



DRAFT PLAN OF SUBDIVISION

80 BIG BAY POINT ROAD

November 23, 2021

PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT

SUBJECT SITE



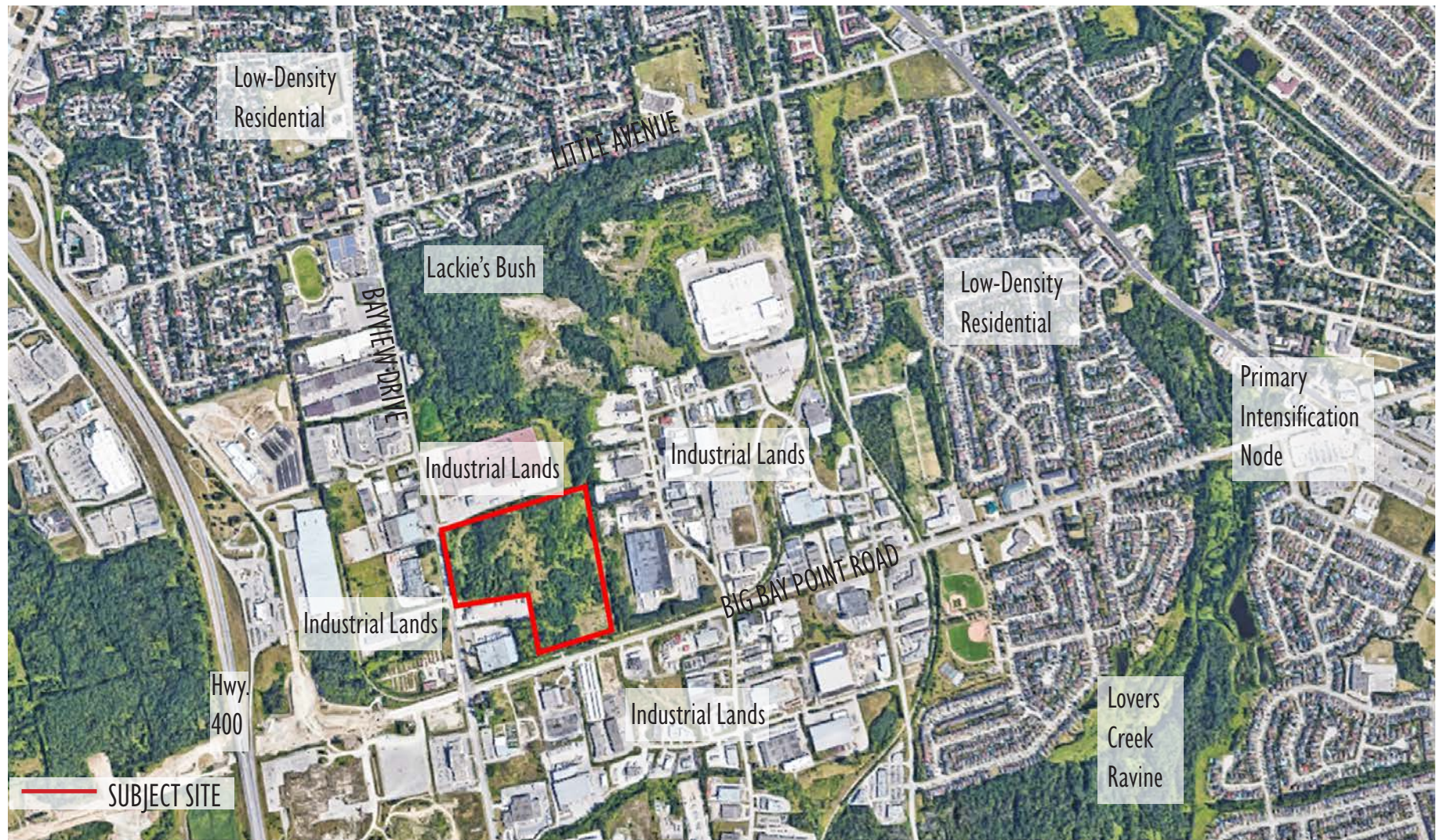
Address: 80 Big Bay Point Road

Existing Uses: Vacant

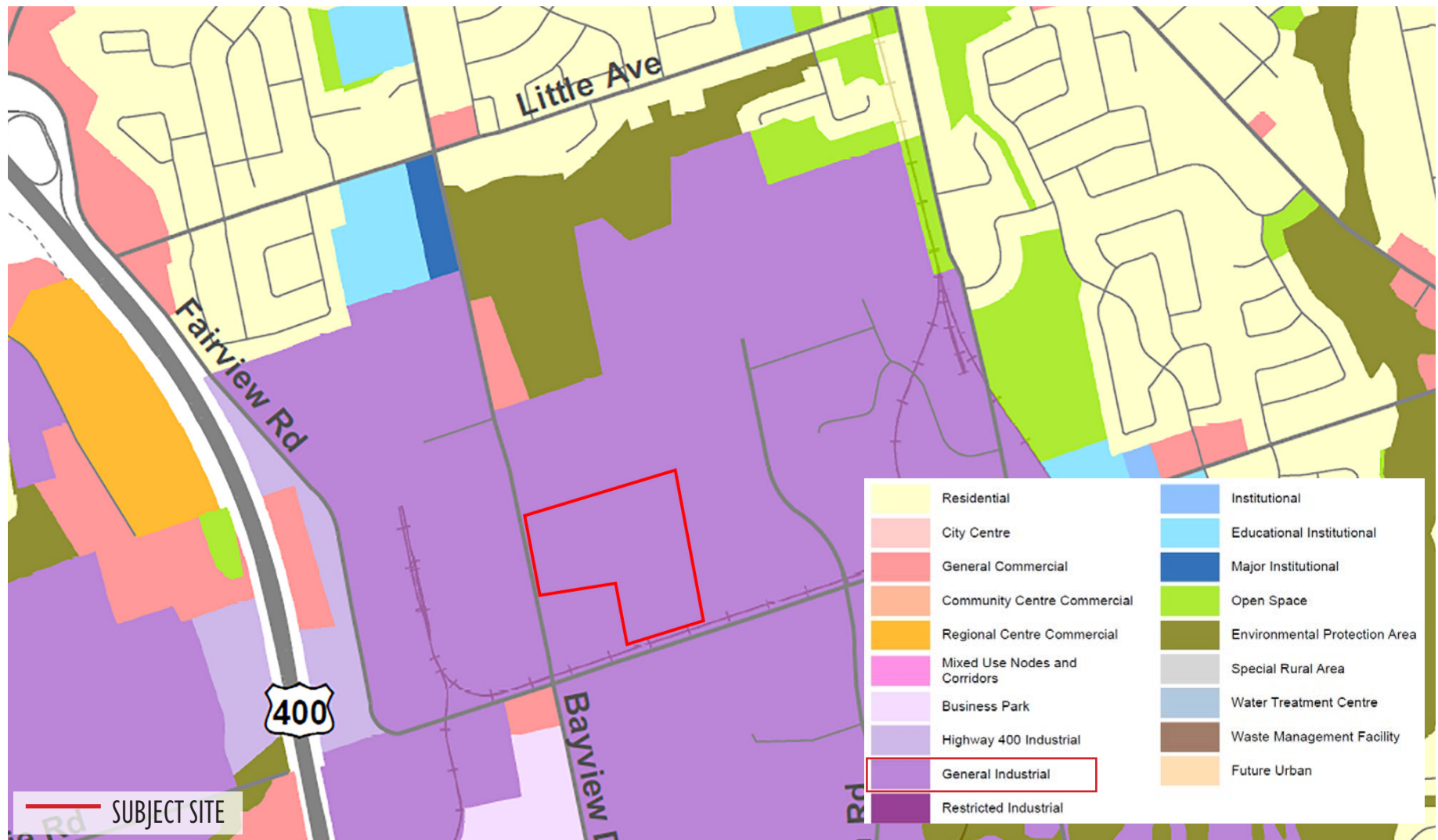
Frontage: Big Bay Point Road 232 metres (761 feet), Bayview Drive 230.75 metres (757 feet)

Site Area: 15.6 ha (38.5 acres)

AERIAL CONTEXT

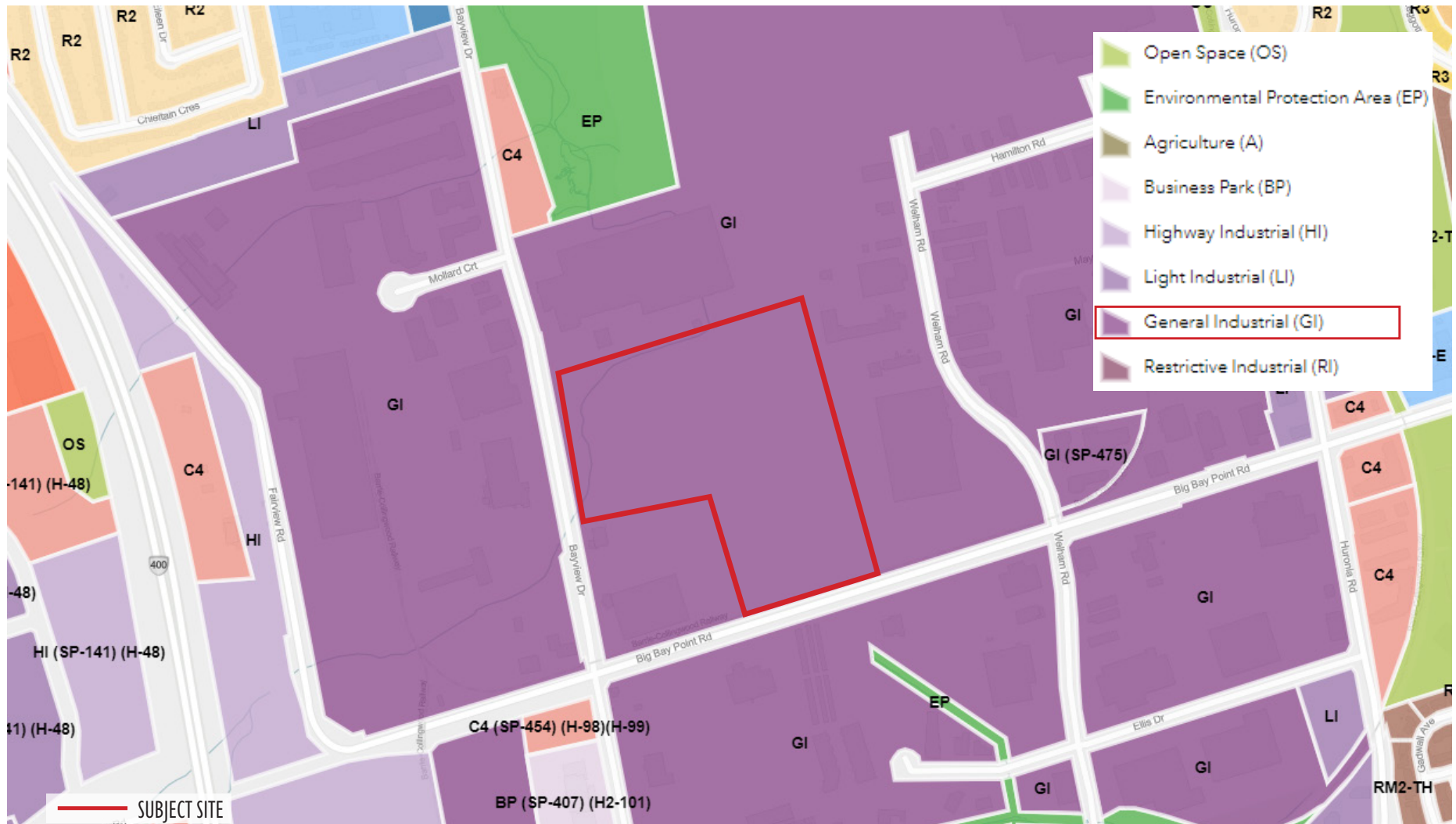


OFFICIAL PLAN DESIGNATION



City of Barrie Official Plan - Schedule A

ZONING BY-LAW



Current Zoning as per By-law 2009-141

STATISTICS

- Site Area of the property is 15.6 h (156,000m²)
- One new municipal road - 20m
- A total of 31 industrial lots - conform to the existing zoning standards (General Industrial (G1)).
- Phase One - 24 industrial lots as well as the stormwater management pond block. Development of the right-of-way from Bayview Drive as well as the majority of the loop road which will temporarily terminate at a cul-de-sac in the northwestern portion of the property.
- Phase Two - development of the remainder of the loop road, the majority of the environmental protection block as well as 7 additional industrial lots.

STUDIES

- Planning Justification Report, prepared by Innovative Planning Solutions
- Functional Servicing and Preliminary Stormwater Management Report, prepared by Pearson Engineering
- Environmental Impact Study, prepared by Cambium Inc.
- Geotechnical Investigation Report, prepared by Cambium Inc.
- Hydrogeological Investigation, prepared by Cambium Inc.
- Stage 1 & 2 Archaeological Assessment prepared by Irvin Heritage Inc.
- Traffic Impact Study, prepared by JHD
- Tree Inventory, Removals and Preservation Plan & Report prepared by SBK

SUMMARY

- Subject Site is already designated and Zoned for proposed use (No Change to Official Plan or Zoning By-law)
- Total of 31 industrial lots, 1 Stormwater management block, 1 Environmentally Protected Block
- Protection of sensitive environmental areas (Phase 2)
- JOBS - creating employment opportunities for Barrie

QUESTIONS & FEEDBACK

THANK YOU

Questions and Comments Welcome

Email: info@ipsconsultinginc.com