



PUBLIC MEETING

140 LOCKHART ROAD, BARRIE

JUNE 1, 2021
PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

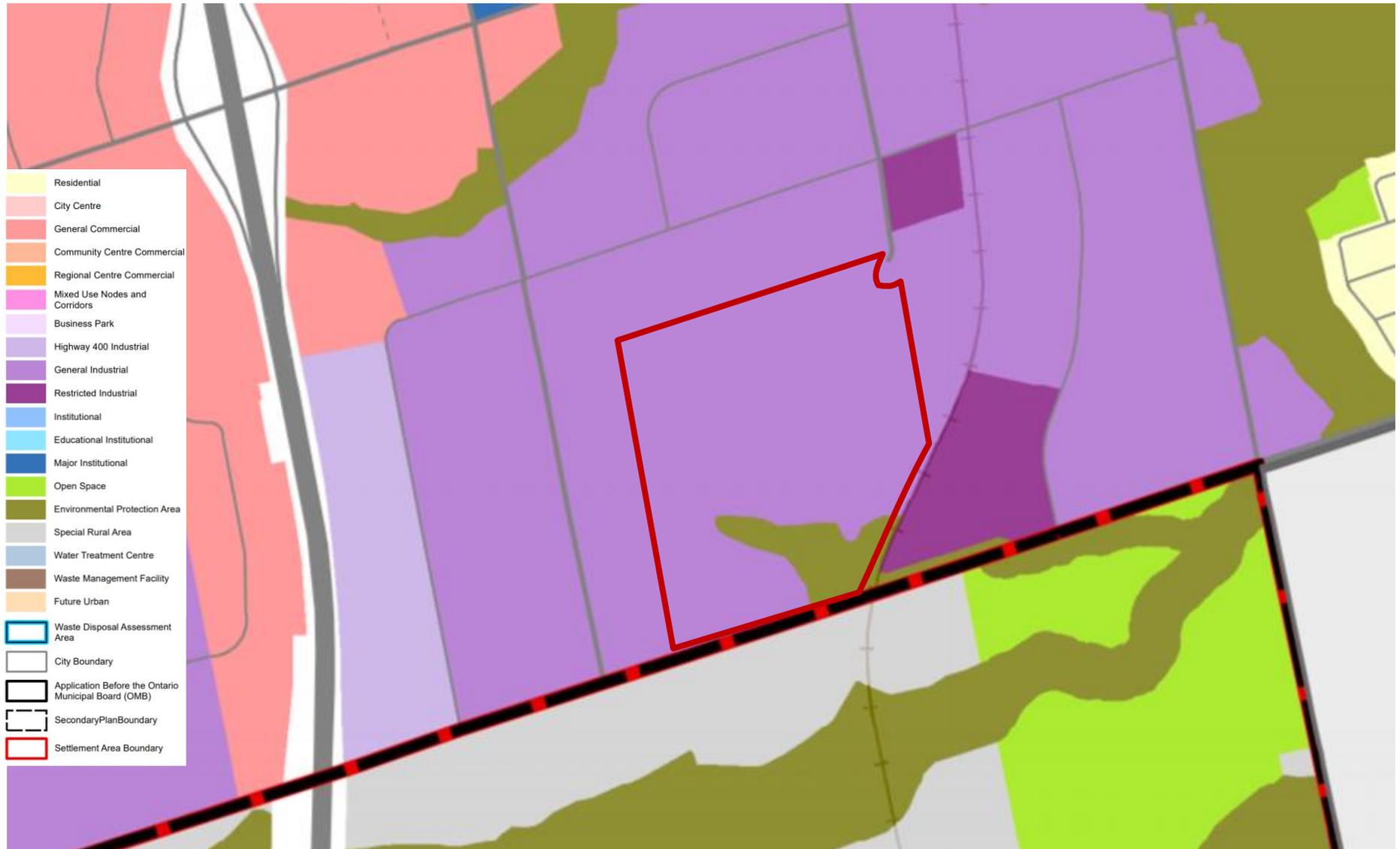
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT SITE



— SUBJECT SITE

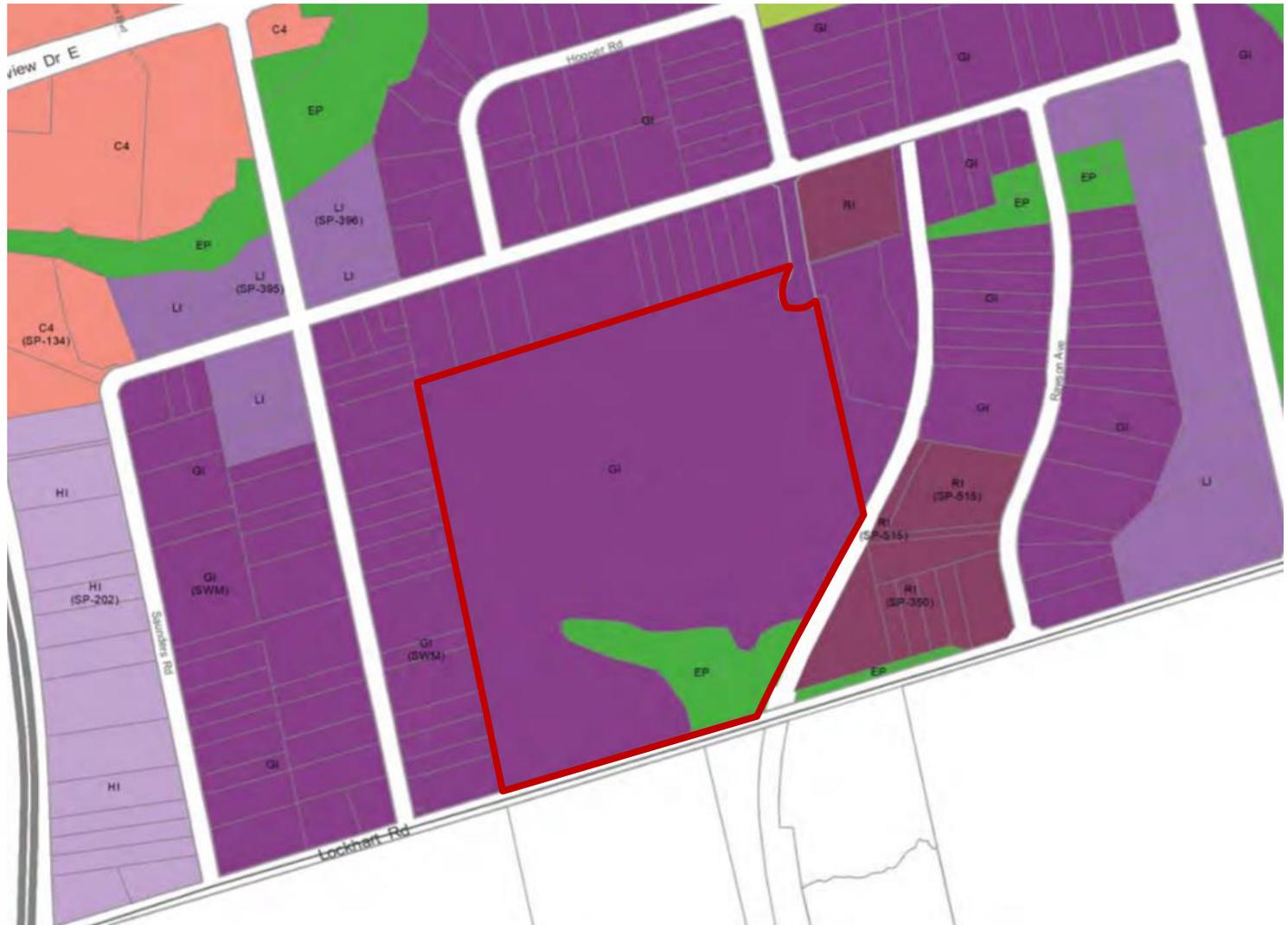
OFFICIAL PLAN DESIGNATION



City of Barrie, Official Plan, Schedule A Land Use

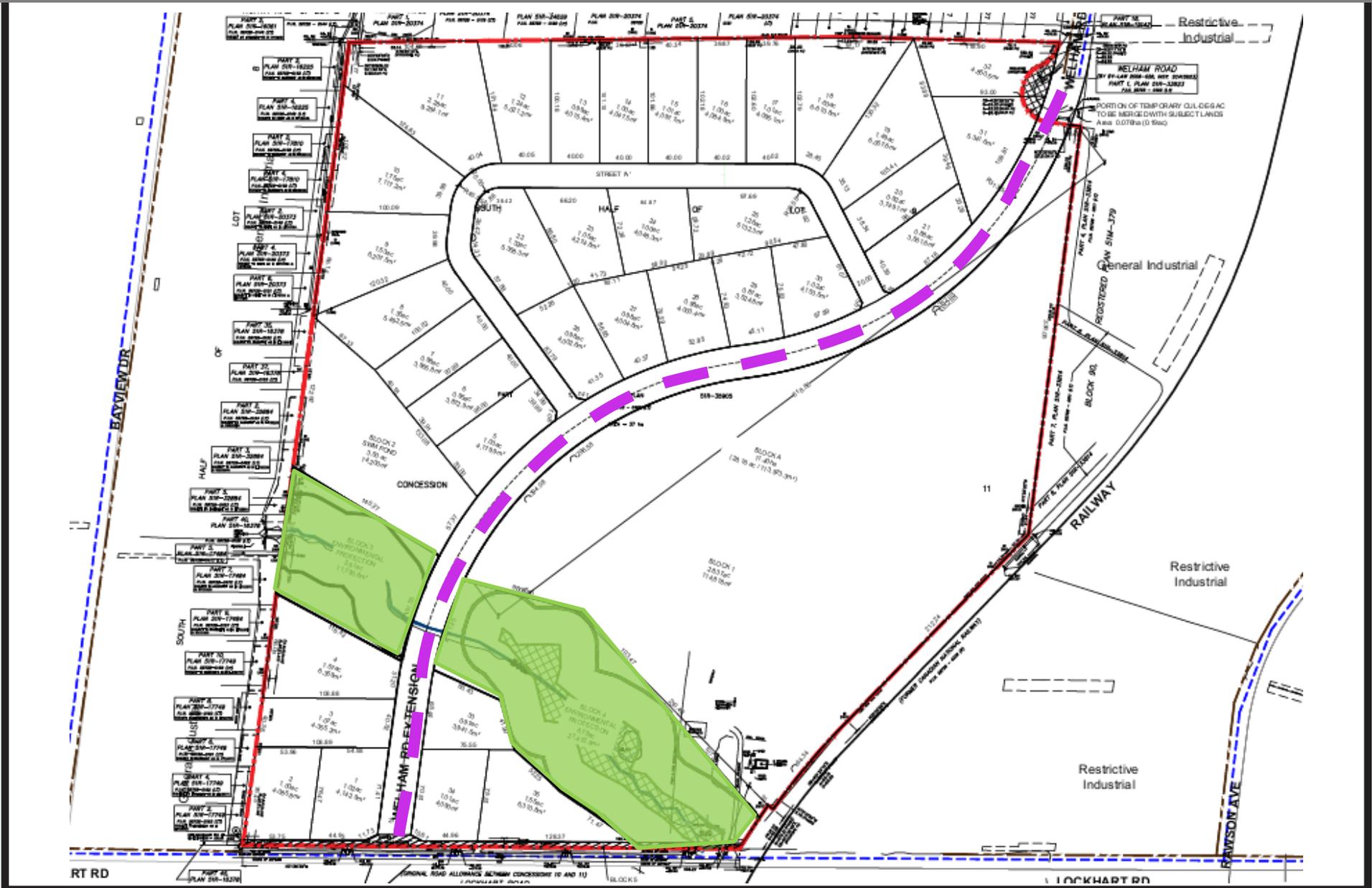
ZONING BY-LAW

- General Commercial (C4)
- Convenience Commercial (C5)
- Mixed Use Node (MU1)
- Mixed Use Corridor (MU2)
- Neighbourhood Mixed Use (NMU)
- Residential Hold (RH)
- Residential Single Detached Dwelling First Density (R1)
- Residential Single Detached Dwelling Second Density (R2, R2-WS)
- Residential Single Detached Dwelling Third Density (R3, R3-WS)
- Residential Single Detached Dwelling Fourth Density (R4, R4-WS)
- Neighbourhood Residential (R5)
- Residential Apartment Dwelling First Density (RA1, RA1-1, RA1-2, RA1-3)
- Residential Apartment Dwelling Second Density (RA2, RA2-1, RA2-2)
- Residential Multiple Dwelling First Density (RM1, RM1-SS, RM1-WS)
- Residential Multiple Dwelling Second Density (RM2, RM2-TH, RM2-TH WS)
- RM3, Neighbourhood Multiple Residential
- Institutional (I)
- Educational Institutional (I-E)
- Major Institutional (I-M, I-M-1)
- Open Space (OS)
- Environmental Protection Area (EP)
- Agriculture (A)
- Business Park (BP)
- Highway Industrial (HI)
- Light Industrial (LI)
- General Industrial (GI)
- Restrictive Industrial (RI)
- Municipal Services and Utilities (MSU)
- Refer to Zoning By-law 054-04 Innisfil
- City Centre Revitalization Area
- Application Currently Before the Ontario Municipal Board
- City Boundary
- Parcels

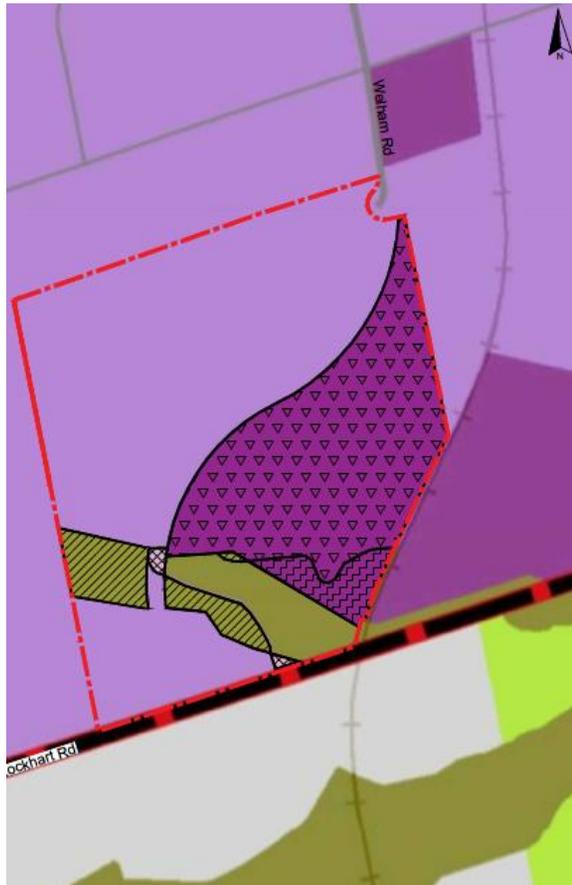


City of Barrie, Zoning By-law

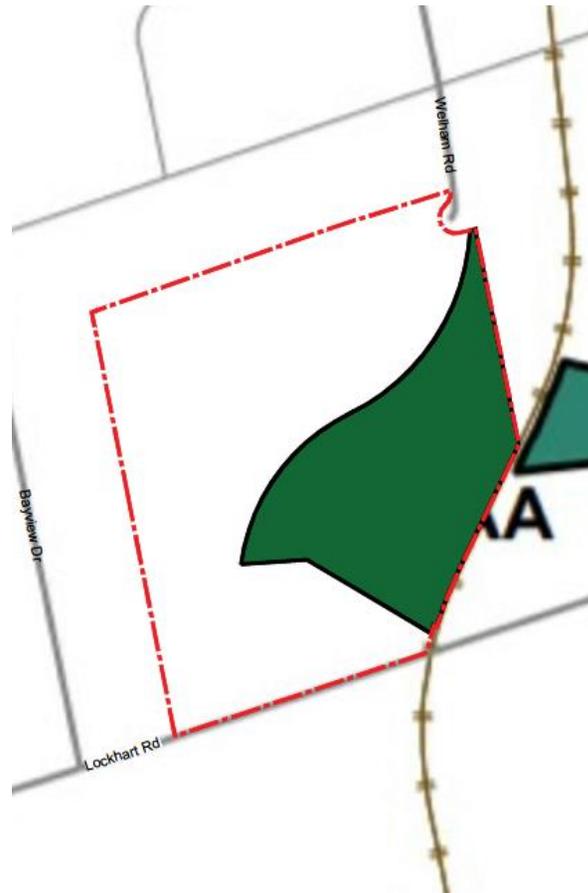
DRAFT PLAN OF SUBDIVISION



OFFICIAL PLAN AMENDMENT



- LEGEND**
- Subject Site (37.15ha)
 - Lands to be redesignated from 'General Industrial' to 'Restrictive Industrial with a Defined Policy Area'
 - Lands to be redesignated from 'General Industrial' to 'Environmental Protection Area'
 - Lands to be redesignated from 'Environmental Protection Area' to 'Restrictive industrial with a Defined Policy Area'
 - Lands to be redesignated from 'Environmental Protection Area' to 'General Industrial'



- LEGEND**
- Subject Site (37.15ha)
 - Defined Policy Area



- LEGEND**
- Subject Site (37.15ha)
 - To be classified as Level 1
 - To be classified as Level 2
 - Lands to be removed from Natural Heritage classification

ZONING BY-LAW AMENDMENT



Restricted Industrial Special Provisions

- Material Transfer Station
- Salvage Operations
- Reduced minimum parking standard from 1 space per 70m² of GFA, to 1 space per 140m² of GFA
- Increased maximum height requirement for outdoor storage from 4m to 12.25 metres

LEGEND

-  Subject Site (37.15ha)
-  Lands to be rezoned from 'General Industrial (GI)' zone to 'Restricted Industrial with Special Provision (RI-SPX)' zone
-  Lands to be rezoned from 'General Industrial (GI)' zone to 'Environmental Protection (EP)' zone
-  Lands to be rezoned from 'Environmental Protection (EP)' zone to 'Restricted Industrial with Special Provision (RI-SPX)' zone
-  Lands to be rezoned from 'Environmental Protections (EP)' zone to 'General Industrial (GI)' zone
-  Lands not subject to ZBA
-  Lands not subject to ZBA

Industrial Land Use Policies – Section 4.4

- Industrial land uses are to be preserved when adjacent to existing major highway interchanges and rail yards for manufacturing, warehousing and associated uses
- Open storage shall be removed from residential areas and screened from public view through fences, buildings and/or landscaping, and shall be located in the rear yard (4.4.2.1 (h) and (i))
- ‘Restricted Industrial’ with a Defined Policy Area – Block 1
 - Lands are adjacent similar ‘restricted industrial’ designations
 - Lands abut the rail line, which is intended to be utilized
 - The outdoor ‘Yard’ or lot will permit a wide range of uses for the operations, in addition to, outdoor storage of materials and stockpiles will occur as they are being sorted, separated, and processed.
 - Buffering will be provided through increased setbacks, fences and landscaping. The rail line, watercourse and Welham Road all provide additional buffers and setbacks to adjacent uses.

- Planning Justification Report, prepared by Innovative Planning Solutions, dated March 2021
- Functional Servicing and Preliminary Stormwater Management Report, prepared by WMI & Associates, dated January 2021
- Environmental Impact Study, prepared by Cambium, dated January 28, 2021
- Woodlot Assessment, prepared by Cambium, dated December 15, 2020
- Preliminary Geotechnical Investigation Report, prepared by Cambium, dated February 2, 2021
- Stage 1 & 2 Archaeological Assessment & Stage 3 Archaeological Assessment of the Lockhart West Site, prepared by Irvin Heritage Inc, dated December 8, 2020
- Traffic Impact Study, prepared by JD Northcote Engineering, dated February 3, 2021

- Extend Welham Road to Lockhart Road
- Industrial subdivision including 33 general industrial lots and 1 restricted industrial block for Ram Iron
- Enhance the watercourse, wetland and environmental features
- Redesignate and rezone the subject lands to align with the proposed industrial subdivision and to protect the environmental features
- JOBS - creating employment opportunities for Barrie

THANK YOU

Questions and Comments Welcome

Email: info@ipsconsultinginc.com