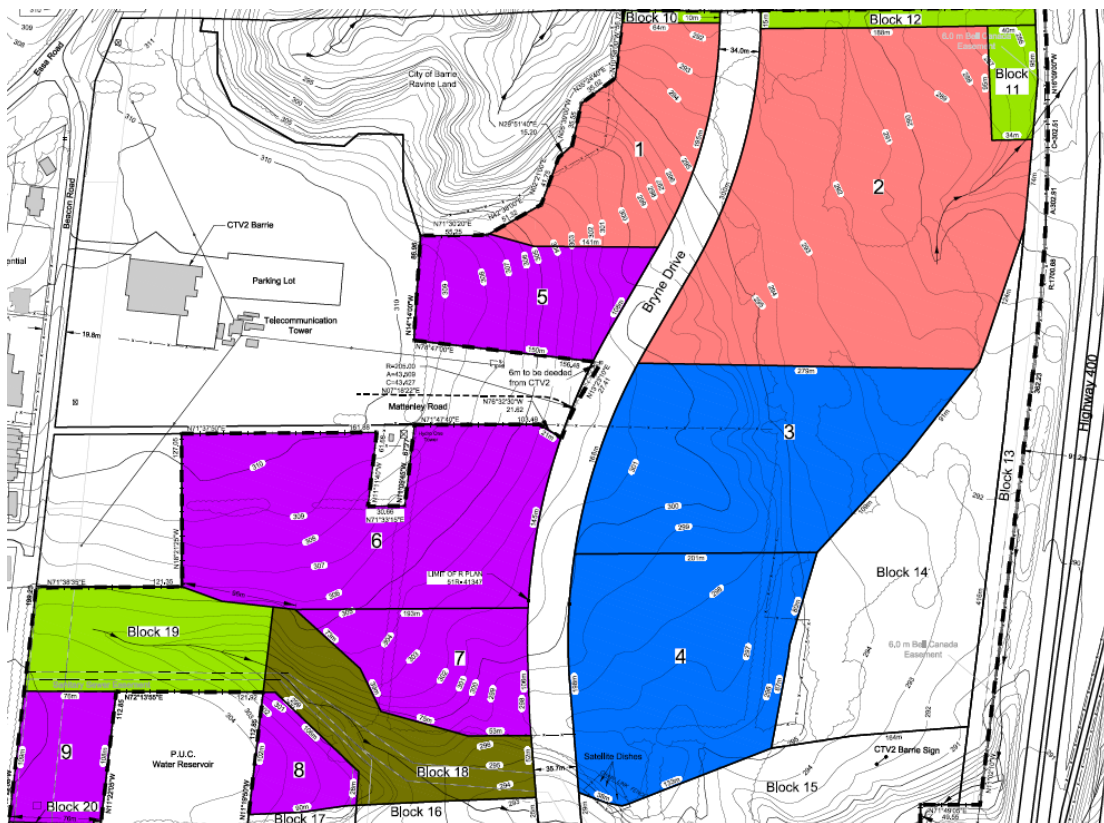


# Bell Media Business Park



40 Harvie Road  
Barrie

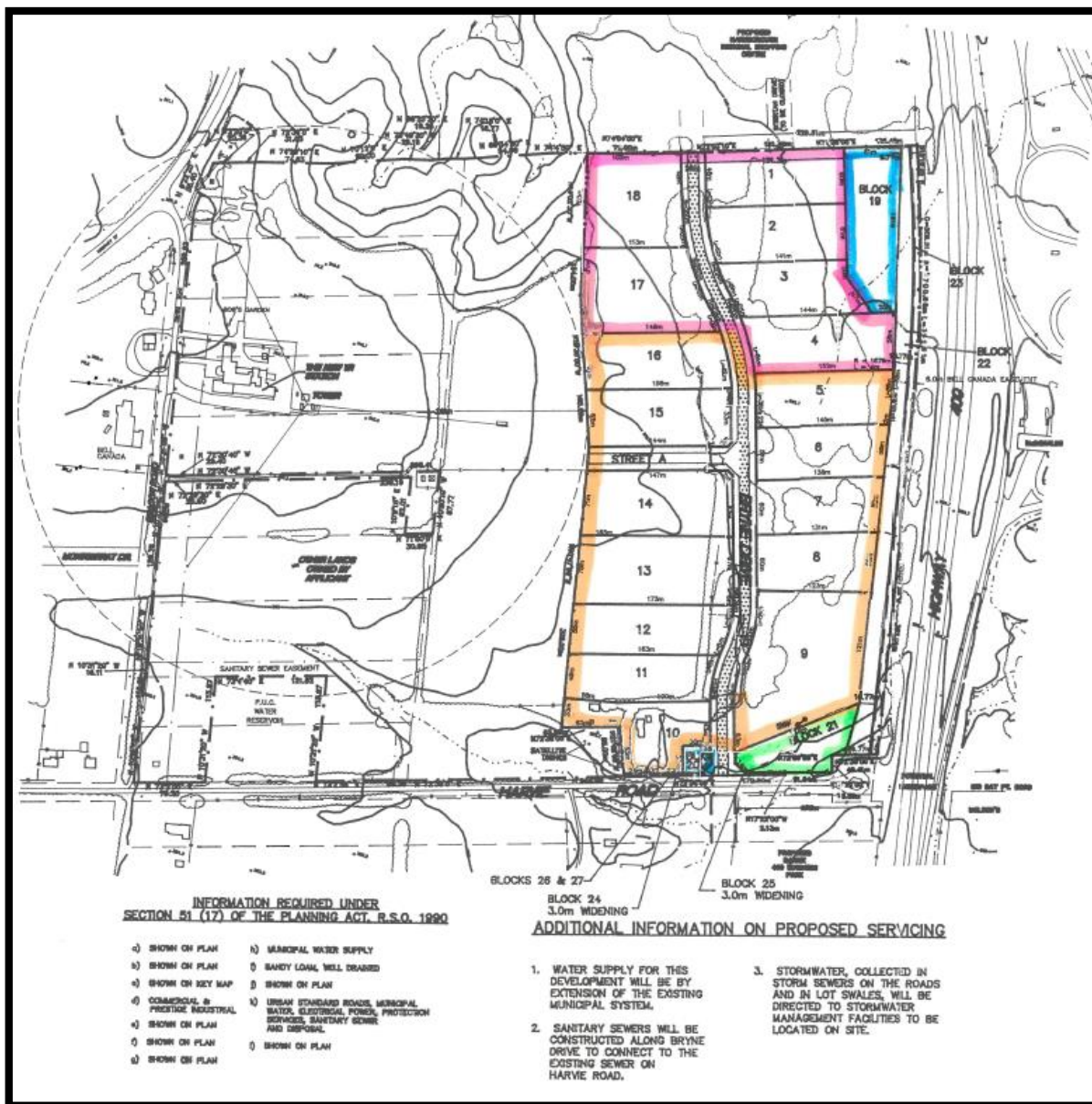






1970- 1989





LOT SUMMARY			
LOT #	LOT FRONTAGE (m)	AREA (ha)	AREA (ac)
<b>COMMERCIAL</b>			
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
<b>PRESTIGE INDUSTRIAL</b>			
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	0.61	1.5
12	57	0.83	2.0
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

**KEY MAP**

SCALE 1:10,000

**DRAFT PLAN OF PROPOSED SUBDIVISION**

**43T-98501**

**PART OF SOUTH 1/2 LOT 7 CONCESSION 13 TOWNSHIP OF INNISFIL CITY OF BARRIE**

**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 RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN ON THIS PLAN.

DATE: \_\_\_\_\_

SKELTON AND BRUMWELL SURVEYING LTD. DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

**GARY K. BEIL** PLANNING INSTITUTE OF ONTARIO (P.I.O.) MCIP (MCIU)

**CKVR BUSINESS PARK DRAFT PLAN**

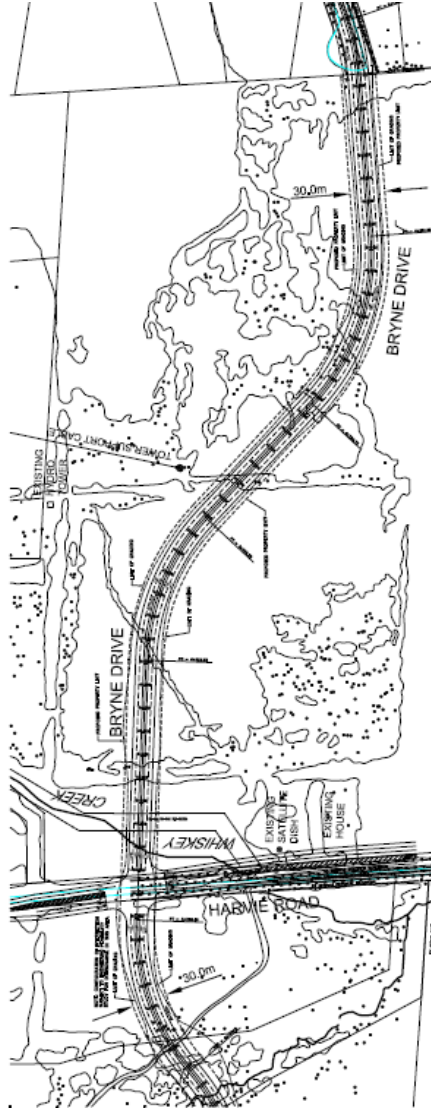
PROJECT NO. 95-1238 DATED: 05/12/95

DATE: APRIL 7/95

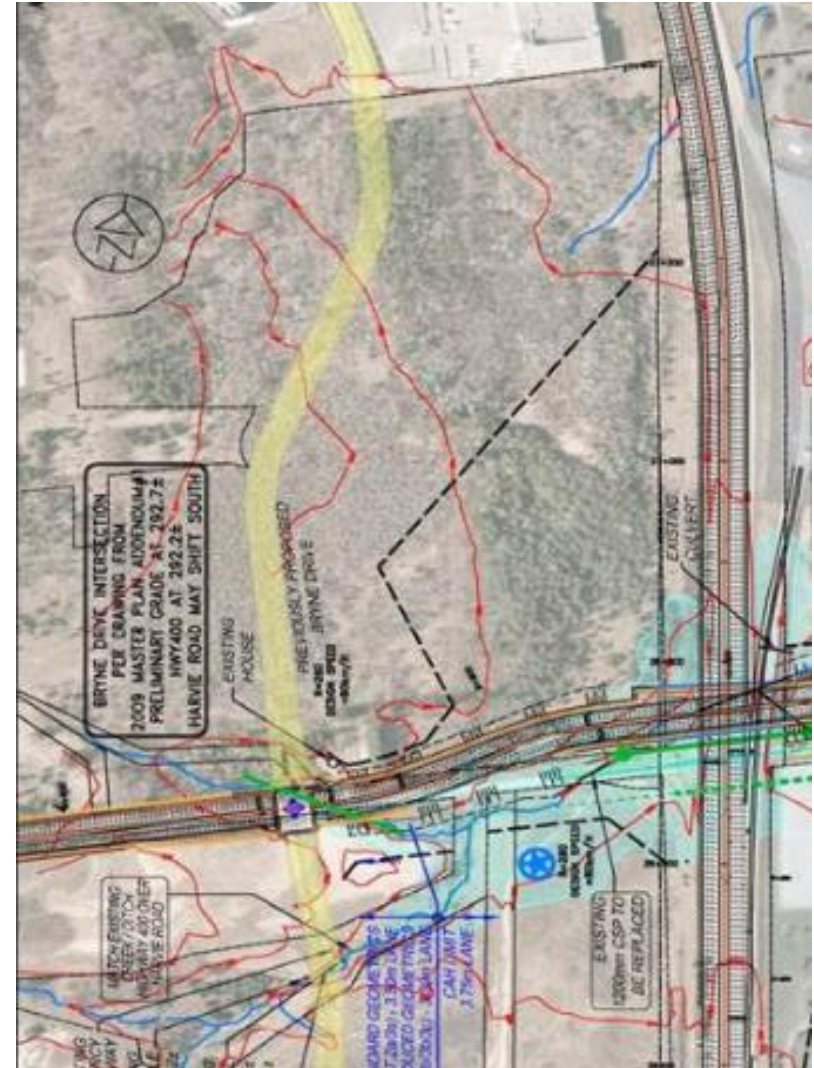
CHART: T201 CHECKED: \_\_\_\_\_

**Skelton Brumwell**

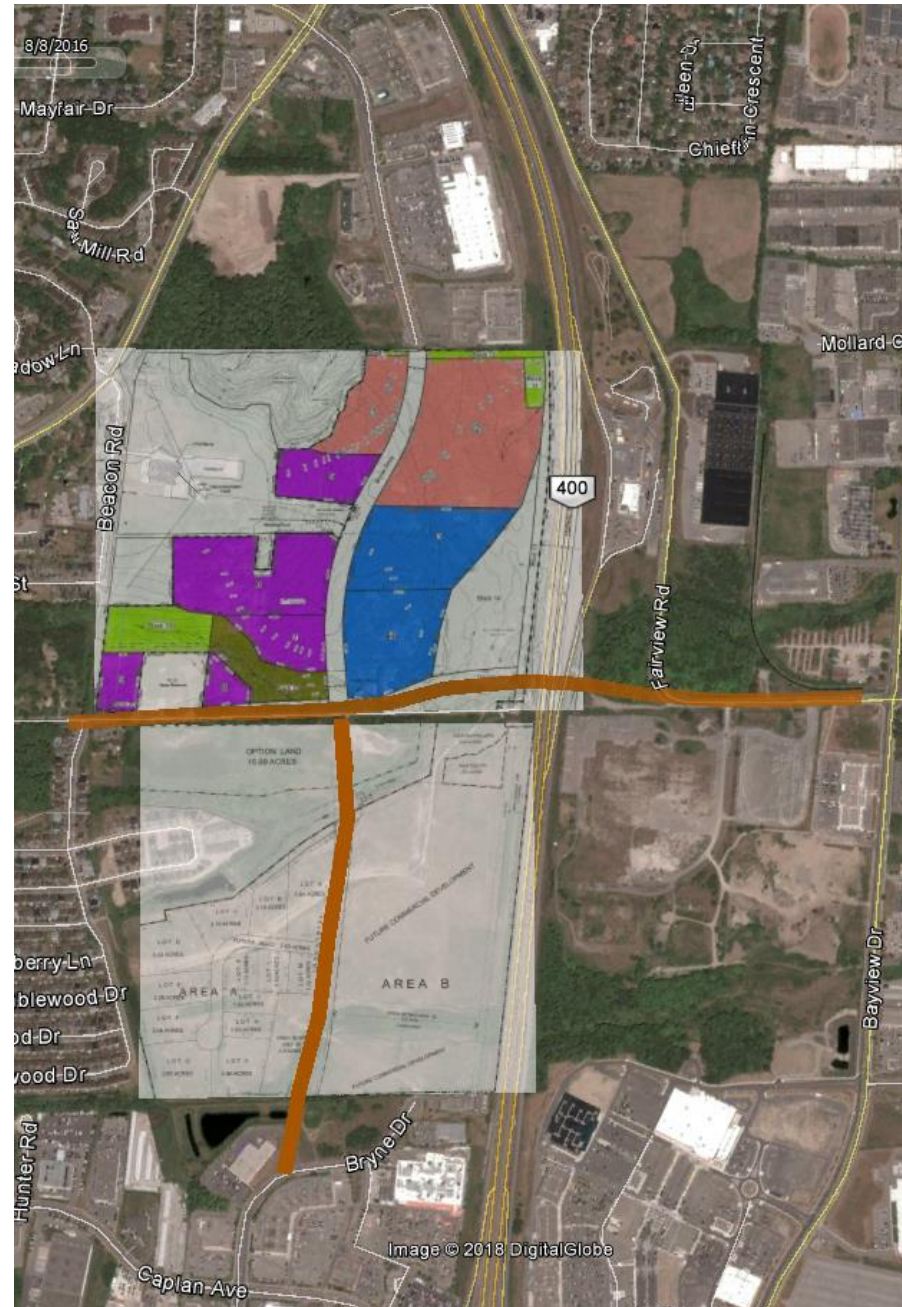
2009



2016



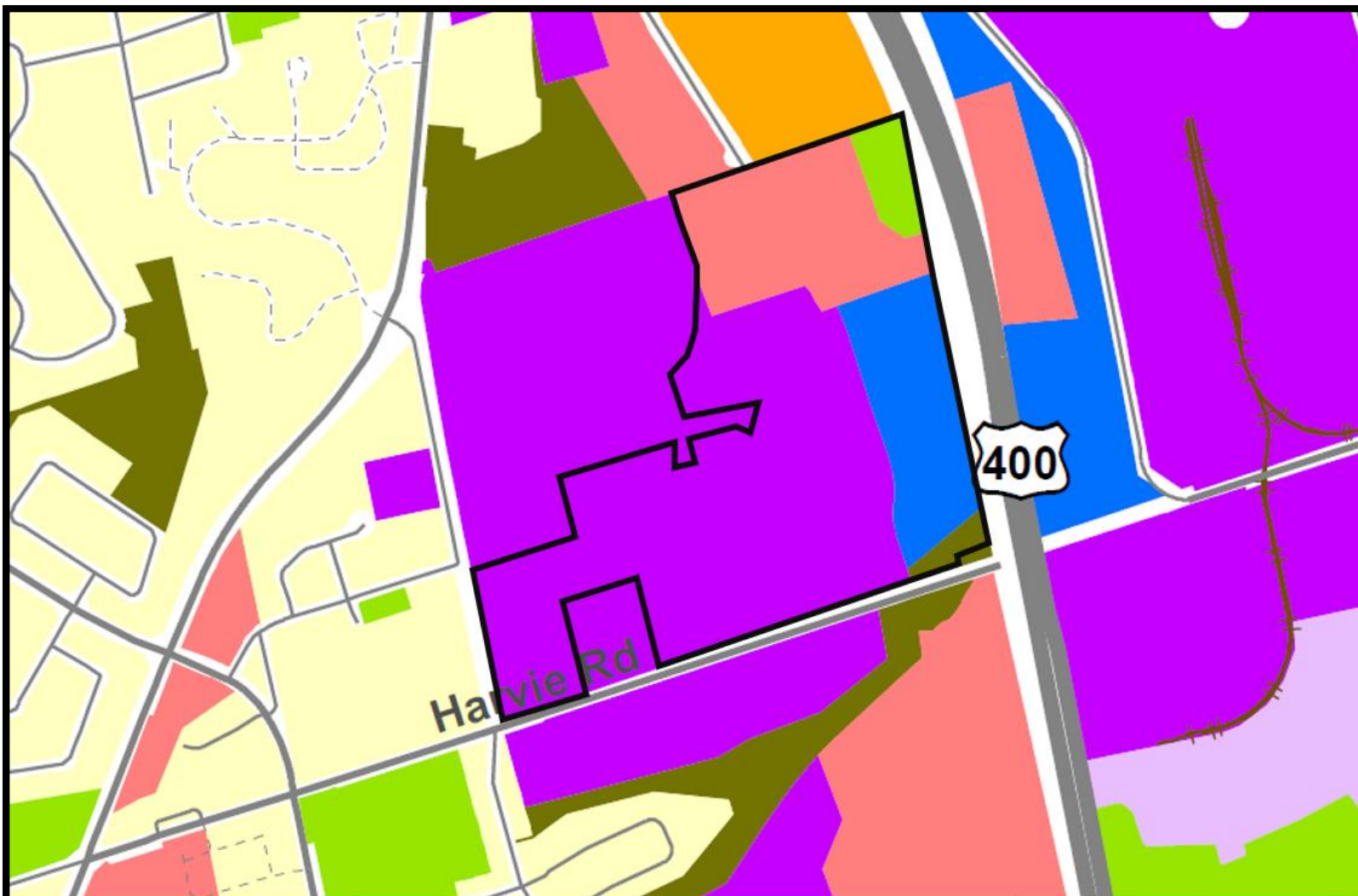




2017

Bryne Drive EA  
Realignment finalized

Harvie Road Overpass  
location set



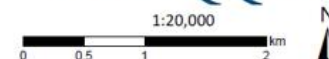
## OFFICIAL PLAN

### 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		

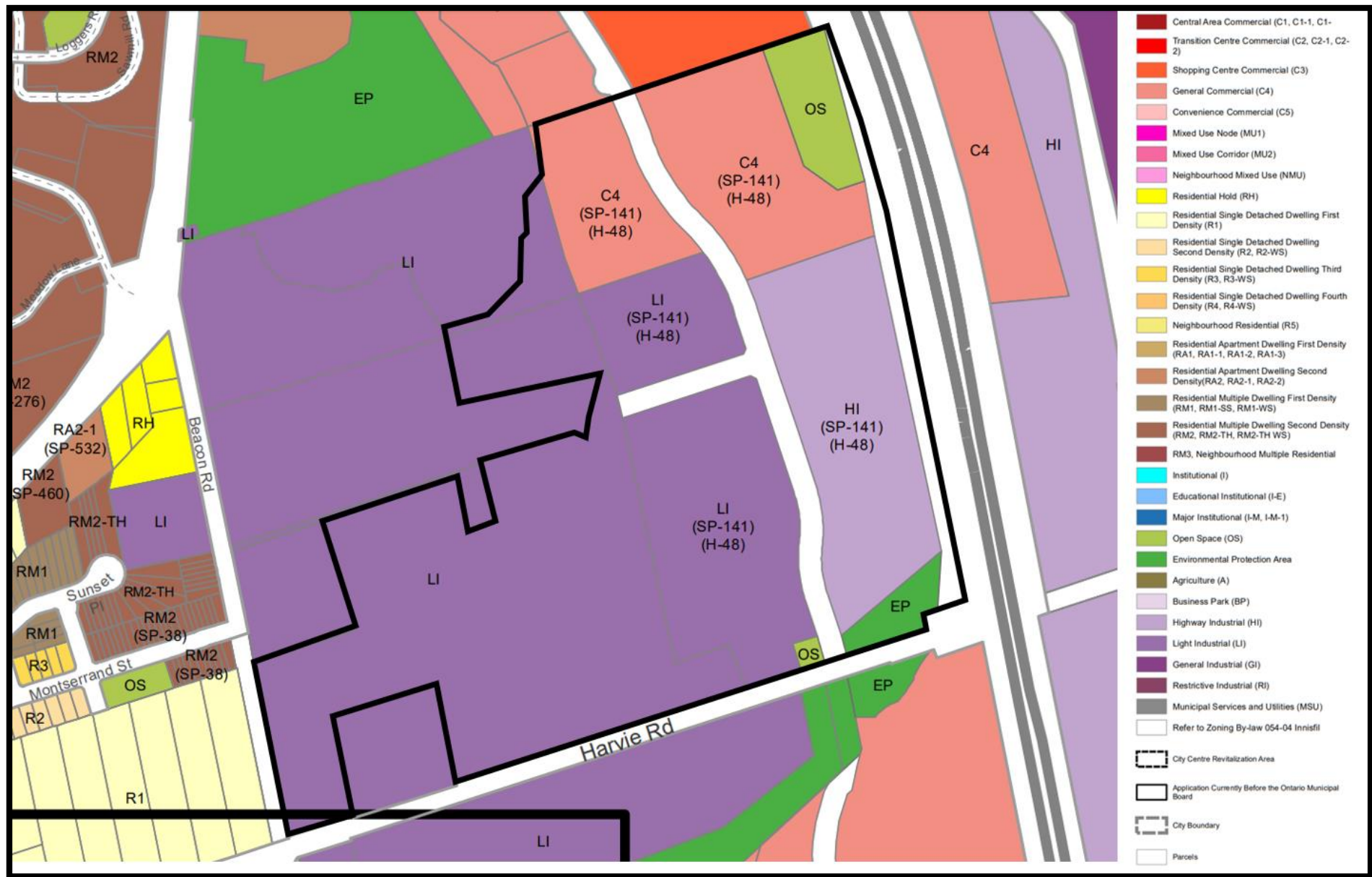
The City of  
**BARRIE**



The City of Barrie does not warrant the accuracy, completeness, content, or currency of the information provided.  
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For information please contact Service Barrie at 705-726-4242 or [ServiceBarrie@barrie.ca](mailto:ServiceBarrie@barrie.ca)

GIS Branch 4/5/2017





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





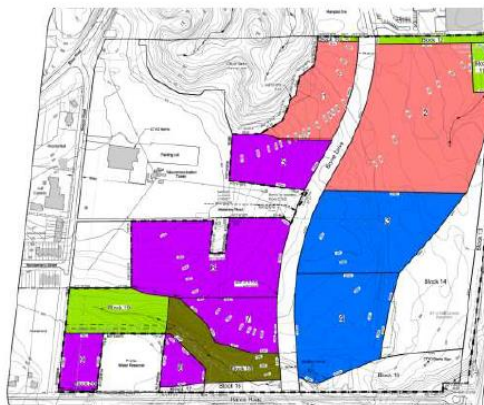
### Functional Servicing Report Bell Media Business Park

Bell Media  
P/N 1238 | February 2018

**SBA** Skelton  
& Associates  
ENGINEERING PLANNING ENVIRONMENTAL CONSULTANTS

County of Simcoe  
City of Barrie  
40 Harvie Road

93 Bell Farm Road, Suite 107, Barrie, Ontario  
Telephone (705) 726-1141 Toll Free: (877) 726-1141  
mail@skeltonbrumwell.ca www.skeltonbrumwell.ca



### Planning Justification Report Bell Media Business Park

Bell Media  
P/N 1238 | March 28, 2018

**SBA** Skelton Brumwell  
& Associates  
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### Environmental Impact Study- Existing Conditions

Bell Media  
P/N 1238 | March 2018

**SBA** Skelton Brumwell  
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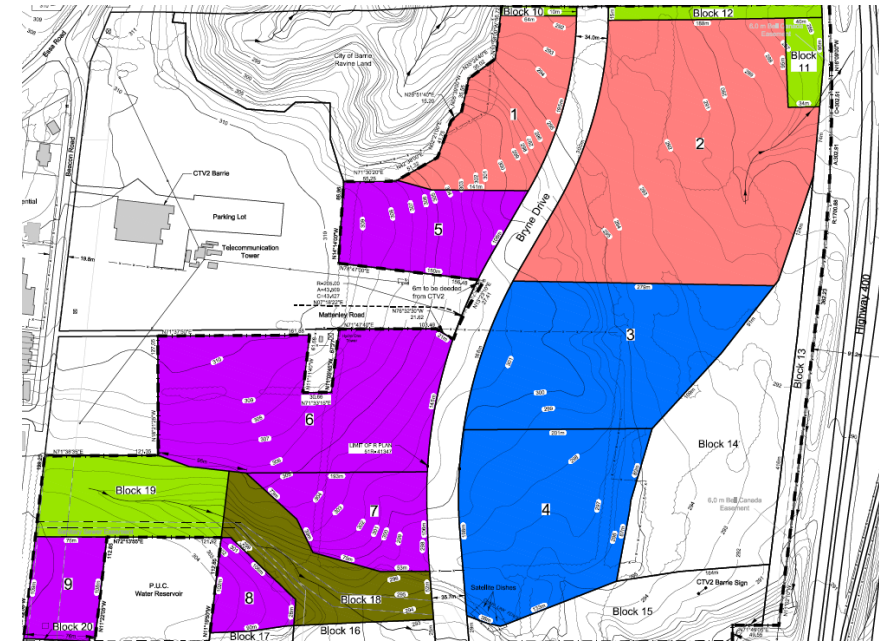
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mail@skeltonbrumwell.ca www.skeltonbrumwell.ca

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

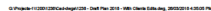
## 1. Conclusions and Recommendations

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.







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 / Widening	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	5.96
	<b>Total</b>	<b>38.06</b>	<b>94.05</b>



- Owner's Authorization

Name W. J. King Date Feb 26/18

### Surveyor's Certificate

P.T.R. FRG.13/18  
Peter T. Rabin, ESQ., OLS, MDCS Date

City of Barrie

**CE** **A** **Scotlen Drumwell**



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