

**TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL**

**FROM: L. JUFFERMANS, PLANNER, EXT. 4447**

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

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

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING: DRAFT PLAN OF SUBDIVISION 80 BIG BAY POINT ROAD;  
WARD 8**

**DATE: NOVEMBER 23, 2021**

The purpose of the Memorandum is to advise members of Planning Committee of a Public Meeting for a Draft Plan of Subdivision application submitted by Innovative Planning Solutions Inc., c/o Kyle Gavin, on behalf of Tonlu Holdings Limited for lands known municipally as 80 Big Bay Point Road and legally described as Part of the Southeast Quarter and Part of the West Half of Lot 9, Concession 13 (Geographic Township of Innisfil) in the City of Barrie.

The proposed Draft Plan of Subdivision seeks to allow for the creation of 31 Industrial lots, one (1) block for Stormwater Management and one (1) block for Environmental Protection (See Appendix "A" - Draft Plan of Subdivision). The current Official Plan designation and zoning on the subject property are 'General Industrial' and are not proposed to change as part of the development application.

The submission materials associated with the subject application are available for viewing on the City's Proposed Developments webpage under [Ward 8](#).

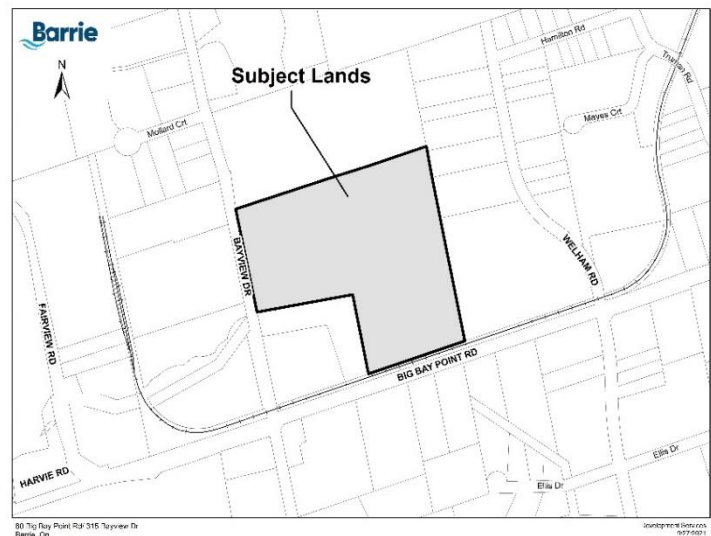
### Background

The subject lands are an irregularly shaped lot located north and east of the intersection of Big Bay Point Road and Bayview Drive.

The subject lands are 15.57 hectares (38.47 acres) in area and have approximately 230 metres of frontage on Big Bay Point Road and 232 metres of frontage on Bayview Drive.

The subject property is currently vacant with an existing access across the Barrie Collingwood Railway (BCRY) rail corridor from Big Bay Point Road or from Bayview Drive.

The land uses surrounding the site are primarily single-storey general industrial uses including warehousing, manufacturing, office and storage:





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**North** General Industrial, Environmental Protection, Small area of General Commercial  
**East** General Industrial  
**South** BCRY Rail Line, General Industrial  
**West** General Industrial, General Commercial and Business Park

The subject property is designated 'General Industrial' as identified on Schedule 'A' – Land Use and are located in the 400 East Planning Area as per Schedule 'B' – Planning Areas in the City of Barrie Official Plan. The subject property is also predominately covered by Level 1 with Existing Development Natural Heritage features as identified within Schedule 'H' – Natural Heritage Resources in the Official Plan.

The subject lands and surrounding area are identified as employment industrial, in line with current surrounding uses and the proposed use of the lands. The subject lands are located on Transit Line 3 and within the ONDemand Transit area.

The property is zoned 'General Industrial' (GI) as per Zoning By-law 2009-141. The GI zone permits a variety of industrial uses including but not limited to: Animal Shelter, Bakery, Concrete Product Manufacturing, Foundry, Manufacturing and Processing in a Wholly Enclosed Building, Material Recovery Facility, Cannabis Production Facility, Outdoor Storage, Printing and Publishing, Rail Transfer Facility, Recyclable Materials Transfer Station, Rental Store Excluding Video and Electronic Rentals, Research/Development Facility, Self-Storage, Truck Terminal, Warehousing in Wholly Enclosed Buildings, Wholesale Establishment, and other Commercial, Agricultural and Institutional Uses.

The application was submitted to the City and deemed complete on October 4, 2021. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

#### Neighbourhood Meeting

A Neighbourhood Meeting was not scheduled for the proposed development as all lands located within 120 metres of the subject property are developed as similar general industrial and do not include any sensitive residential or institutional uses.

#### Planning and Land Use Matters Under Review:

The subject application is currently under review by Planning staff and the City's Technical Review Team, including the Lake Simcoe Regional Conservation Authority (LSRCA). The primary planning and land-use related items being considered at this time are:

- Compatibility with surrounding land uses and the BCRY corridor;
- Review of environmental impacts including Whiskey Creek and the long-term protection of environmental features through conveyance to the City through the subdivision process;
- Impacts on traffic including the interface with Bayview Drive;
- Confirmation that the proposed development can be supported by existing services and infrastructure;
- Ensuring that the development meets the operational standards of the City's Fire and Emergency Services Department; and
- Preservation of private, public, and shared vegetation.



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Next Steps

All review comments that are received, as well comments provided in the Public Meeting will be considered as part of the Draft Subdivision Plan consideration. Planning staff are targeting the first quarter of 2022 to make a decision, as the authority to consider draft plan of subdivision approval is delegated to staff. Subsequent site plan applications may be required to develop the lots within the subdivision.

If you have any questions, please contact the planning file manager, Logan Juffermans at 705-739-4220 ext. 4447 or via email at [logan.juffermans@barrie.ca](mailto:logan.juffermans@barrie.ca).

Attached: Appendix "A" – Draft Plan of Subdivision

APPENDIX "A"

DRAFT PLAN OF SUBDIVISION

