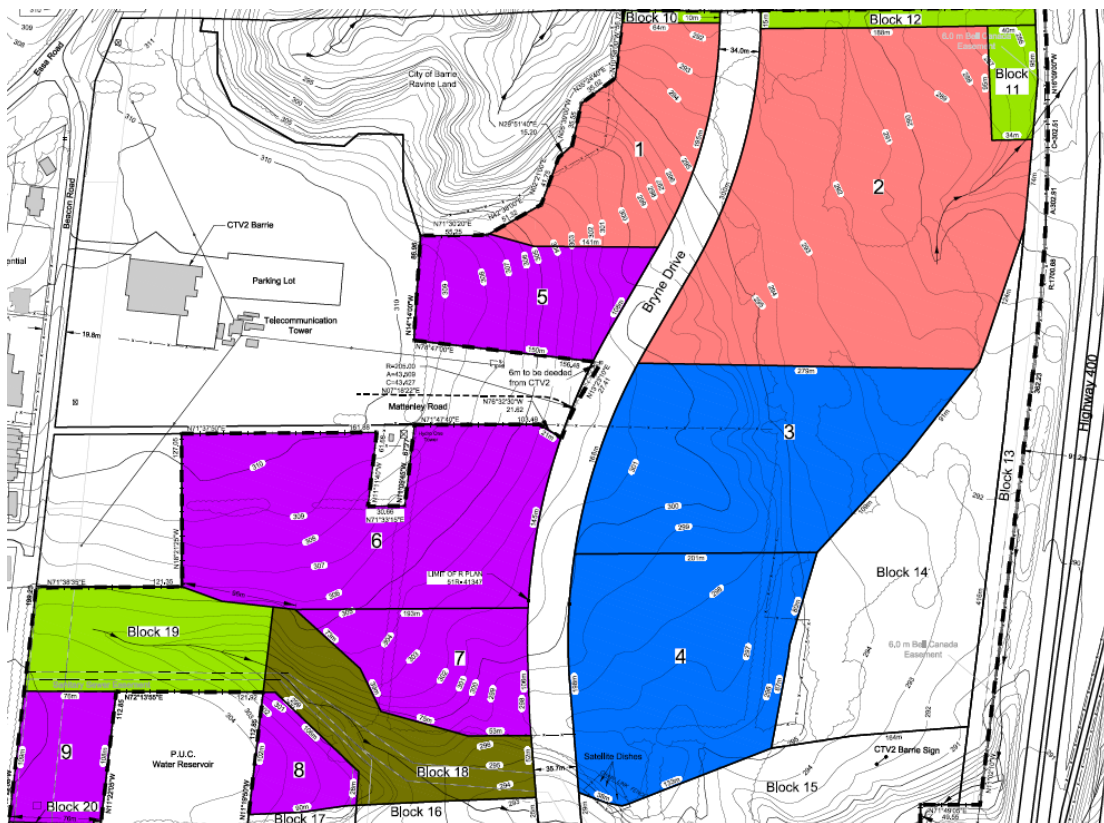


Bell Media Business Park

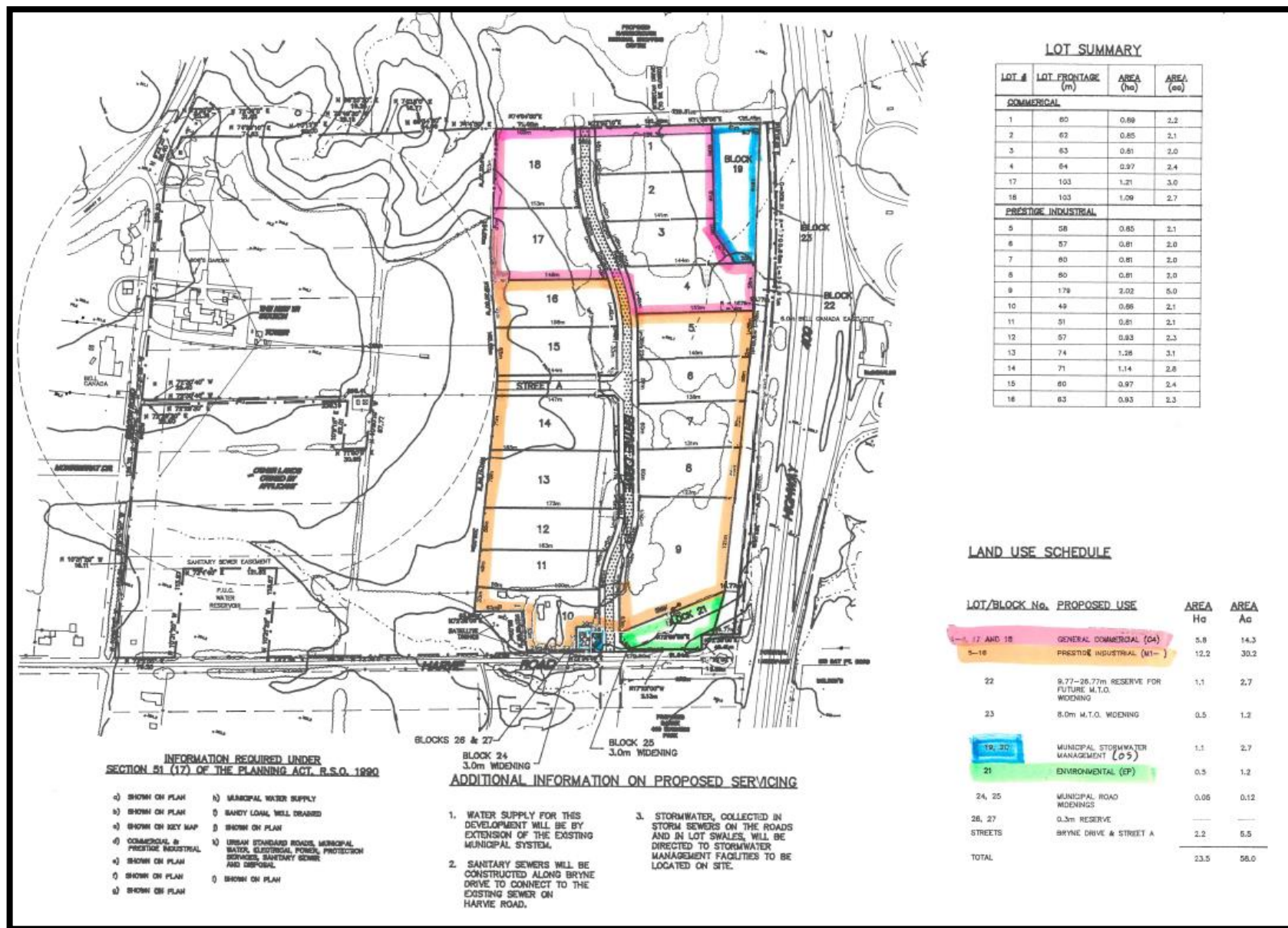


40 Harvie Road
Barrie





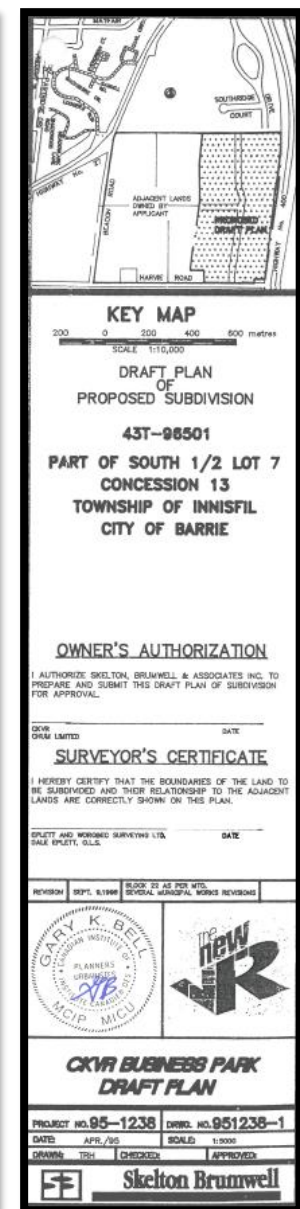
1970- 1989

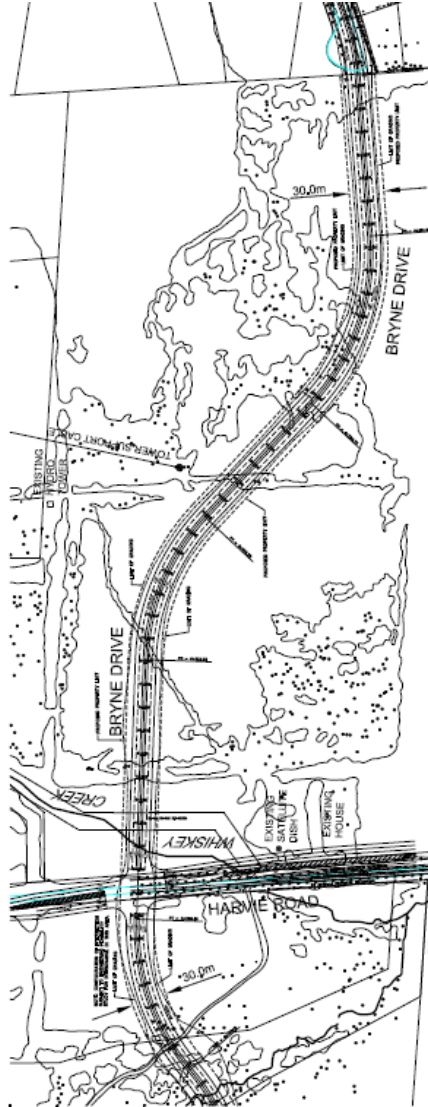


LOT #	LOT FRONTAGE (m)	AREA (ha)	AREA (ac)
COMMERCIAL			
1	60	0.69	2.2
2	62	0.85	2.1
3	63	0.81	2.0
4	64	0.97	2.4
17	103	1.21	3.0
18	103	1.09	2.7
PRESTIGE INDUSTRIAL			
5	58	0.85	2.1
6	57	0.81	2.0
7	60	0.81	2.0
8	60	0.81	2.0
9	179	2.02	5.0
10	49	0.66	1.6
11	51	0.81	2.1
12	57	0.83	2.1
13	74	1.28	3.1
14	71	1.14	2.8
15	60	0.97	2.4
16	63	0.93	2.3

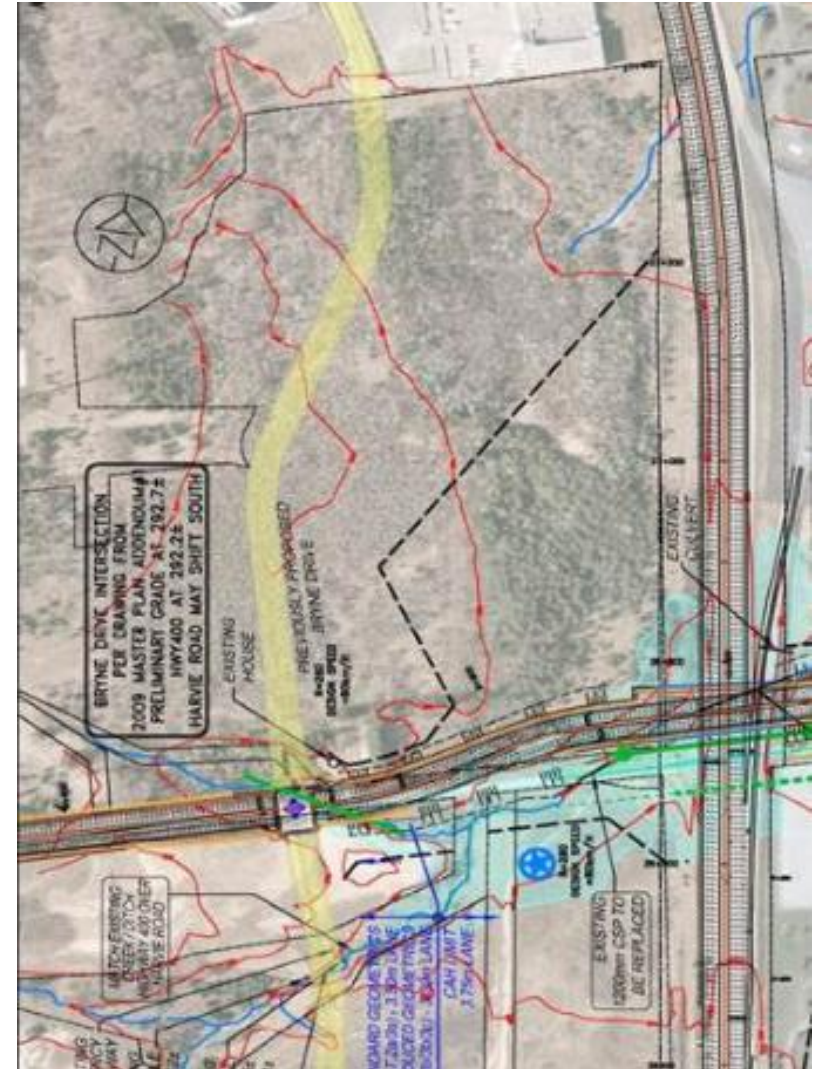
LAND USE SCHEDULE

LOT/BLOCK No.	PROPOSED USE	AREA Ha	AREA Ac
1-5, 17 AND 18	GENERAL COMMERCIAL (C4)	5.8	14.3
6-16	PRESTIGE INDUSTRIAL (M1-)	12.2	30.2
22	9.77-26.77m RESERVE FOR FUTURE M.T.O. WIDENING	1.1	2.7
23	8.0m M.T.O. WIDENING	0.5	1.2
19, 20	MUNICIPAL STORMWATER MANAGEMENT (O5)	1.1	2.7
21	ENVIRONMENTAL (EP)	0.5	1.2
24, 25	MUNICIPAL ROAD WIDENINGS	0.06	0.12
26, 27	0.3m RESERVE	—	—
STREETS	BRYNE DRIVE & STREET A	2.2	5.5
TOTAL		23.5	58.0

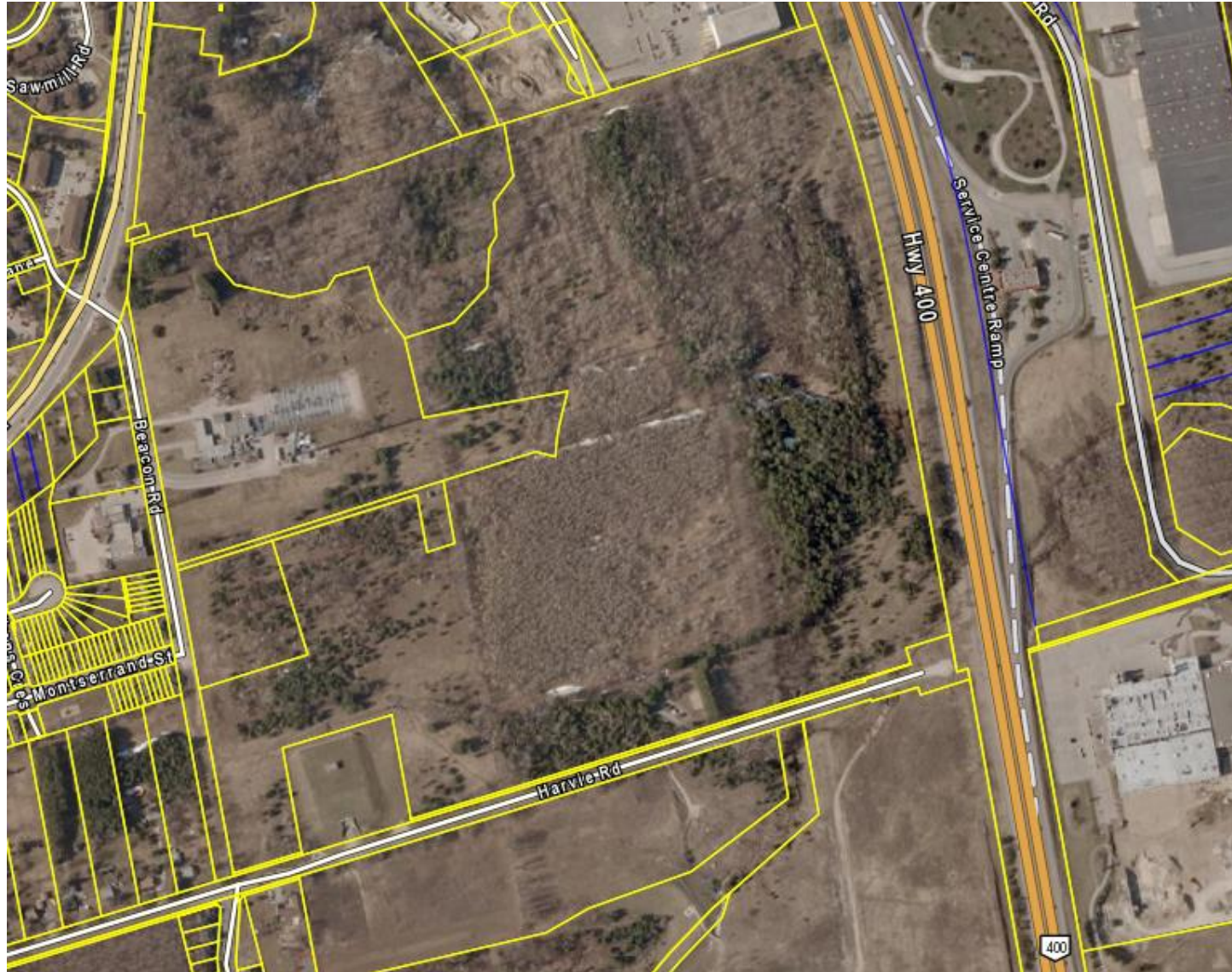
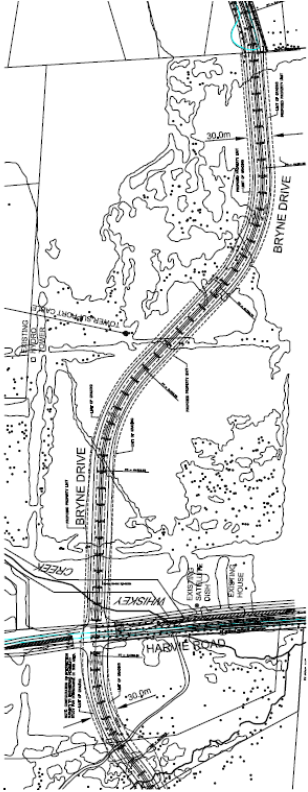




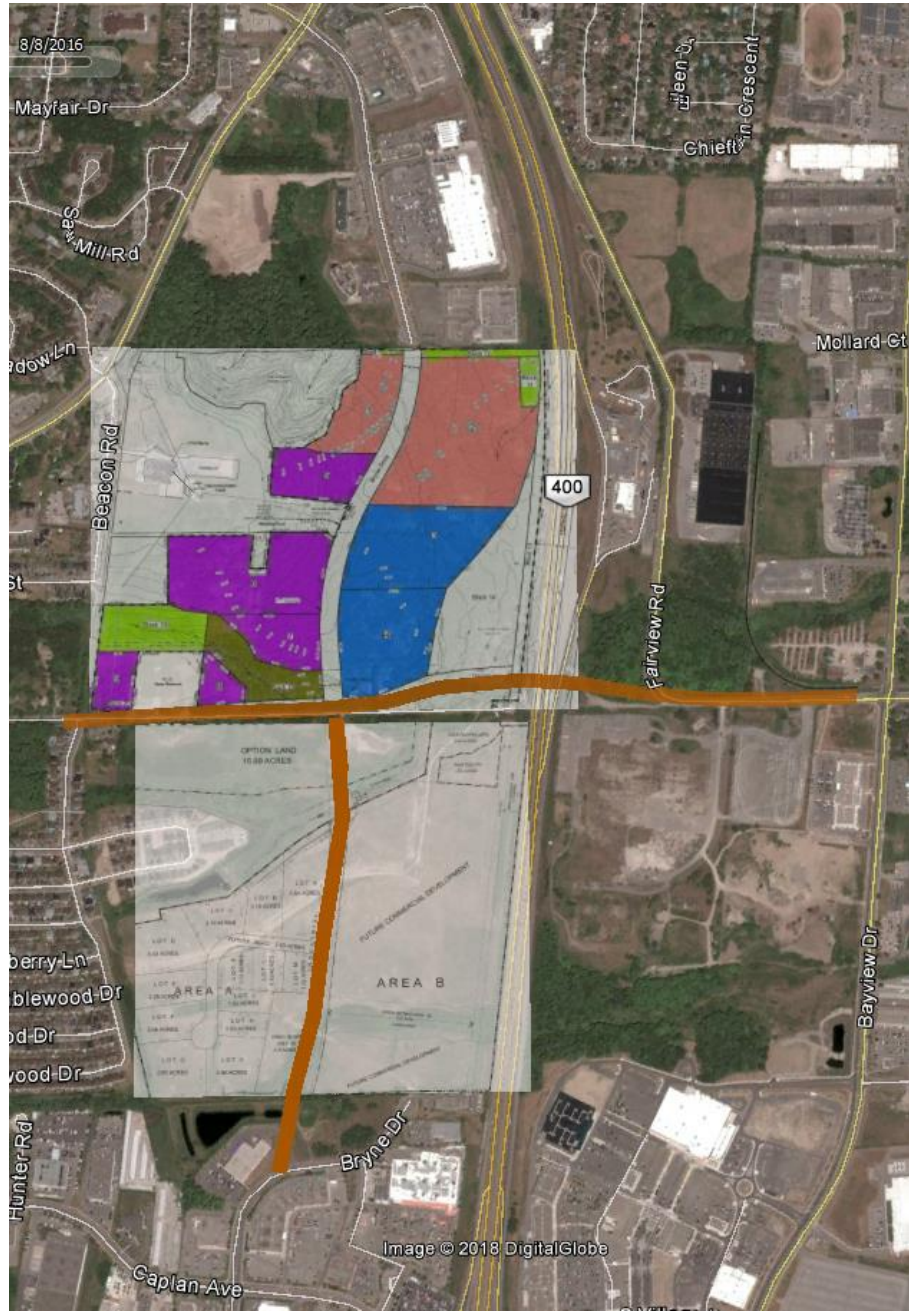
2016



2008



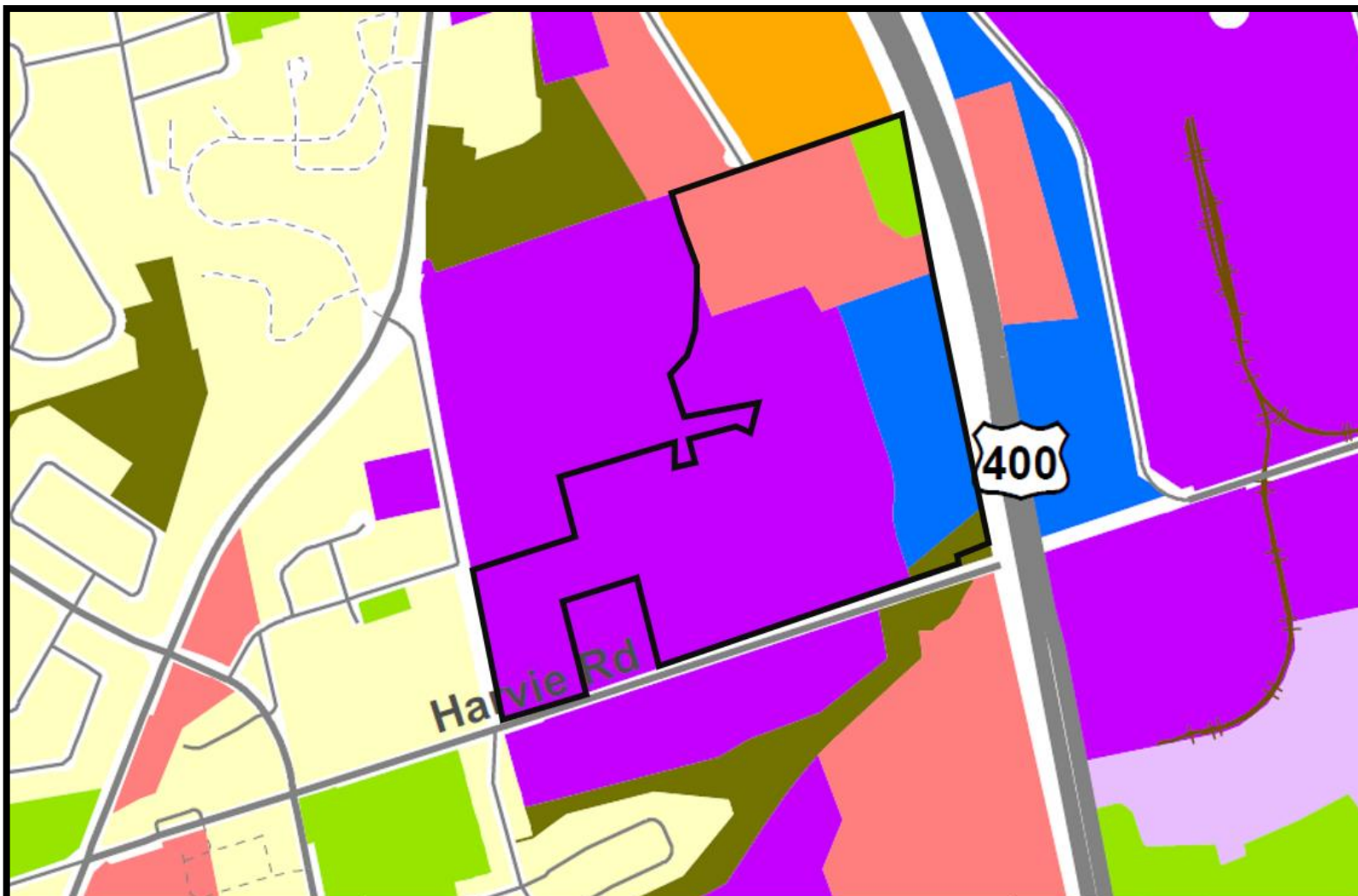
2008



2017

Bryne Drive EA
Realignment finalized

Harvie Road Overpass
location set



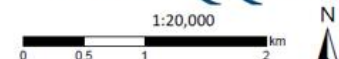
OFFICIAL PLAN

Schedule A Land Use

March 2017

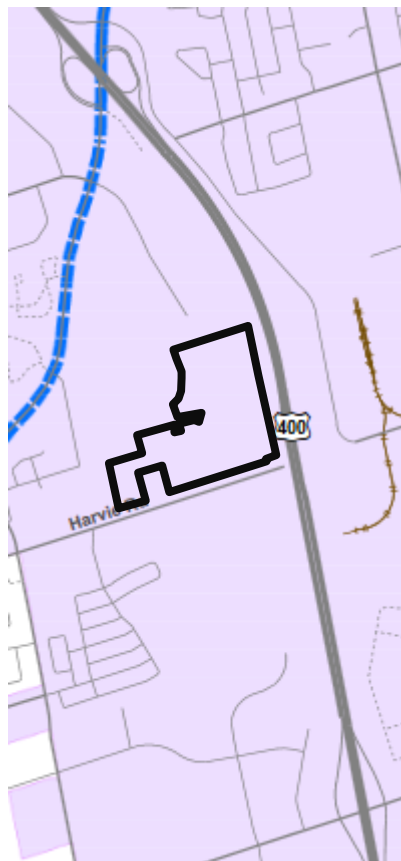
	Residential		Restricted Industrial		Waste Disposal Area - Non decision per section 4.7.2.8
	City Centre		Institutional		Application Before the Ontario Municipal Board (OMB)
	General Commercial		Educational Institutional		Secondary Plan Boundary
	Community Centre Commercial		Major Institutional		City Boundary
	Regional Centre Commercial		Open Space		
	Business Park		Environmental Protection Area		
	General Industrial		Water Treatment Centre		
	Highway 400 Industrial		Waste Management Facility		
			Future Urban		

The City of
BARRIE



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GIS Branch 4/5/2017



Schedule I Intensification Areas

- Major Transit Stations - 50-120 units per ha.
- Primary Corridor - 50 units per ha
- - - Secondary Corridor - 50 units per ha
- Primary Node - 50-120 units per ha
- ⊙ Secondary Node - 50-120 units per ha
- Urban Growth Centre - 150 persons/ jobs per ha
- Built-up Area

Built-up Area

OFFICIAL PLAN



Schedule H Natural Heritage Resources

Natural Heritage Resource Classification

- Level 1
- Level 1 With Existing Development Designation Subject to 3.5.2.4 d
- Level 2
- Level 3



City of Barrie Zoning By-law 2009-141 as Updated By-law 2015-68



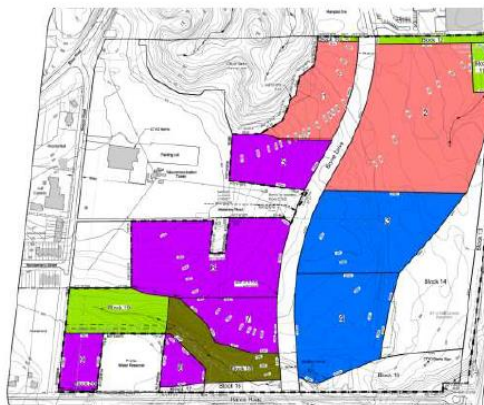
Functional Servicing Report Bell Media Business Park

Bell Media
P/N 1238 | February 2018

SBA Skelton
& Associates
ENGINEERING PLANNING ENVIRONMENTAL CONSULTANTS

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City of Barrie
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Planning Justification Report Bell Media Business Park

Bell Media
P/N 1238 | March 28, 2018

SBA Skelton Brumwell
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Environmental Impact Study- Existing Conditions

Bell Media
P/N 1238 | March 2018

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Report	Report Date	Report By
Stage 1 Archaeological Assessment	December 6, 2017	ASI for City EA
Drainage and Stormwater Management Report	October 6, 2017	Hatch for City EA
Environmental Study Report – Phases 3 and 4	October 2017	Hatch for City EA
Natural Heritage Impact Assessment Study – Harvie Road/Bug Bay Point Road/Highway 400 Municipal Class EA	September 2014	Morrison Hershfield Limited
Municipal Class Environmental Assessment, Phases 3 and 4 – Harvie Road/ Big Bay Point Road/ Highway 400 Transportation Improvements	September 2015	Morrison Hershfield Limited

1. Conclusions and Recommendations

Based on our research, analysis and consultations with the City of Barrie staff we conclude that the proposed Bell Media Business Park Draft Plan with expected special and standard conditions:

1. Is consistent with the Provincial Policy Statement,
2. Conforms to the Provincial Growth Plan for the Greater Golden Horseshoe,
3. Conforms to the City of Barrie Official Plan,
4. Will suitably be regulated for permitted uses by the transition of existing zones,
5. Represents good planning relative to the natural and cultural conditions of the land and relative to the location and planning and development context of the site, and
6. Establishes a basis for significant new investment, development, construction, assessment and employment on the property and for the economic benefit of the City of Barrie.

