City of Barrie

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



Legislation Details

File #: 22-P-003 Version: 1 Name:

Type: **Public Meeting** Status: Received File created: In control: 1/14/2022 City Council On agenda: Final action: 2/14/2022 2/14/2022

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

-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:

Proposed **Zoning Standard** 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 3.0 metres 19.7 metres Rear Yard 3.2 metres 7.0 metres

Lot Coverage 60 percent **Building Height** 14.0 metres

Restaurant Uses in Restaurant use within Restaurant uses shall only

Industrial Zones multi-tenanted building be permitted as part of a (Section 7.2.3) with a gross floor area multi-tenanted building and

of 54% of the total shall not exceed 25% of the gross floor area total gross floor area of such

building to a maximum of

300 metres

Gas Station Use Permit Gas Station Use Gas Station use not

> within Light Industrial permitted within the Light

(LI) zone Industrial (LI) zone

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

Presentation by M. Banfield, Director of Development Services.

Sponsors:

Indexes:

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Code sections:

Attachments: 1. PM Notice 571 Huronia Road, 2. PM Presentation 571 Huronia Road, 3. PM Staff Memo 571 Huronia Road, 4. PM Correspondence 571 Huronia Road

Date	Ver.	Action By	Action	Result
2/14/2022	3	City Council	Received	
2/1/2022	2	Planning Committee	recommended for receipt	