



Legislation Text

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

**APPLICATION FOR A ZONING BY-LAW AMENDMENT - 571 HURONIA ROAD (WARD 9) (FILE: D30-023-2021)**

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:**

<b>Zoning Standard</b>	<b>Proposed</b>	<b>Required Standard by Zoning By-law 2009-141</b>
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	19.7 metres	3.0 metres
Rear Yard	3.2 metres	7.0 metres
Lot Coverage		60 percent
Building Height		14.0 metres
Restaurant Uses in Industrial Zones (Section 7.2.3)	Restaurant use within multi-tenanted building with a gross floor area of 54% of the total gross floor area	Restaurant uses shall only be permitted as part of a multi-tenanted building and shall not exceed 25% of the total gross floor area of such building to a maximum of 300 metres
Gas Station Use	Permit Gas Station Use within Light Industrial (LI) zone	Gas Station use not permitted within the Light Industrial (LI) zone

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

Presentation by M. Banfield, Director of Development Services.