



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Meeting Agenda Planning Committee

Tuesday, February 1, 2022

7:00 PM

Virtual Meeting

Notice:

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the *Municipal Act, 2001* which provides for Electronic Participation where an emergency has been declared to exist in all or part of the municipality under Section 4 or 7.01 of the *Emergency Management and Civil Protection Act*.

Members of the public may observe the proceedings by accessing the live webcast at:

<http://youtube.com/citybarrie>.

1. **CONSENT AGENDA**
2. **PUBLIC MEETING(S)**

PM Notice:

If you wish to provide oral comments at the Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, February 1, 2022 at 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission at the Public Meeting with electronic participation. To participate in the meeting, you will need access to a computer with internet service or a telephone.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling (705) 739-4220 Ext. 5500.

PM 2.1

APPLICATION FOR A ZONING BY-LAW AMENDMENT - 571 HURONIA ROAD (WARD 9) (FILE: D30-023-2021)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions, on behalf of 2779426 Ontario Inc., to facilitate the future development of the lands known municipally as 571 Huronia Road, Barrie.

The subject lands are approximately 3.89 hectares in area and is located on the northeast corner of Mapleview Drive East and Huronia Road. The 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 seeks to amend the zoning on the subject lands from ‘Light Industrial’ (LI) to ‘Light Industrial with Special Provisions’ (LI) (SP-XXX) to permit a gas station. The application will facilitate the construction of a gas station, convenience store, drive-through restaurant, and a separate building that includes a car wash on the Northwest corner of the property.

Light Industrial Zoning Standards and Provisions:

Zoning Standard	Proposed	Required Standard by Zoning By-law 2009-141
Lot Area	6,892.1 square metres	700 square metres
Lot Frontage	70.1 metres	30.0 metres
Front Yard	11.8 metres	7.0 metres
Side Yard	19.7 metres	3.0 metres
Rear Yard	3.2 metres	7.0 metres
Lot Coverage		60 percent
Building Height		14.0 metres
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 300 metres
Gas Station Use	Permit Gas Station Use within Light Industrial (LI) zone	Gas Station use not permitted within the Light Industrial (LI) zone

Presentation by a representative(s) of Innovative Planning Solutions.

Presentation by M. Banfield, Director of Development Services.

- Attachments:** [PM Notice 571 Huronia Road](#)
[PM Presentation 571 Huronia Road](#)
[PM Staff Memo 571 Huronia Road](#)
[PM Correspondence 571 Huronia Road](#)

PM 2.2**APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 460 LOCKHART ROAD (WARD 9) (FILE: D30-022-2021)**

The purpose of the Public Meeting to review applications for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by The Jones Consulting Group Inc. on behalf of Lockhart Innisfil Investments (II) Ltd. for the lands known municipally as 460 Lockhart Road, Barrie and are located within the Hewitt's Secondary Plan Area.

The subject lands are 32.1 hectares (79.32 acres) in area, with approximately 487.9 metres (1600 feet) of frontage along Lockhart Road.

Zoning By-law Amendment

The proposed Zoning By-law Amendment seeks to implement the proposed Draft Plan of Subdivision by rezoning the lands from 'Agricultural' (AG) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential' (R5) and 'Environmental Protection' (EP).

Draft Plan of Subdivision

The proposed Draft Plan of Subdivision seeks to allow for the creation of 395 single detached residential dwelling units of varying lot sizes, as well as two future lots, environmental protection blocks, stormwater management blocks, and municipal roads.

Presentation by a representative(s) of The Jones Consulting Group Inc.

Presentation by M. Banfield, Director of Development Services.

Attachments: [PM Notice 460 Lockhart Road \(D30-022-2021\)](#)
[Combined Public Meeting Presentation 460 and 560 Lockhart Drive](#)
[PM Staff Memo 460 Lockhart Road](#)

PM 2.3**APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 560 LOCKHART ROAD (WARD 9) (FILE: D30-021-2021)**

The purpose of the Public Meeting is to review the applications for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by The Jones Consulting Group Inc. on behalf of Lockhart Innisfil Investments Ltd. for the lands known municipally as 560 Lockhart Road, Barrie and located within the Hewitt's Secondary Plan Area.

The subject lands are 19.72 hectares (48.73 acres) in area, with approximately 324.1 metres (1063 feet) of frontage along Lockhart Road.

Zoning By-law Amendment

The proposed Zoning By-law Amendment seeks to implement the proposed Draft Plan of Subdivision by rezoning the lands from 'Agricultural' (AG) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential' (R5) and 'Environmental Protection' (EP).

Draft Plan of Subdivision

The proposed Draft Plan of Subdivision seeks to allow for the creation of 190 single detached residential dwelling units of varying lot sizes, as well as eight future lots, environmental protection blocks, stormwater management blocks, and municipal roads.

Presentation by a representative(s) of The Jones Consulting Group Inc.

Presentation by M. Banfield, Director of Development Services.

Attachments: [PM Notice 560 Lockhart Road \(D30-021-2021\)](#)
[Combined Public Meeting Presentation 460 and 560 Lockhart Drive](#)
[PM Staff Memo 560 Lockhart Road](#)

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)

Nil.

6. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

7. ENQUIRIES**8. ADJOURNMENT****HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

