



Public Meeting

OFFICIAL PLAN & ZONING BY-LAW AMENDMENT
315 and 323 MAPLEVIEW DRIVE WEST, BARRIE

Presentation by Katherine Rauscher
MHBC Planning
Tuesday, March 29, 2022



Land Acknowledgement

We acknowledge the traditional territory of the Anishinaabeg people, which include the Odawa, Ojibwe, and Pottawatomi Nations collectively known as the Three Fires Confederacy.

We also acknowledge the Wendat Nation (Huron) who occupied these lands prior to the middle of the 17th century.

We honour Indigenous history and culture and recognize the enduring presence of Indigenous peoples on this land.



Agenda

What we'll be covering and what we hope to achieve

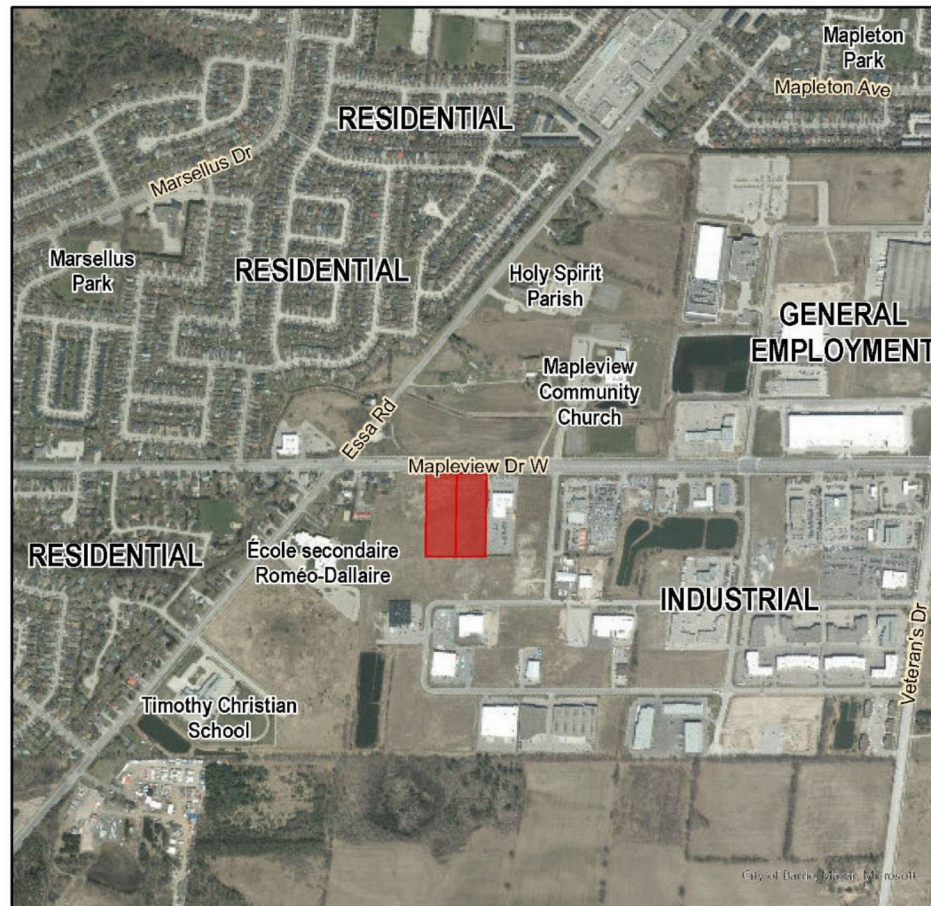


- Vacant
- Total Area: 2.45 hectares (6.06 acres)
- 132 metres of frontage along Mapleview Drive West
- Located on the south side of Mapleview Drive West, 250 metres east of Essa Road



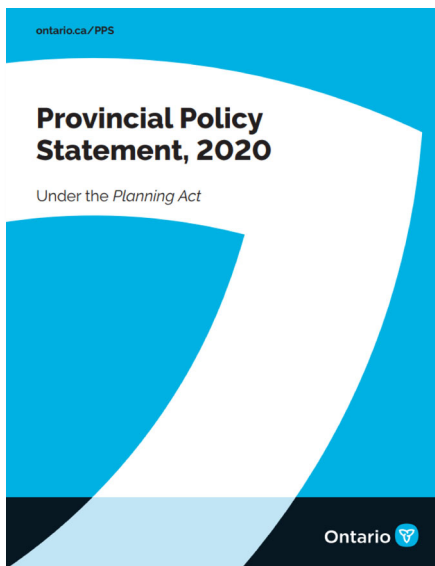
Site Context

- Located south of Maplevue Drive West (major arterial road)
- Well connected to surrounding road network (Veterans Drive, Essa Road, Highway 400)
- Located within the Highway 400 West Employment Area
- Site is surrounded by a mix of vacant, commercial, and industrial land uses
- Residential uses to the west



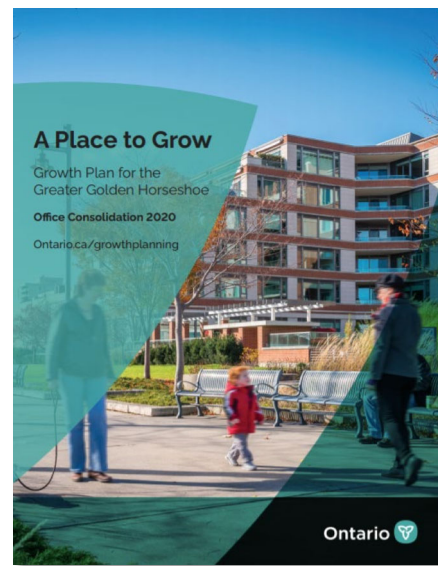
Policy Context

PPS (2020)



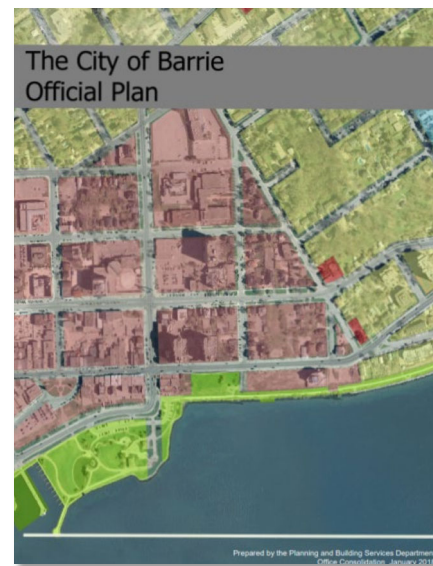
- Urban Area
- Built-Up Area

Growth Plan (2019)



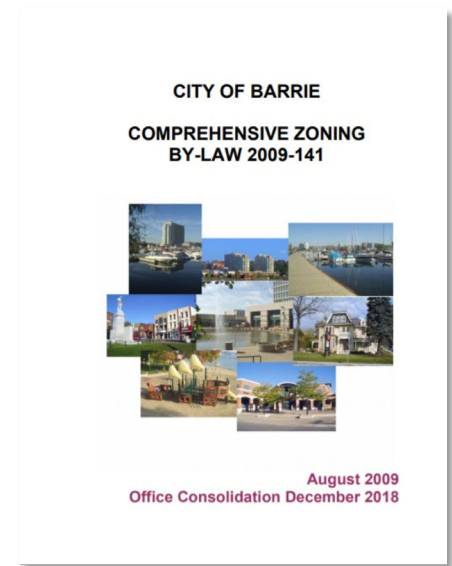
- Urban Area
- Built-Up Area

Barrie Official Plan



- Built-Up Area
- Industrial Planning Area
- General Industrial

Barrie Zoning By-law



- Light Industrial
- Special Provision 367



Official Plan

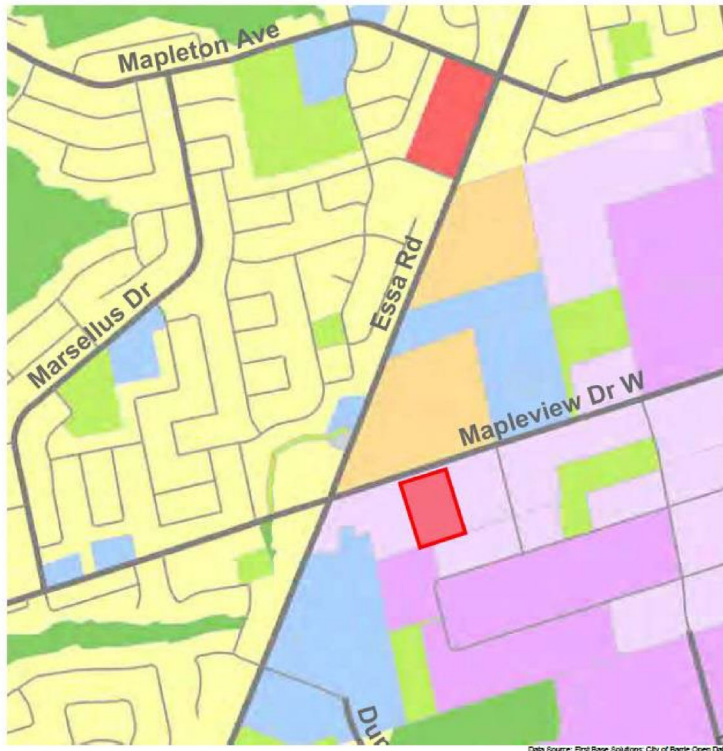


Figure 6

CITY OF BARRIE
OFFICIAL PLAN
[DRAFT]

Map 2: Land Use
Designations

315 - 323 Mapleview Dr W,
Barrie, Ontario

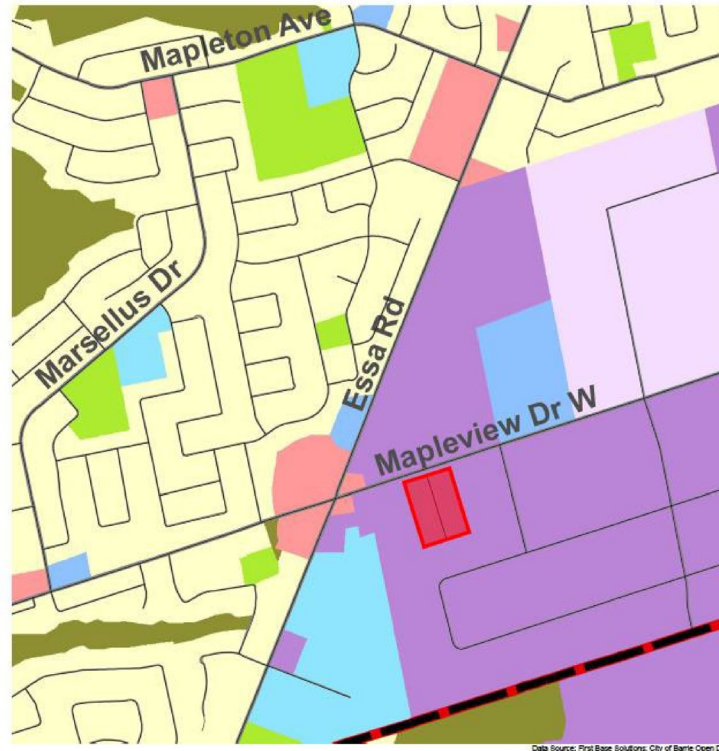
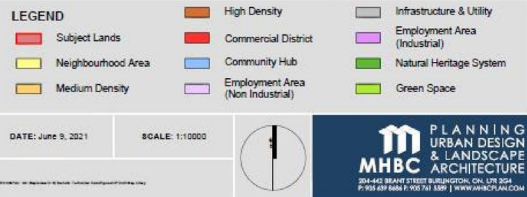


Figure 9

CITY OF BARRIE
OFFICIAL PLAN
Schedule A:
Land Use

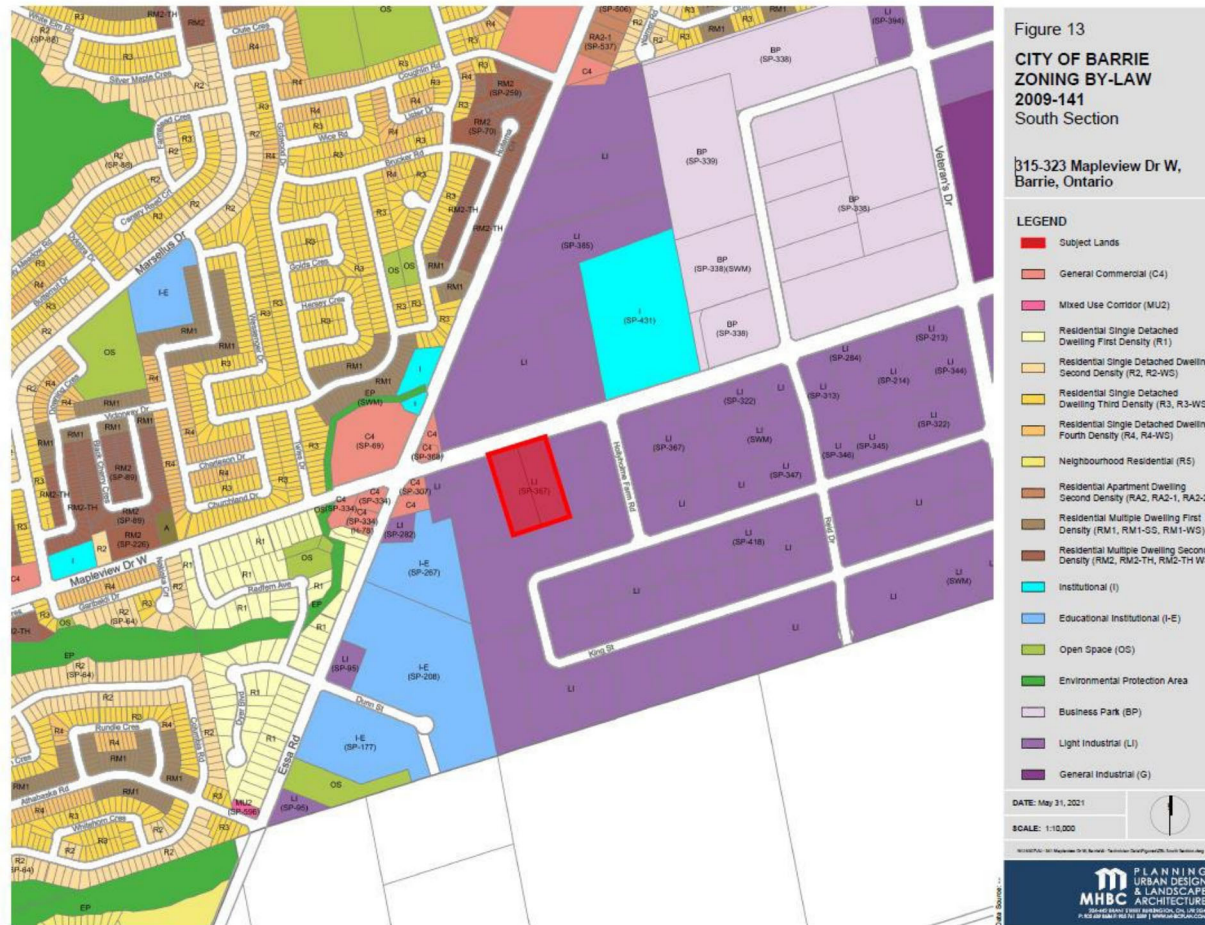
315 - 323 Mapleview Dr W,
Barrie, Ontario



- Located within the City's **Settlement Area** and **Built Boundary**
- Located within the **Industrial Planning Area (Highway 400 West)**
- Designated "**General Industrial**" in Current Official Plan and "**Employment Area (Non Industrial)**" in Draft Official Plan
- Redesignation required to permit non-industrial uses under current Official Plan



Zoning By-law 2009-141



- Zoned **Light Industrial (LI)**
- **Special Provision 367** also applies to the Subject Lands
- Allows for a range of industrial uses and accessory commercial uses
- Personal service stores and retail stores, including food stores and supermarkets, are not currently permitted



Zoning By-law 2009-141

Regulation	Requirement	Provided	Compliance
Minimum Lot Area	700 sq. m.	± 24,556.6 m ²	Yes
Minimum Lot Frontage	30 m	± 132m	Yes
Minimum Front Yard	7 m	± 22.3 m	Yes
Minimum Side Yard	3 m	± 12.3 m	Yes
Minimum Rear Yard	7 m	± 7.12 m	Yes
Maximum Lot Coverage	60%	± 23.58%	Yes
Maximum Building Height	24 m (6 storeys)	± 10 m (1 storey)	Yes
Landscaping	Continuous landscaped 3 m buffer along the abutting lot line	Continuous landscaped buffer area of a minimum width of 3 m	Yes
Minimum Parking Spaces	241 parking spaces	288 parking spaces	Yes



Proposed Amendments

Official Plan Amendment:

- Retain the existing General Industrial designation
- Add a new site-specific policy to permit additional commercial uses on the Subject Lands, specifically, “commercial uses, including a retail store and personal service store” and “food store and supermarket”.

Zoning By-law Amendment:

- Retain the existing Light Industrial zoning and Special Provision 367
- Modify the existing Special Provision to include additional commercial uses, specifically, “retail store”, “personal service store”, “food store”, “supermarket”, and “standalone restaurant” as permitted uses on the Subject Lands



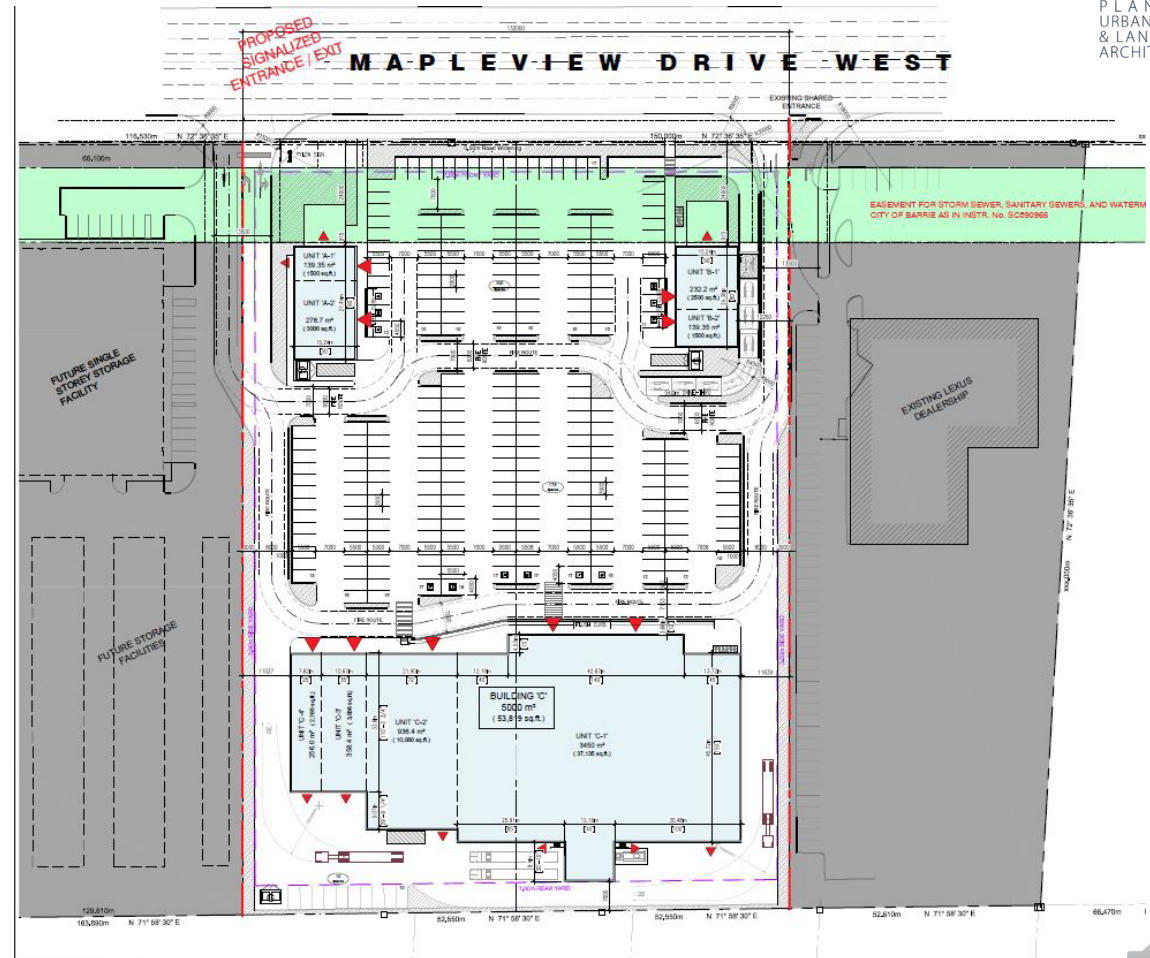
Proposal

Overview:

- Mixed commercial and employment development
- Three building footprints
- Employment, retail, restaurant, food store uses

Site Stats:

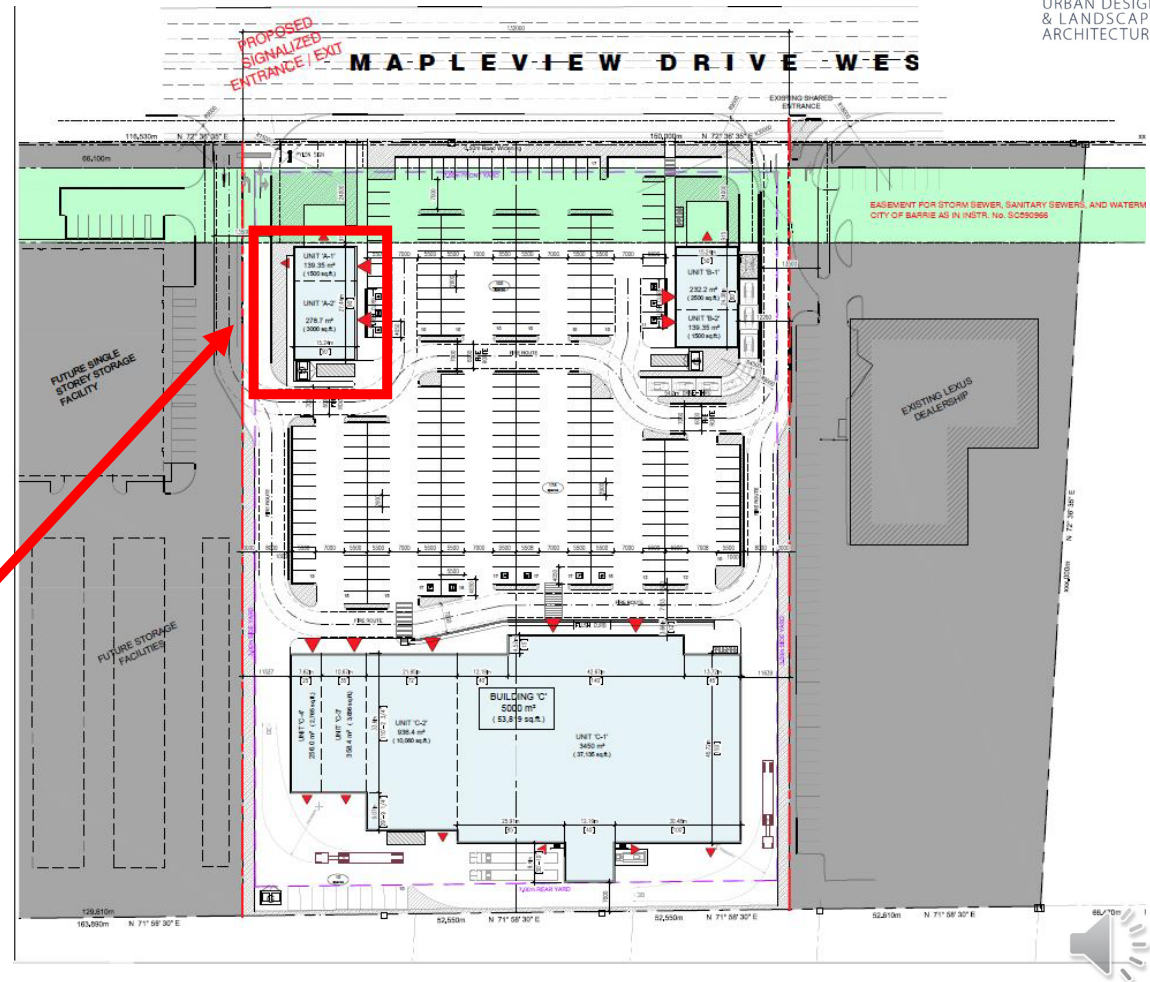
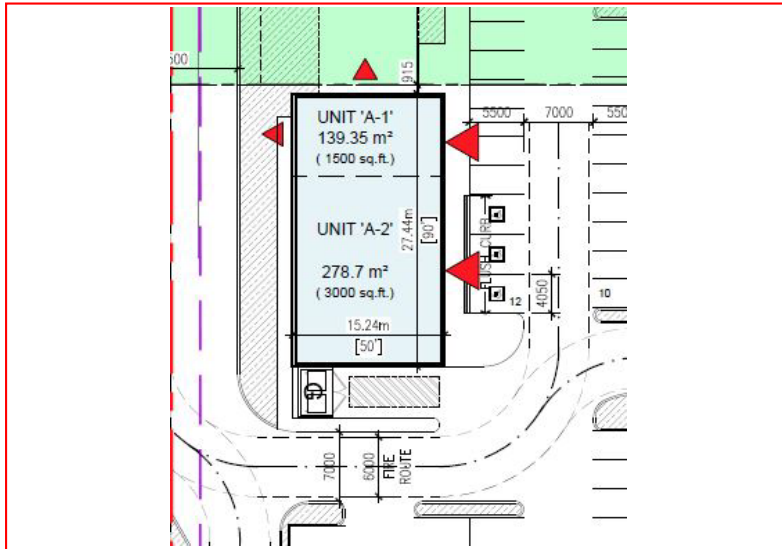
- **GFA** 5,789.6 m²
- **Coverage** 23.58%
- **Parking Provided** 288 cars
- **Accessible Parking** 12 spaces
- **Bicycle Parking** 22 bicycles
- **Landscape Area** 10.10%



Proposal

Building A:

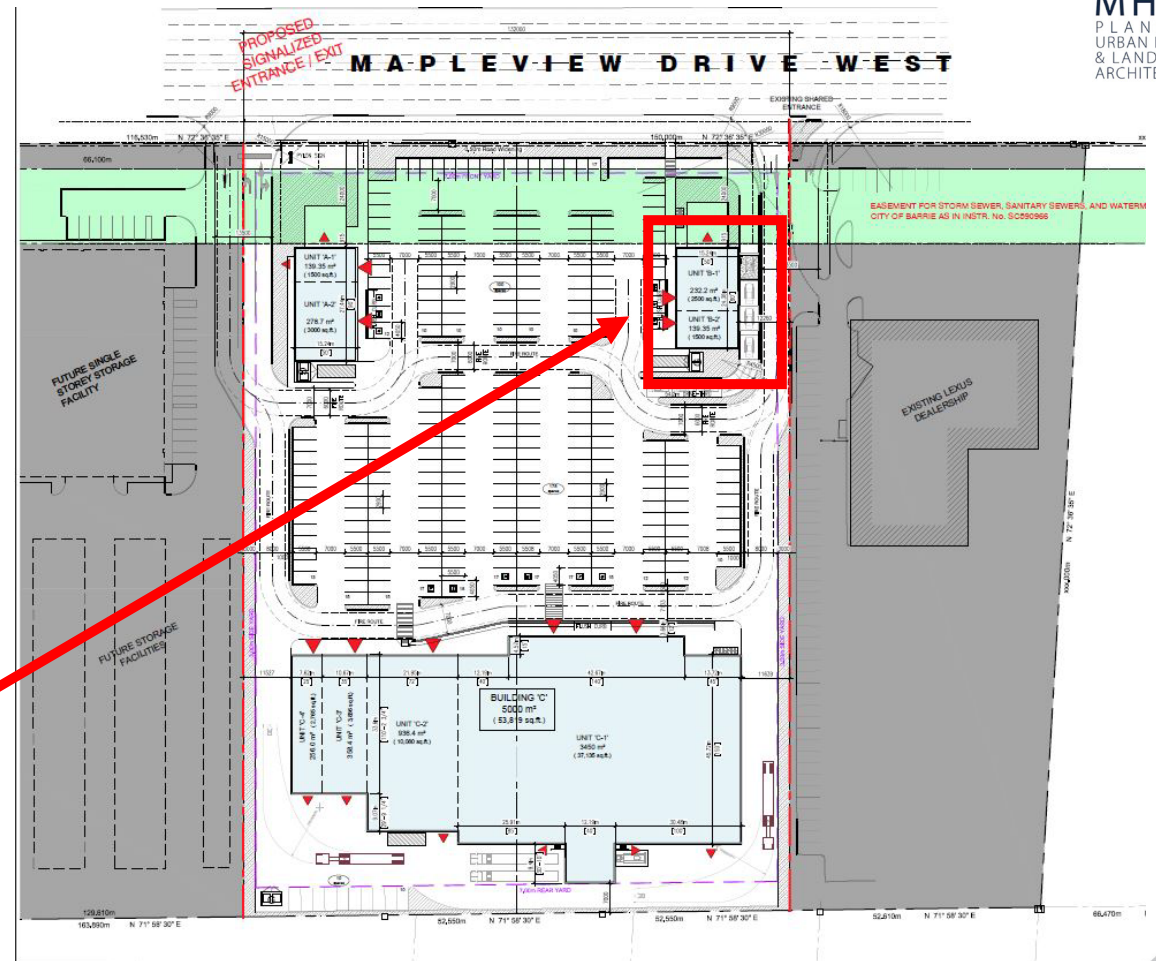
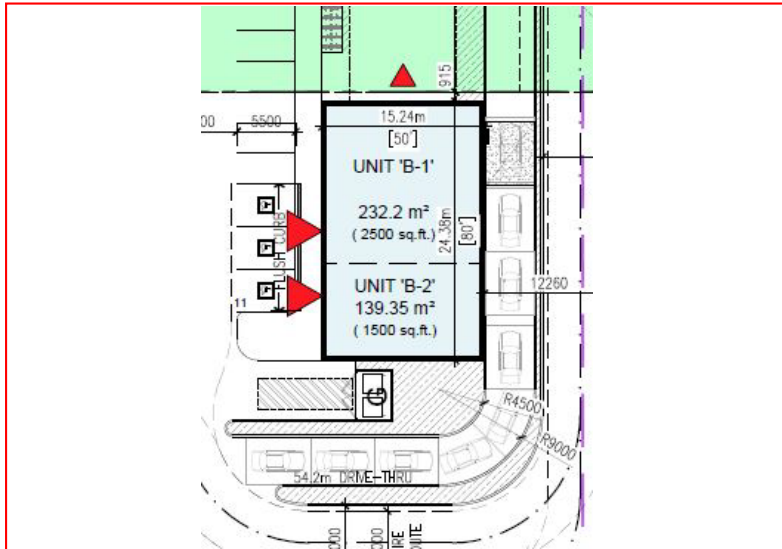
- 1-storey multi-tenant commercial retail building
- 418.05 sq. m.



Proposal

Building B:

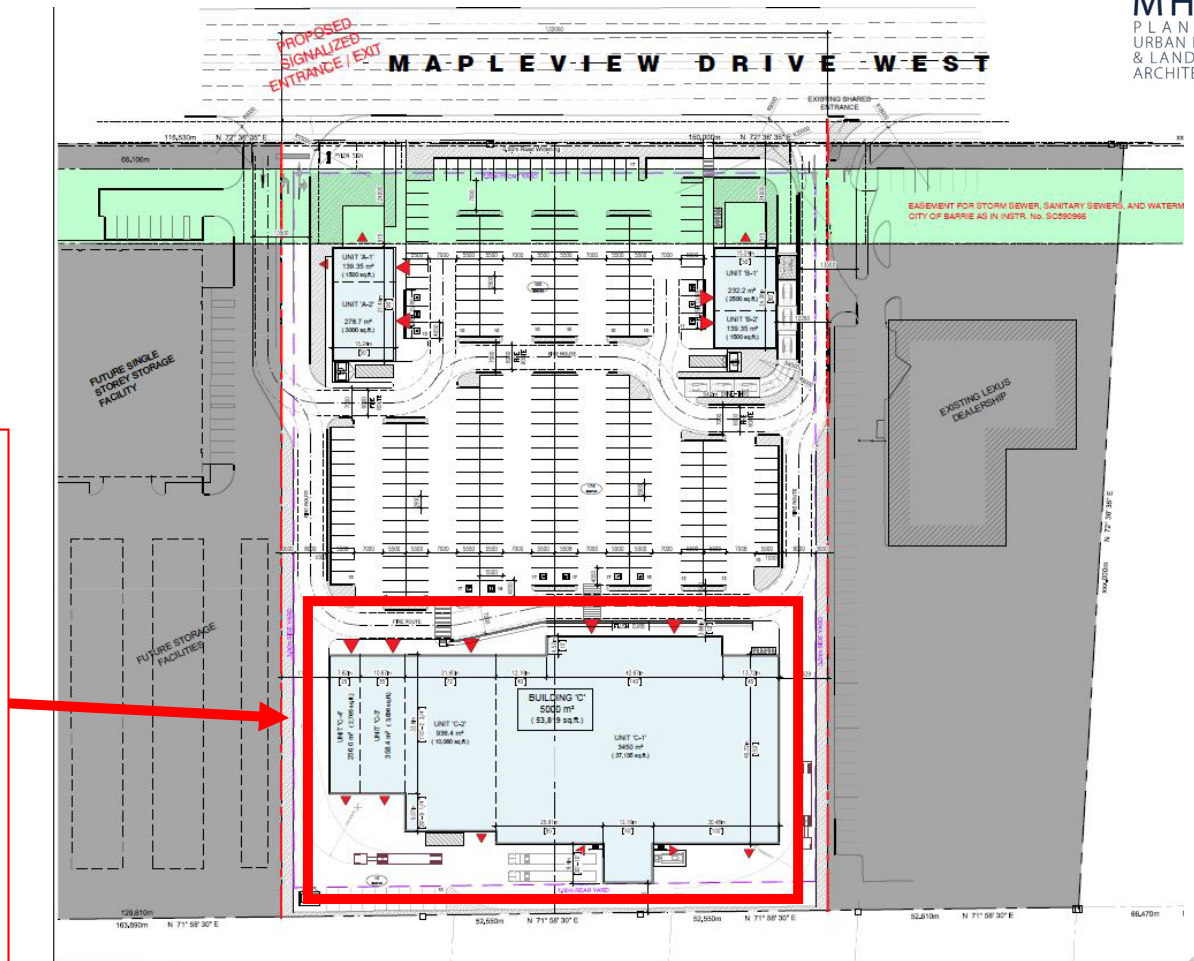
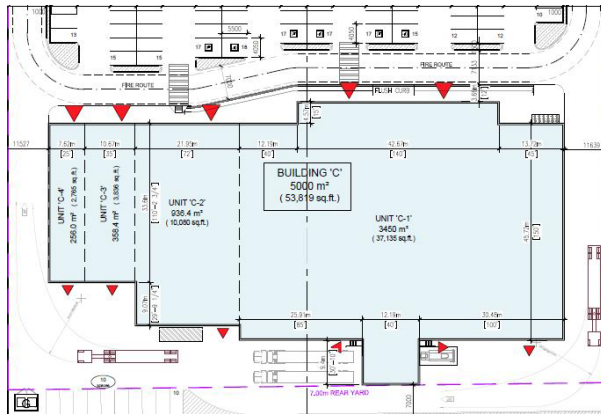
- 1-storey multi-tenant building featuring a restaurant with drive-through
- 371.55 sq. m.



Proposal

Building C:

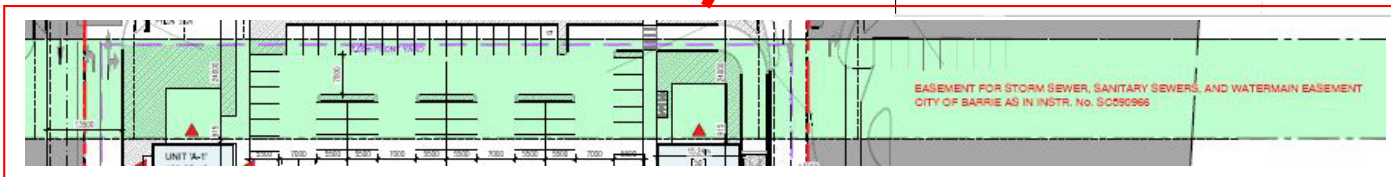
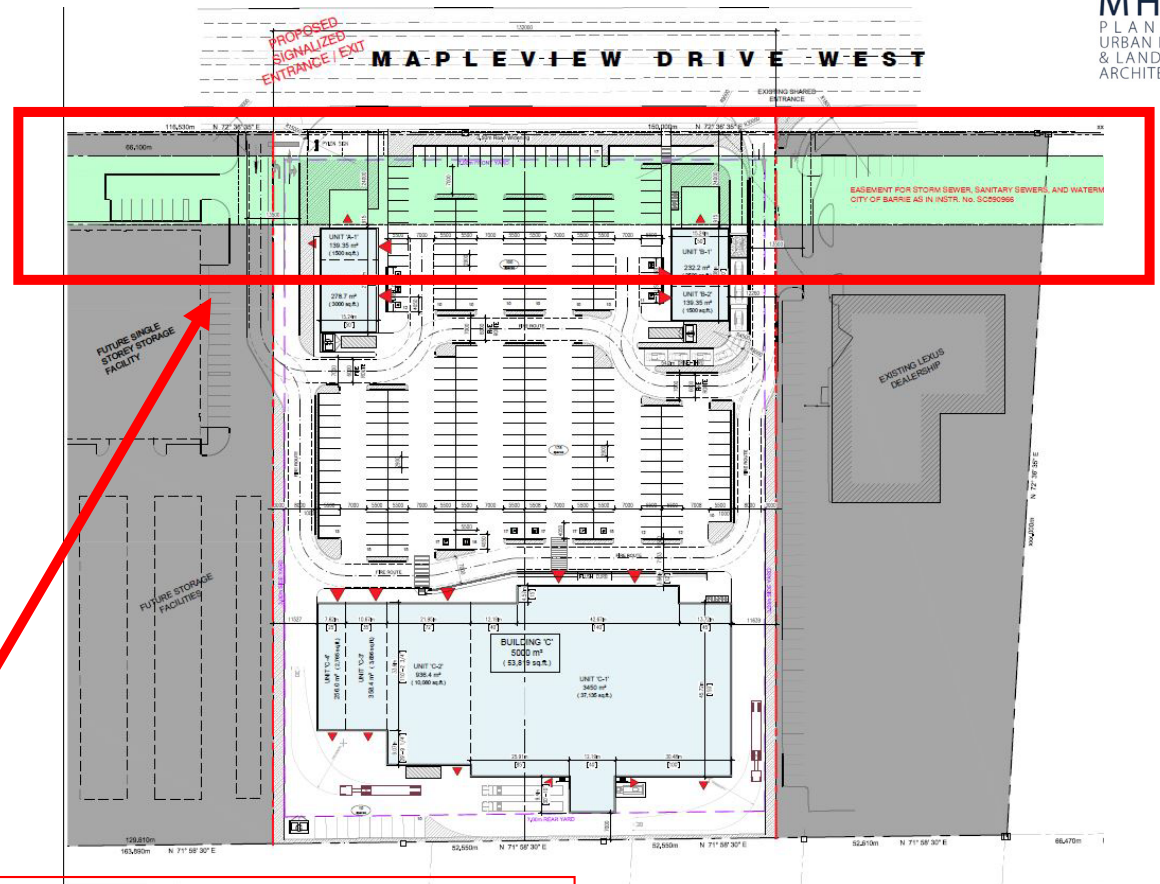
- 1-storey multi-tenant building including a food store and retail stores
- 5,000.00 sq. m.



Proposal

Easement:

- For Storm Sewer, Sanitary Sewers, and Watermain Easement



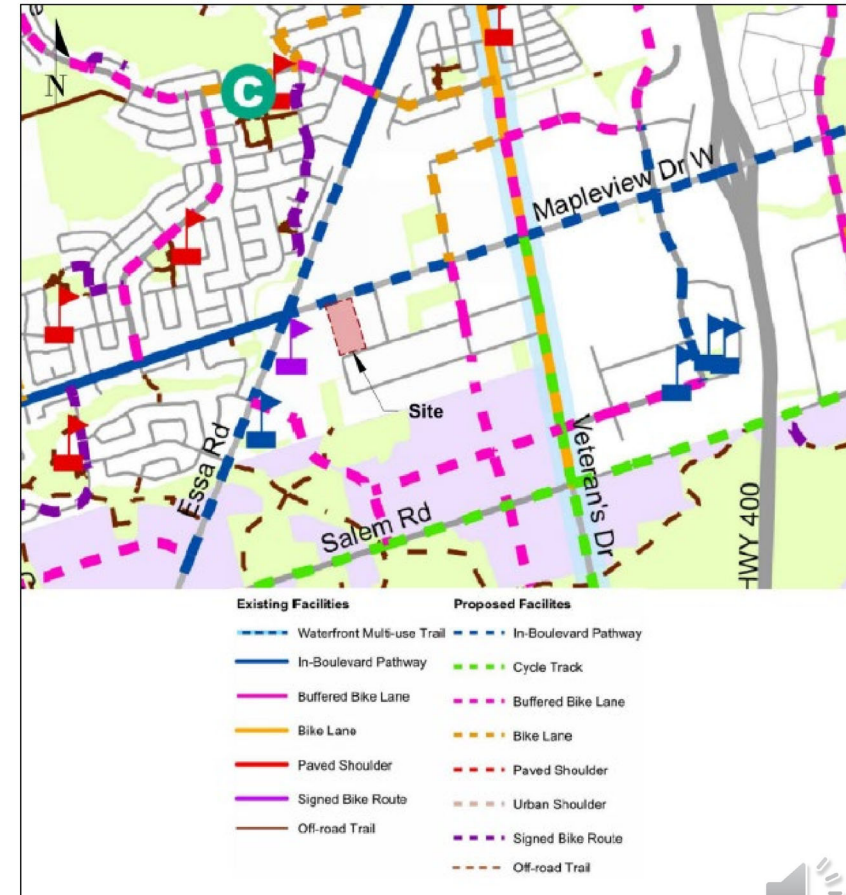
Supporting Technical Studies

Reports:

- Planning Justification Report
- Functional Servicing and Stormwater Management Report
- Hydrogeological and Geotechnical Study
- Transportation Impact Study
- Arborist Report

Plans:

- Boundary & Topographic Survey
- Site Plan
- Floor Plans
- Building Elevations
- Servicing, Erosion Control and Photometric Drawings
- Landscape Plan
- Tree Inventory, Protection and Removal Plan



Source: City of Barrie Transportation Master Plan (June 2019)



Q&A

Questions? Comments? We're here to answer them!

Katherine Rauscher

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An aerial photograph of a suburban neighborhood, featuring residential streets, houses, and green spaces. A semi-transparent blue rectangular overlay covers the central portion of the image, serving as a background for the text.

Thank you!