PLANNING AND BUILDING SERVICES
MEMORANDUM

TO:	**MAYOR J. LEHMAN AND MEMBERS OF COUNCIL**	**FILE: D12-439**
FROM:	**C. KITSEMETRY, RPP, PLANNER**	
NOTED:	**A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES**	
	D. FRIARY, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT (ACTING)	
	M. PROWSE, CHIEF ADMINISTRATIVE OFFICER	
RE:	**PUBLIC MEETING PRESENTATION FOR A PLAN OF SUBDIVISION APPLICATION – 40 HARVIE ROAD (BELL MEDIA)**	
DATE:	**MAY 28, 2018**	

The purpose of this Memorandum is to advise members of Council of a Public Meeting regarding an application for a Plan of Subdivision submitted by Skelton Brumwell & Associates on behalf of Bell Media, for lands known municipally as 40 Harvie Road. The Plan of Subdivision application was deemed complete on April 10, 2018.

The subject lands are designated as Highway 400 Industrial, General Industrial and General Commercial in the City's Official Plan and partly identified as a Level 1 Natural Heritage Resource with development permissions on Schedule H – Natural Heritage Resources. The extension of Bryne Drive, identified as a Future Collector on Schedule D – Roads Plan, has been identified on the Draft Plan in accordance with the Environmental Assessment process completed by the City in October 2017. In addition, blocks related to the Harvie Road overpass and Highway 400 improvements have been included in the Draft Plan in coordination with the City and the Ministry of Transportation.

The specific detail of the zoning for these lands was established to represent a previous Draft Plan. No change in the zone categories or permitted uses has been proposed. Staff have agreed to evaluate the exact zoning of the lots and blocks based on minor modifications and the new alignment for Bryne Drive, which has resulted in changes to the parcel fabric shown on the Zoning Map Schedule. The zoning for the future development of the site, as represented on the proposed Draft Plan of Subdivision, includes 2 lots (8.68 ha) of General Commercial [(C4)(SP-141)(H-48)], 2 lots (7.27 ha) of Highway Industrial [(HI)(SP-141)(H-48)], 5 lots (21.42 ha) of Light Industrial [(LI) and (LI)(SP-141)(H-48)], and blocks for roads, road widenings, reserves, stormwater management and wetlands.

The site specific provision identified as SP-141 restricts an Adult Entertainment Parlour from being a permitted use. The hold (H-48) provision on the zoning requires that the owner enters into a cost sharing agreement for Essa and/or Mapleview HWY 400 interchanges. These provisions do not impact the analysis and recommendation process for the Plan of Subdivision application.

Neighborhood Meeting

It was determined that a neighborhood meeting was not required for this application.

Planning and Land Use Matters Under Review

The subject application is currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- Comment and coordination of the Environmental Impact Study review with the applicant, Lake Simcoe Region Conservation Authority and representatives of the City;

- Accurate representation of lands to be dedicated for roads and the required infrastructure to facilitate the future development of these lands; and

- Reinforcing that lots are subject to Site Plan Control as identified in Site Specific Zoning By-law 1998-068. Detailed site design and site specific infrastructure/services will form part of the Site Plan application.

Next Steps

Staff will continue to work with the applicant and address any feedback received through the public process. A full development proposal is not anticipated at this time, however sufficient information is available for Draft Plan Conditions to be prepared and negotiated with the applicant. A staff report will not be presented to General Committee and Council as the Plan of Subdivision process is delegated to the Director of Planning and Building Services.

For more information, please contact Celeste Kitsemetry, Planner ext. 4430.

BARRIE
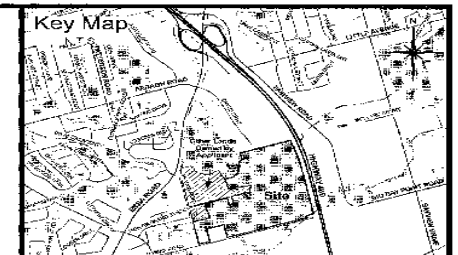
APPENDIX "A"
Proposed Draft Plan of Subdivision
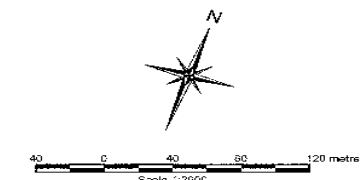
Part of South Half Lot 7
Concession 13
Townhip of Innisfil
City of Barrie

Land Use Schedule

Lot/Block	Proposed Use	Area (ha)	Area (ac)
1	General Commercial (C4 (SP-141)	1.97	4.87
2	General Commercial (C4 (SP-141)	6.71	16.58
3	Highway Industrial (HI)	3.95	9.52
4	Highway Industrial (HI)	3.42	8.45
5	Light Industrial (LI)	1.59	3.93
6	Light Industrial (LI)	4.17	10.30
7	Light Industrial (LI)	1.47	3.63
8	Light Industrial (LI)	0.60	1.48
9	Light Industrial (LI)	0.84	2.07
10	City Ravine Access	0.08	0.20
11	SWM Pond	0.36	0.89
12	SWM Swale	0.34	0.84
13	MTO Widening	1.08	2.67
14	Interchange Reserve	3.78	9.34
15	Harvie Road Widening	1.71	4.23
16	Harvie Road Widening	0.33	0.82
17	Harvie Road Widening	0.12	0.30
18	Wetland (EP1)	1.05	3.83
19	SWM Pond	1.66	4.10
20	Harvie Road Widening	0.03	0.06
	Bryne Drive	2.41	5.95
	Total	38.06	94.06

Land Use Summary

Land Use	Lot / Block	Area (ha)	Area (ac)
General Commercial	Lots 1 and 2	8.68	21.45
Highway Industrial (SP)	Lots 3 and 4	7.27	17.97
Light Industrial	Lots 5 to 9	8.67	21.42
Roads / Widenings	Blocks 15, 16, 17 and 20	2.18	5.38
MTO Widening	Block 13	1.08	2.67
Interchange Reserve	Block 14	3.78	9.34
Access / Wetland	Blocks 10 and 18	1.63	4.03
SWM Pond / Swale	Blocks 11, 12, and 19	2.36	5.83
Bryne Drive	N/A	2.41	5.95
	Total	38.06	94.06

Owner's Authorization

I authorize Skelton Brumwell & Associates Inc. to prepare and submit this Draft Plan of Subdivision for approval.

Surveyor's Certificate

I hereby certify that the boundaries of the land to be subdivided and their relationsh p to the adjacent lands are correctly shown on this plan.

Legend

- Property Boundary
- Proposed Lot and Block Lines
- Existing Lot Lines
- Fencing
- Road
- Watercourse
- Building and Structure
- Contours
- Wooded Areas
- Tower

Key Map

Schedule of Revisions

No.	Date	Description	Checked

Bell Media

Bell Media Business Park
40 Harvey Road and Highway 400

City of Barrie

Draft Plan

Project No.	96-1238	Drwg. No.	1238-DP(18)
Date:	February 2018	Scale:	
Drawn:	CAP/BDD	Checked:	Approved:
			1:2000

Skelton Brumwell & Associates Inc.
ENGINEERING · PLANNING · ENVIRONMENTAL CONSULTANTS

Information Required Under
Section 51 (17) of the Planning Act, R.S.O. 1990

A. Shown on Plan
B. Shown on Plan
C. Shown on Plan
D. Industrial, Commercial and Highway Industrial
E. Shown on Plan
F. Shown on Plan
G. Shown on Plan
H. Municipal water supply
I. Sandy loam, wet, dry and
J. Contours shown on Plan
K. Urban standard roads, municipal water, electrical power, protection services, sanitary sewer

Class Environmental Assessment Notes

1. The proponent is responsible for:
   - Construction of bryne drive, and related storm water management

2. These notes, the plan and the accompanying studies satisfy the municipal class environmental assessment requirements for road, sewage and water projects.

1238 - DP(18)