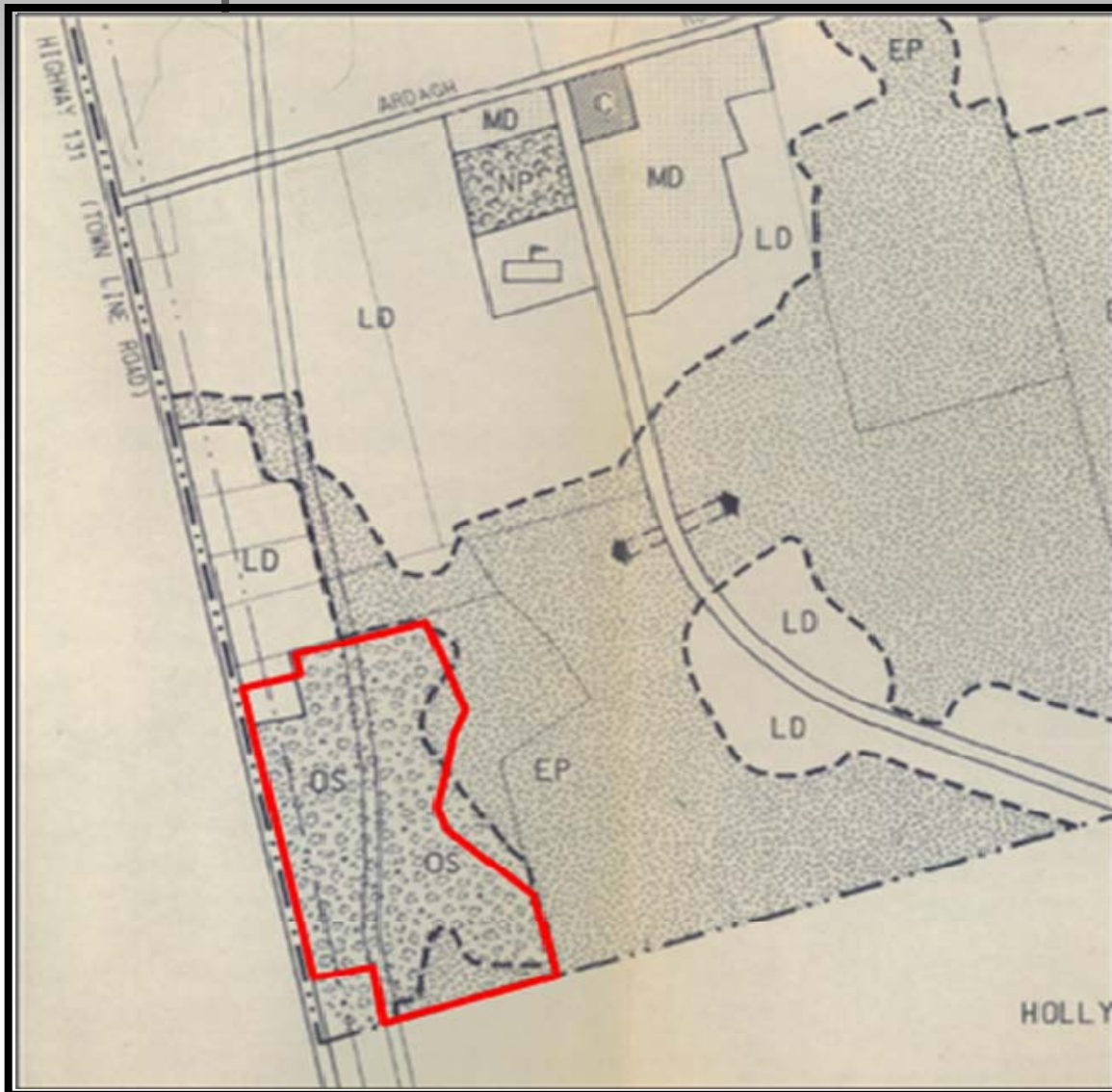
311 CR 27

- Open Space
- OPA to designate lands Residential and Environmental Protection

343 CR 27

- Open Space
- OPA to designate lands Residential and Environmental Protection

ARDAGH SECONDARY PLAN



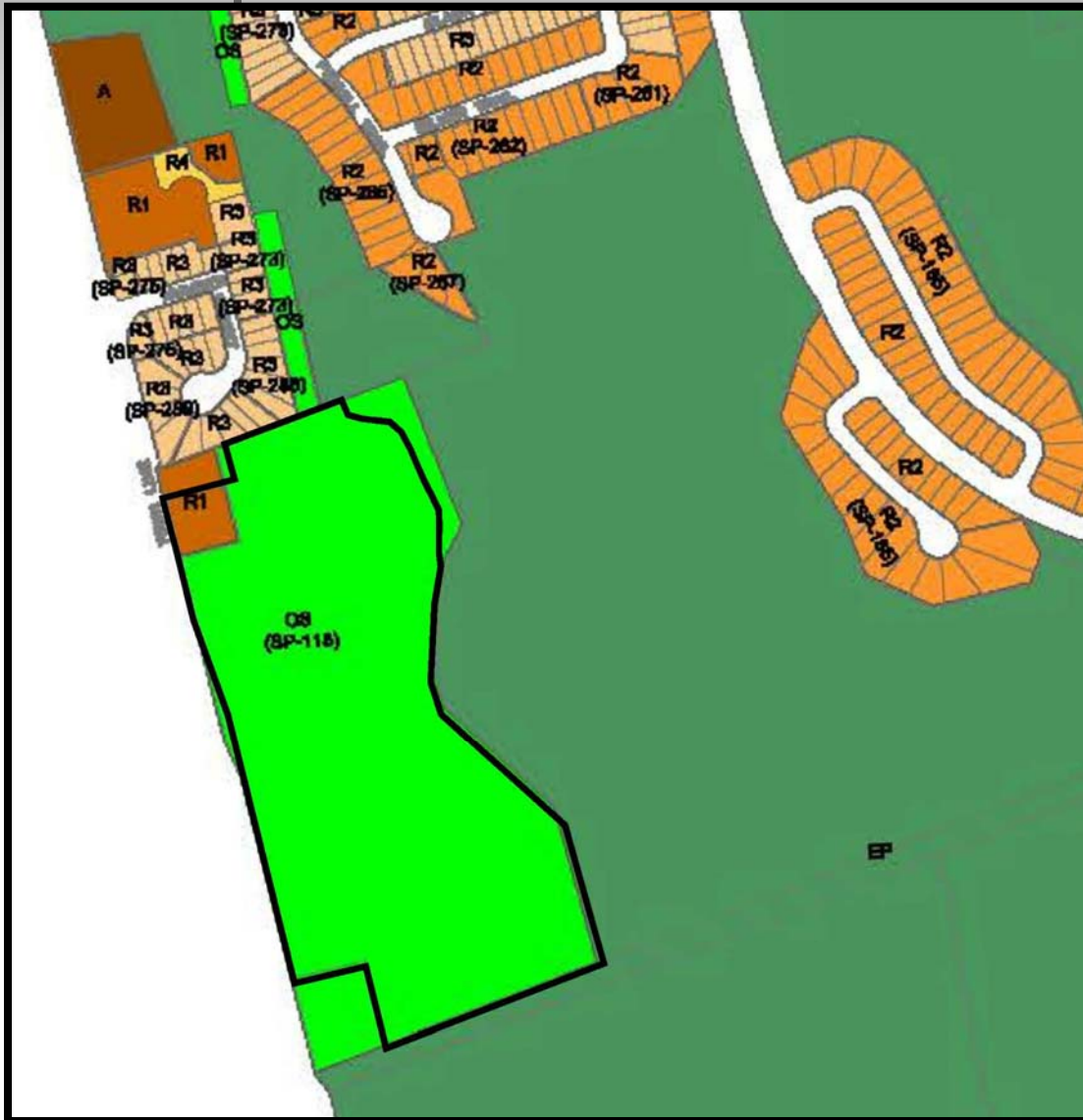
311 CR 27

- Low Density Residential

343 CR 27

- Open Space and Environmental Protection
- OPA to designate lands Residential and Environmental Protection

ZONING BY-LAW 2009-141



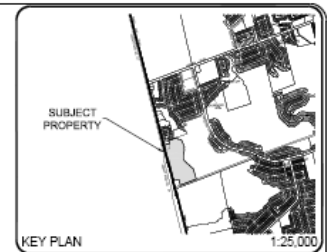
311 CR 27

- Zoned Residential (R1)
- Rezone to OS (stormwater management pond)

343 CR 27

- Zoned Open Space (OS-118)
- Rezone to Residential R2, R3 and R4, OS (TCPL), and EP.

DRAFT PLAN OF SUBDIVISION



Draft Plan of Subdivision
 South Half Lot 1, Concession 13
 Geographic Township of Innisfil
City of Barrie
County of Simcoe
 2013

OWNER'S CERTIFICATE
 I, THE UNDERSIGNED, HAVE ENTERED INTO A PURCHASE AND SALE AGREEMENT WITH MANNE JERONME RESPECTING PROPERTY KNOWN AS 343 COUNTY ROAD 27 AND PAULA JERONME RESPECTING PROPERTY KNOWN AS 311 COUNTY ROAD 27 AND THEY HAVE AUTHORIZED ME IN WRITING TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BARRIE FOR APPROVAL.

DATE _____ PURCHASER _____
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____ EDWARD R. GARDEN, O.L.S.
 ONTARIO LAND SURVEYORS
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 5(17) OF THE PLANNING ACT

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STATISTICS	SPACE RESIDENTIAL - 12m	3.86 ha	80 units
	SINGLE RESIDENTIAL - 15m	2.85 ha	59 units
	OPEN SPACE	0.25 ha	
	ENVIRONMENTAL PROTECTION	1.13 ha	
	STORM WATER MANAGEMENT	1.01 ha	
	TRANSCANADA PIPELINE EASEMENT	1.06 ha	
	EMERGENCY ACCESS	0.04 ha	
	ROAD WIDENING	0.16 ha	
	RESERVES	0.01 ha	
	ROADS (OTHER THAN R.O.)	2.56 ha	
TOTAL		12.97 ha	119 units



PROJECT BARRIE DEVELOPMENT INC.
 DRAFT PLAN OF SUBDIVISION

Issued: March 28, 2013
 Checked By: RD
 Project No.: WSC-12113
 Drawn By: m.s.
 Drawing Name: WSC-12113-DP2.dwg

JONES
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 Barrie, Ontario, Canada
 Phone: 705.734.2200
 Fax: 705.734.2200

PROJECT BARRIE DEVELOPMENT INC.
CITY OF BARRIE

TECHNICAL STUDIES

- 1. Planning Report**
- 2. Environmental Impact Study**
- 3. Functional Servicing & Stormwater Management Report**
- 4. Traffic Operations Assessment**
- 5. Soil Investigation & Slope Stability**
- 6. Noise Impact Feasibility Study**
- 7. Tree Inventory and Preservation Plan/Report**
- 8. Stage 1-2 Archaeological Assessment**

