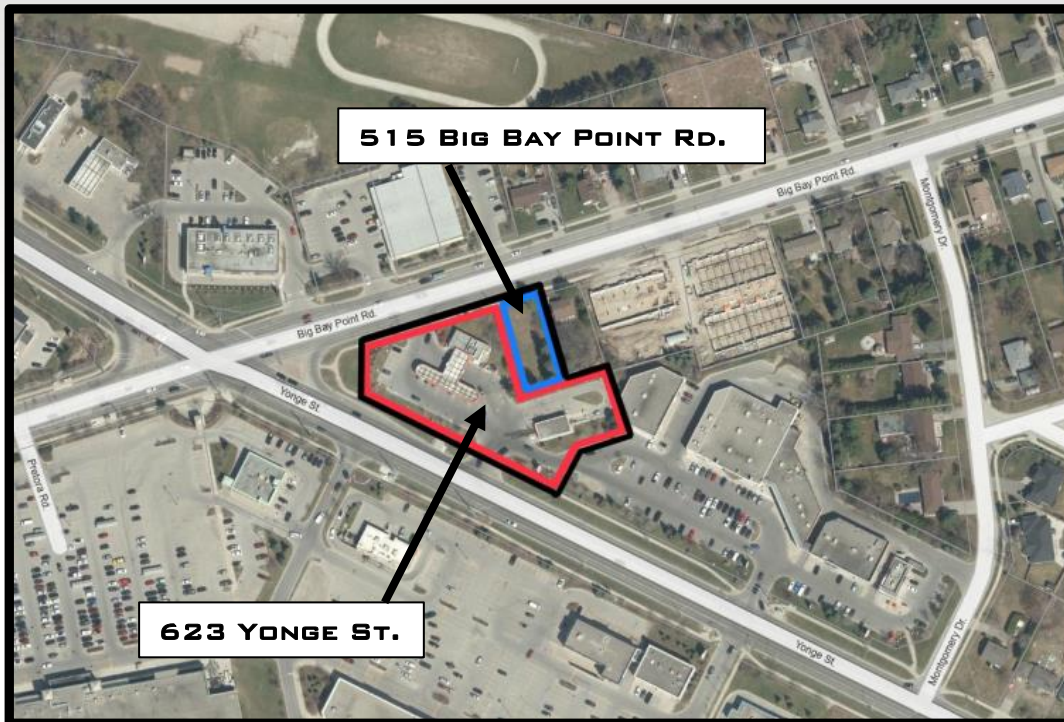


PUBLIC MEETING

SUNCOR ENERGY INC. (PETROCANADA)
ZONING BY-LAW AMENDMENT & SITE PLAN
- 515 BIG BAY POINT ROAD(D30-011-2024)
RELATED PROPERTY: 623 YONGE ST. (SITE PLAN)



DATE: OCTOBER 23, 2024

PRESENTATION BY: KARA POLLOCK & RAY DUHAMEL
THE JONES CONSULTING GROUP LTD.

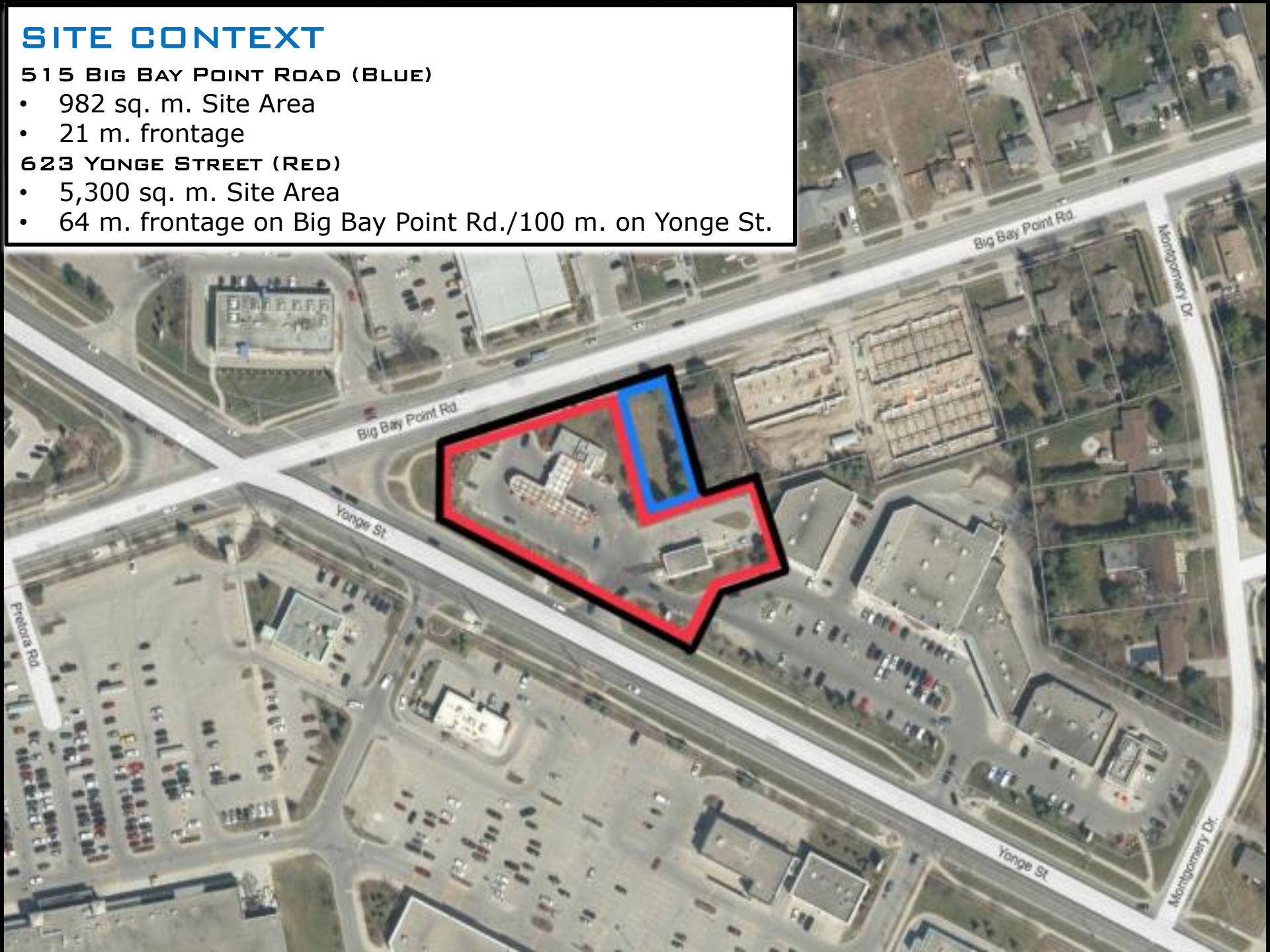
SITE CONTEXT

515 BIG BAY POINT ROAD (BLUE)

- 982 sq. m. Site Area
- 21 m. frontage

623 YONGE STREET (RED)

- 5,300 sq. m. Site Area
- 64 m. frontage on Big Bay Point Rd./100 m. on Yonge St.

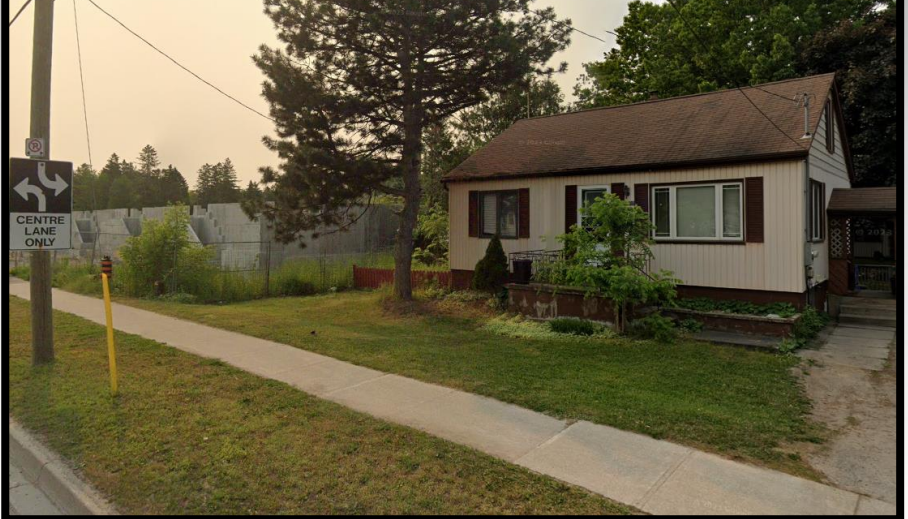


AREA CONTEXT PHOTOGRAPHS

North (Big Bay Point)



East (517 Big Bay Point)



South (Yonge Street)



West (Yonge St & Big Bay Point)





CURRENT SITE LAYOUT

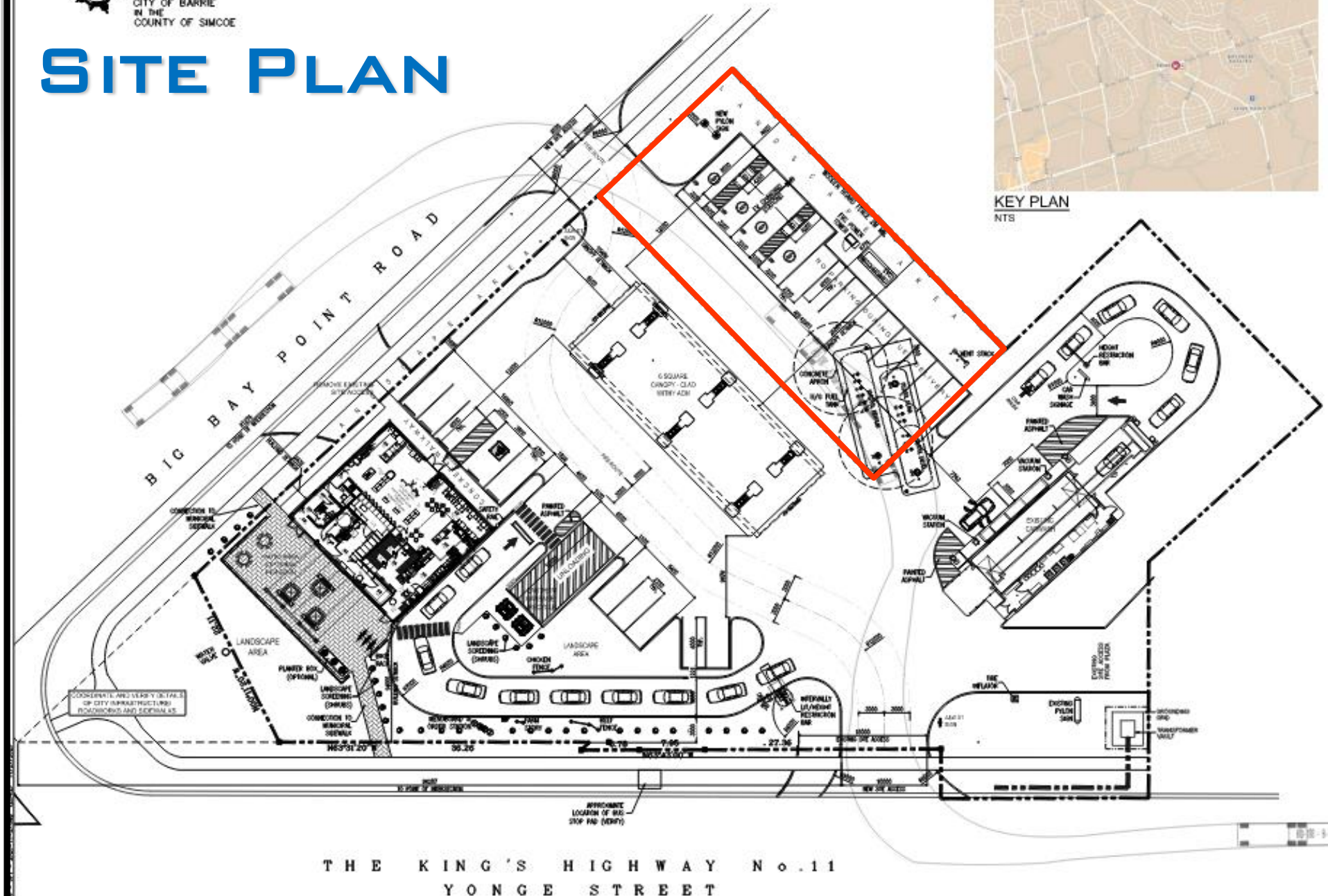


TOPOGRAPHIC SURVEY OF PART OF THE
NORTH HALF OF LOT 13
CONCESSION 12
IN THE GEOGRAPHIC TOWNSHIP OF WINDSOR
IN THE
CITY OF BARRIE
IN THE
COUNTY OF SIMCOE

SITE PLAN



KEY PLAN
NTS



TECHNICAL PLANS/REPORTS

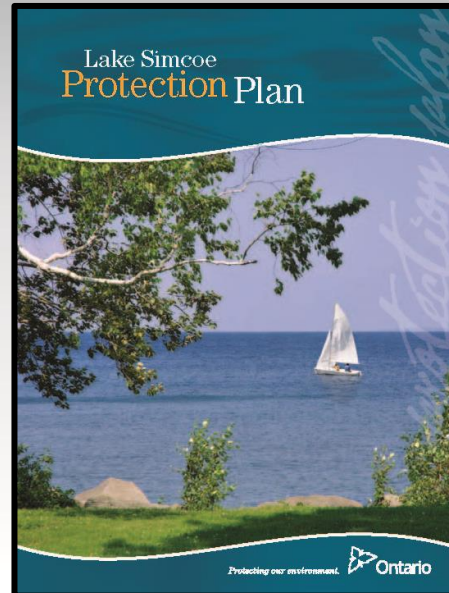
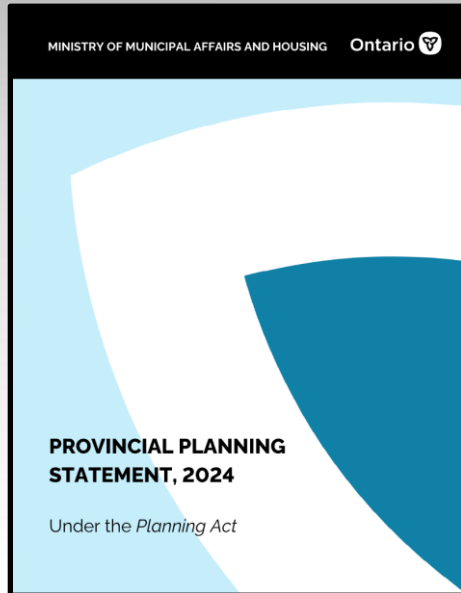
REPORTS:

- PLANNING JUSTIFICATION REPORT
- STORMWATER MANAGEMENT REPORT
- FUNCTIONAL SERVICING REPORT
- WATER SUPPLY/DEMAND ANALYSIS
- HYDROGEOLOGICAL STUDY
- GEOTECHNICAL REPORT
- ENVIRONMENTAL SITE ASSESSMENT (PHASE 1 & 2)
- RECORD OF SITE CONDITION
- TRAFFIC IMPACT STUDY

PLANS:

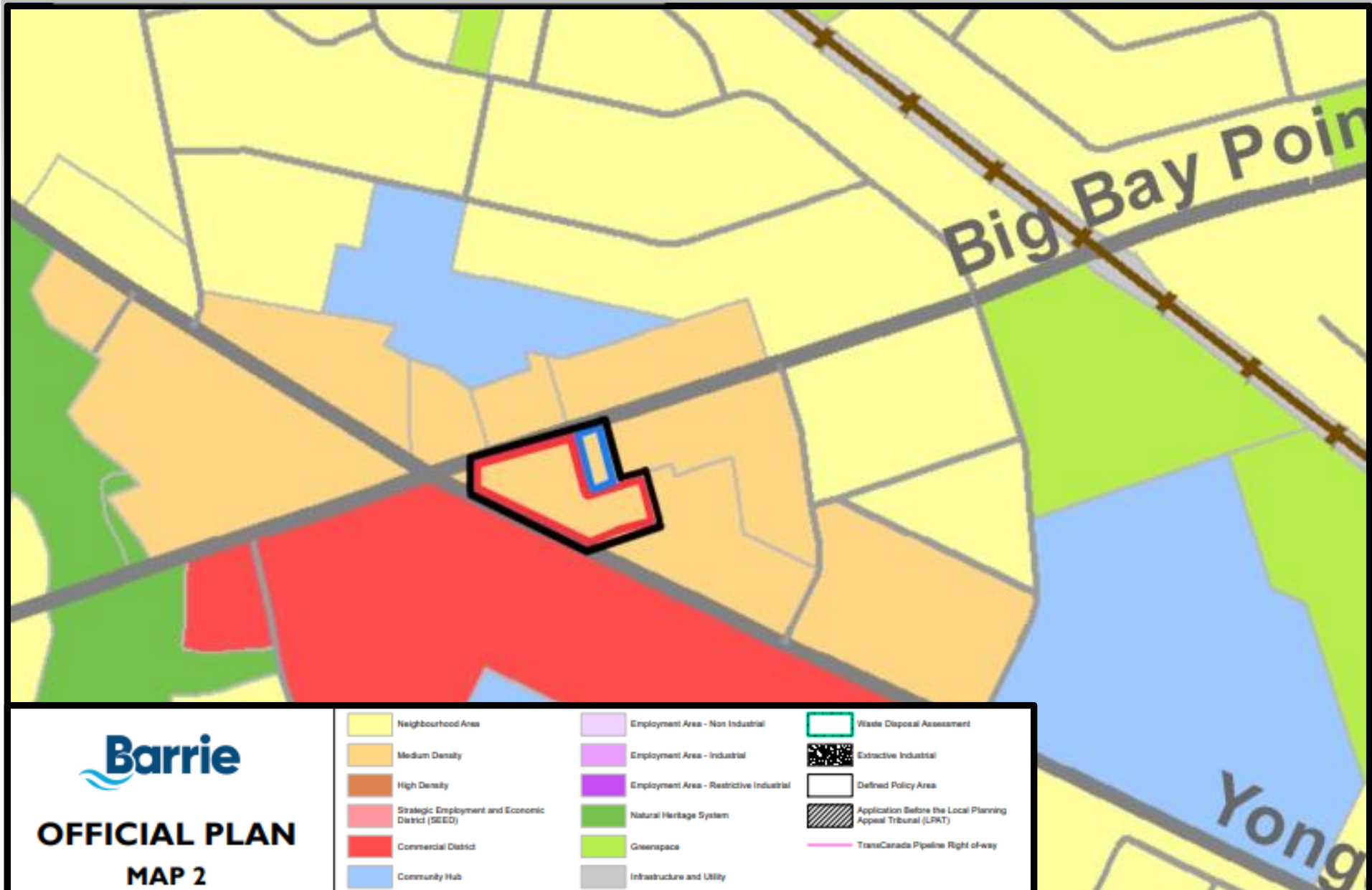
- SITE PLAN
- BUILDING ELEVATIONS
- DETAILED ENGINEERING DESIGN (GRADING/SERVICING).
- DETAILED ELECTRICAL DESIGN (INCLUDING PHOTOMETRIC).
- DETAILED LANDSCAPE DESIGN
- TREE PRESERVATION PLAN/INVENTORY
- BOUNDARY & TOPOGRAPHIC SURVEYS
- FILL MANAGEMENT PLAN

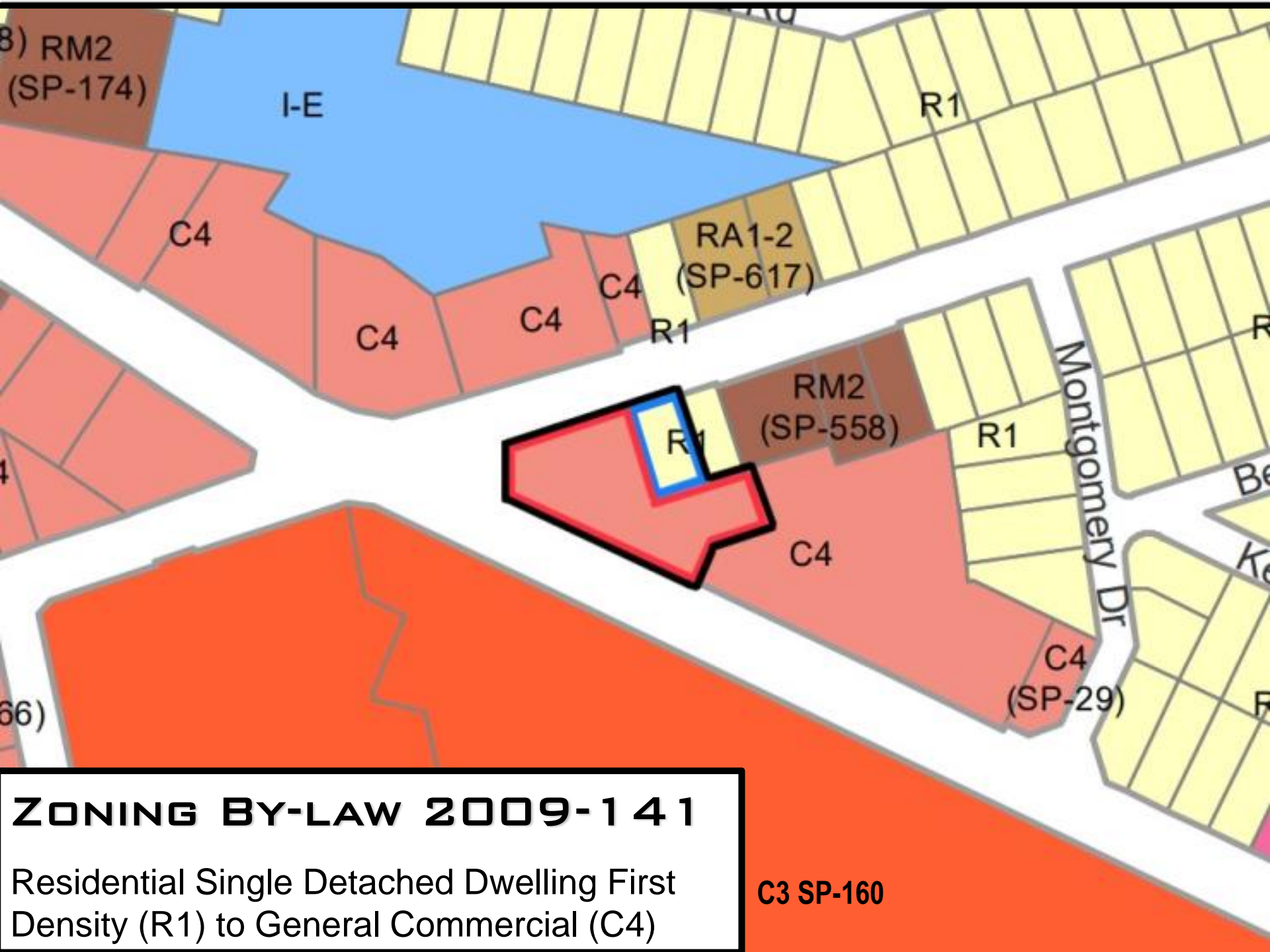
PROVINCIAL POLICY STATEMENT & LAKE SIMCOE PROTECTION PLAN



- Utilize existing and planned infrastructure.
- Redevelopment of an existing commercial site which allows for long-term redevelopment.
- Protection of key natural heritage features
- Protection of key hydrologic features.
- Enhanced stormwater management & Low Impact Development.

OFFICIAL PLAN





ZONING BY-LAW 2009-141

Residential Single Detached Dwelling First Density (R1) to General Commercial (C4)

C3 SP-160



NEW ZONING BY-LAW(DRAFT #3)

Rezone to MR1 – SP xxx. Also permit single storey commercial and uses accessory thereto.