



PUBLIC MEETING
571 HURONIA ROAD
Zoning By-Law Amendment
Application

February 1, 2022

PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

EXISTING SITE CONDITIONS



- **Total Frontage:**
 - 69.6m (Maplevue Dr. E.)
 - 77.2m (Huronia Rd.)
- **Area:**
 - Total Site Area: 38,971.5m² (3.8ha)
 - Area Proposed for Development: 6,892m² (0.6ha)
- **Topography:**
 - Flat
- **Current Use:** Vacant with limited existing tree coverage

EXISTING SITE CONDITIONS



EXISTING SITE CONDITIONS



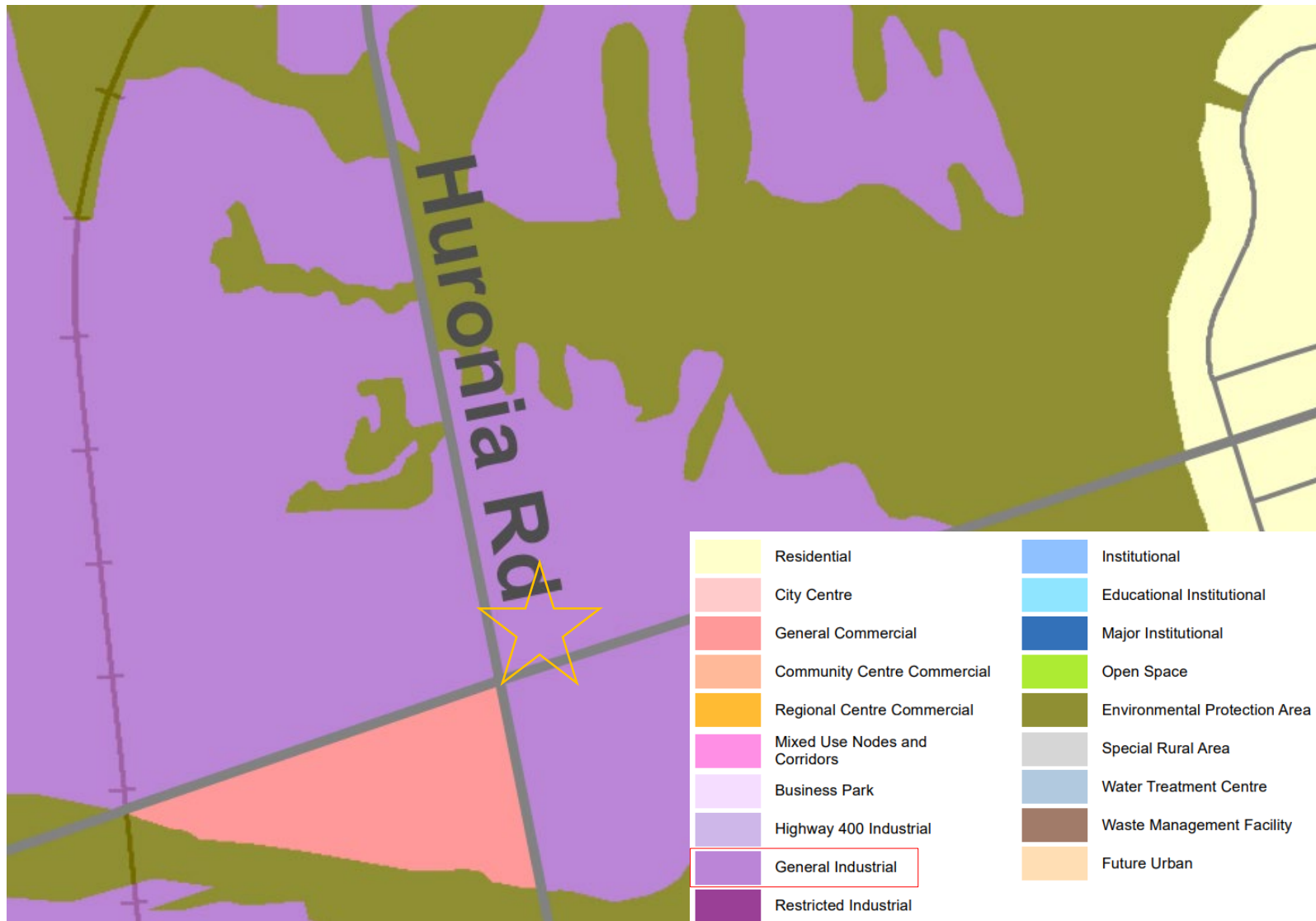
Looking east along Maplevue Dr E.



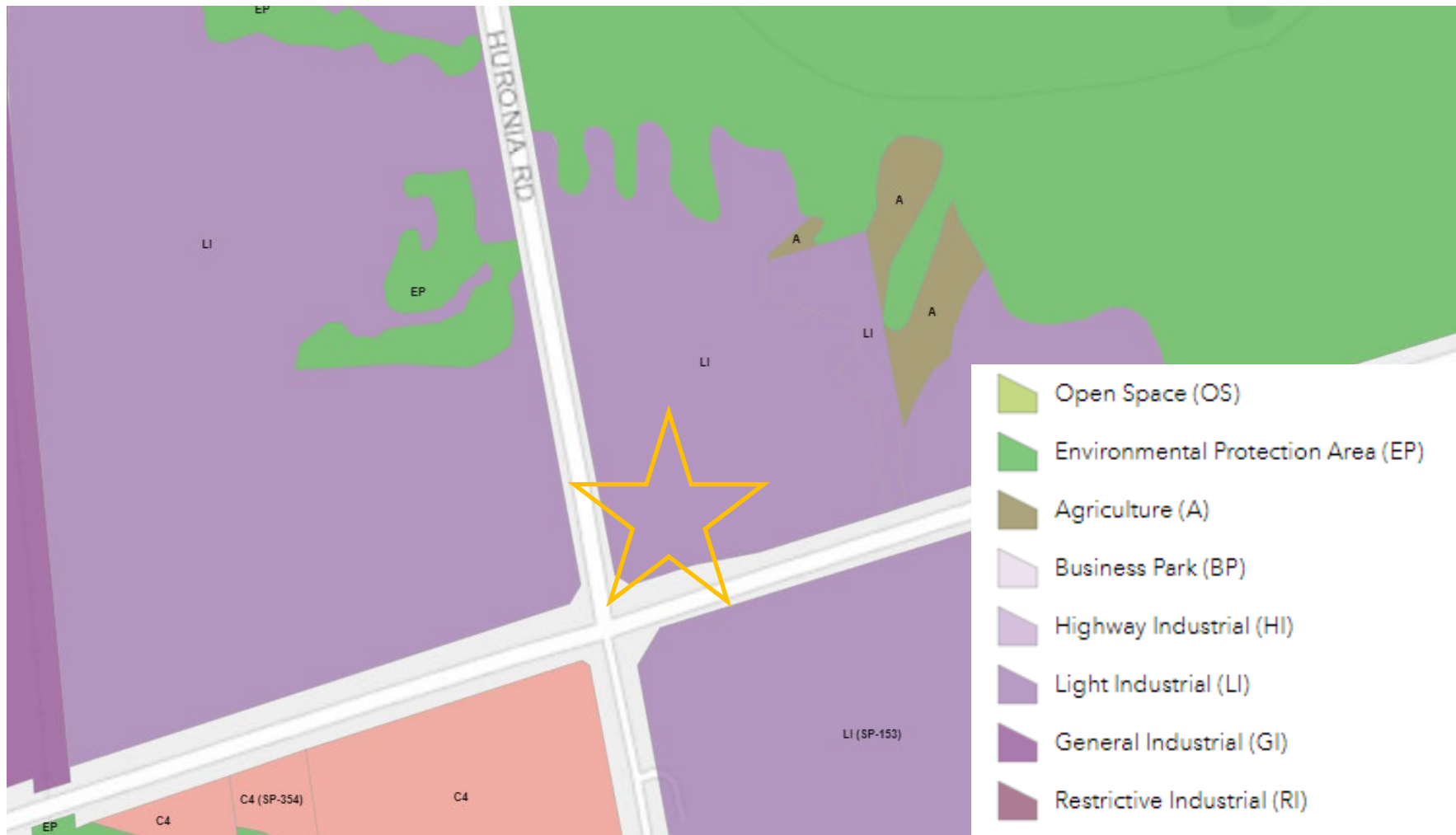
Looking south along Huronia Rd.

OFFICIAL PLAN DESIGNATION

Schedule A Land Use



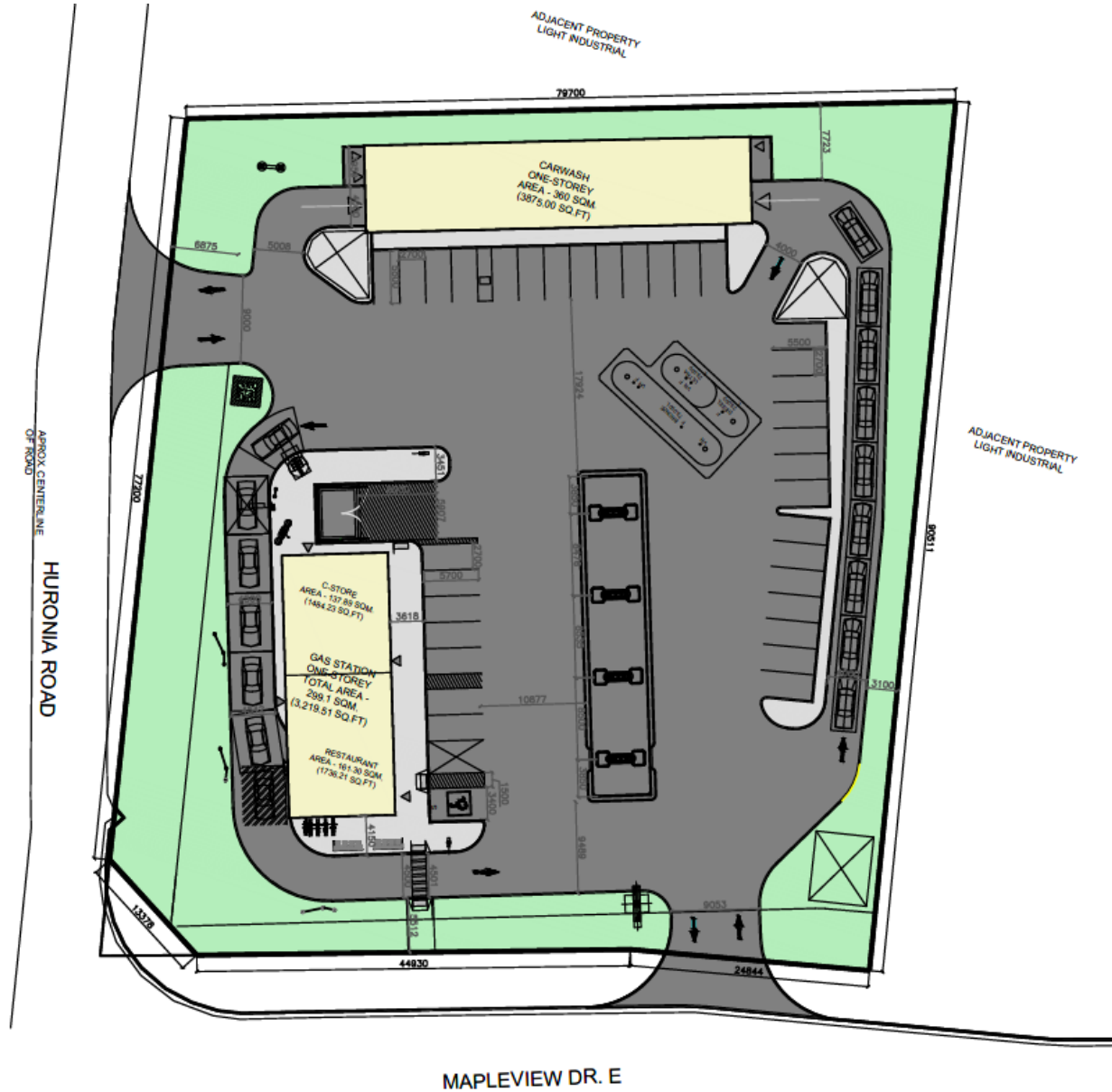
ZONING BY-LAW



SURROUNDING USES



DEVELOPMENT PROPOSAL



ZONING BY-LAW AMENDMENT

The development consists of a multi-tenant commercial building including a restaurant that will serve the industrial area, an accessory gas station with convenience store, and a separated car wash at the rear of the property.

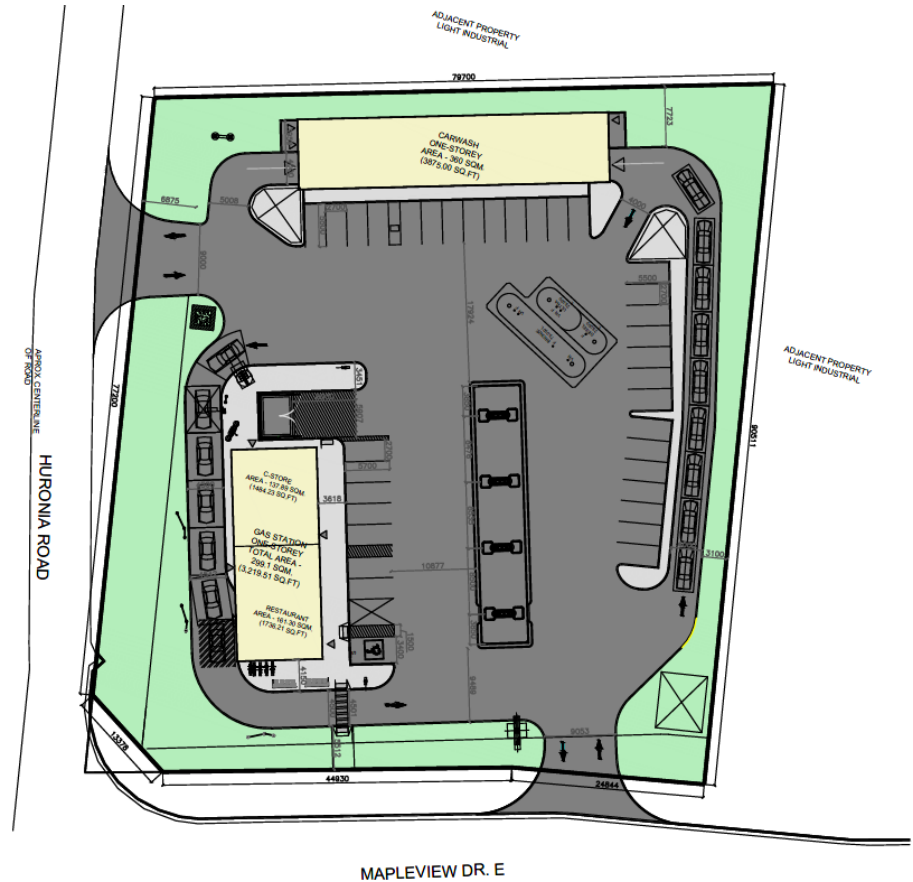
Special Provisions:

- Zoning Map amended to change zoning from Light Industrial (LI) to Light Industrial with Special Provisions (LI)(SP-___)
- Gas Bar is a permitted use
- Restaurant use with a GFA in excess of 25% of the total gross floor area shall be permitted
- Minimum rear yard setback of 3m shall be permitted

ZONING TABLE: LIGHT INDUSTRIAL (LI)		
PROVISIONS	REQUIRED	PROVIDED
Lot Area (min.)	700.0m ²	6,892.1m ² (0.6ha)
Developable Area		6,032.1m ² (0.6ha) (excl. potential road widening)
Lot Frontage (min.)	30.0m	70.1m (Mapleview Dr. E.)
Front yard (min.)	7.0m	11.8m (gas station / restaurant)
Side Yard (min.)	3.0m	19.7m (car wash)
Side Yard Adjoining Street (min.)	7.0m	11.5m (gas station / restaurant)
Rear Yard (min.)	7.0m	3.2 (car wash)
Lot Coverage (max.)	60.0%	11% (not incl. pump canopy)
Building Height (max.)	14.0m	5.5m - gas station / restaurant 6.9m - canopy
Parking Requirements (Automotive Service Station)	10 spaces incl. 1 Type 'A' B.F. space (1 space / 50.0m ² of GFA. Min. 2 spaces)	26 spaces with 1 type 'A' B.F. space
Parking Requirements (Restaurant)	7 spaces incl. 1 Type 'A' B.F. space (1 space / 4 persons)	10 spaces incl. 1 Type 'A' B.F. space
Loading Space Requirements	0 spaces (0.0m ² - 999.0m ²)	1 loading spaces
Drive-Through Facilities (1.12.1.b)	15.0m	N.A.
Restaurant Uses (7.2.3)	Restaurant uses shall only be permitted as part of a multi-tenanted bldg. & shall not exceed 25% of the total G.F.A. of such bldg. to a max of 300.0m ²	54% (161.3m ²)
Accessory Structures	No accessory structures shall be permitted within the required front yard or the exterior side yard setback. Accessory structures shall be setback a min. of 1.5m from all other lot lines.	conforms

CONCLUSION

- Lands designated for light industrial use
- Multi-tenant building with a Restaurant and Gas Station
- Car Wash located to the rear of the property
- Appropriate growth within Barrie's built-up area
- More efficient use of land and existing infrastructure
- Consistent with applicable Planning policies
- Landscapes areas surrounding the proposal



THANK YOU

Questions & Comments Welcome

Email: info@ipsconsultinginc.com