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**TO:** MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

**FROM:** T. BUTLER, PLANNER, EXT. 5446

**WARD:** 9

**NOTED:** M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES  
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE:** PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW –  
515 BIG BAY POINT ROAD

**DATE:** OCTOBER 23, 2024

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The purpose of this Memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by The Jones Consulting Group Ltd., on behalf of Suncor Energy Inc. The subject lands are legally described as Part of Lot 13, Concession 12, Part 3, RP 51R20147, and Part of Parts 1, 2, 3, 4, 5, 6, and 7, RP 51R-39240, Former Town of Innisfil, now in the City of Barrie, and is municipally known as 515 Big Bay Point Road.

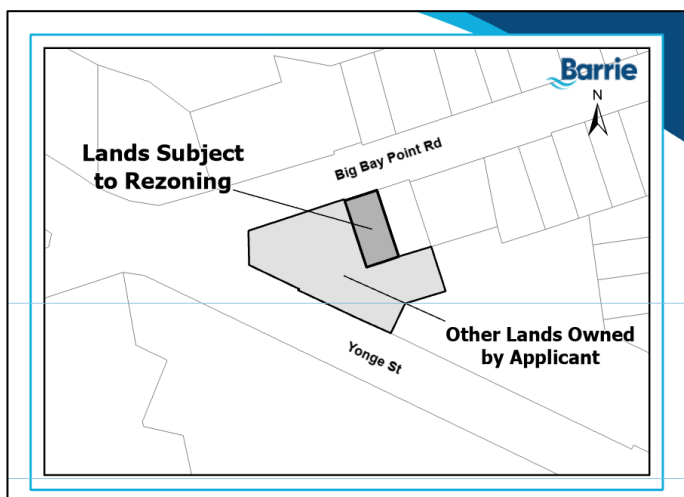
The Zoning By-law Amendment application proposes to amend the subject lands known municipally as 515 Big Bay Point Road from the 'Residential Single Detached Dwelling First Density' (R1) to 'General Commercial' (C4) in accordance with the City's Comprehensive Zoning By-law 2009-141. The purpose of the amendment is to facilitate the redevelopment of the existing service station that will include a new commercial building that is proposed to contain a restaurant, convenience store and car wash in addition to the existing gas station.

The complete submission package is available for viewing on the City's [Development Projects](#) webpage under [Ward 9 – 623 Yonge Street and 515 Big Bay Point Road](#).

### **Background**

The subject lands are irregular in shape and are located at the south-east corner of the intersection of Big Bay Point Road and Yonge Street. The lands are currently vacant; however, associated lands to the immediate west at 623 Yonge Street are occupied by an existing Petro Canada gas station and car wash that are proposed to be redeveloped should the submitted Zoning By-law Amendment application be successful.

The subject lands are located within a 'Strategic Growth Area' and along the Yonge Street 'Intensification Corridor' pursuant to Map 1 – Community Structure and are designated 'Medium Density' on Map 2 – Land Use Designation in the City's Official Plan and are zoned 'Residential Single Detached Dwelling First Density' in accordance with the City of Barrie Comprehensive Zoning By-law 2009-141.



The policies of the Official Plan suggest that development within Strategic Growth Areas will be planned to become complete communities. To enable Strategic Growth Areas to become complete communities, it is expected that these areas will be planned for a critical mass of population that will attract commercial opportunities in addition to higher levels of intensification to serve both local residents and the City as a whole. While encouraged, the Medium Density land use designation permits commercial uses without requiring residential intensification.

The application was submitted to the City and deemed complete on July 19, 2024. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

The submitted site plan is attached as Appendix "A".

### **Zoning By-law Amendment**

The proposed Zoning By-law Amendment is being requested to rezone the subject lands known as 515 Big Bay Point Road from Residential Single Detached Dwelling First Density (R1) to General Commercial (C4) pursuant to City of Barrie Comprehensive Zoning By-law 2009-141. No zoning changes are proposed for the gas station lands at 623 Yonge Street that already retain General Commercial (C4) zoning.

### **Neighbourhood Meeting**

A Neighbourhood Meeting was held virtually through the Zoom platform on January 30, 2024. There were three (3) attendees, including Ward 9 Councillor Sergio Morales, the applicant and their consultants, and Planning staff. The following comments and concerns were provided at the meeting:

- Questions related to the timing of construction and completion of the project;
- Pedestrian safety was identified as a key concern, specifically, pedestrian safety at the intersection of Yonge Street and Big Bay Point Road as it relates to the access/egress movements of vehicular traffic using the service station; and
- Comments regarding the inclusion of electric vehicle charging stations.

### **Planning and Land Use Matters Under Review**

The application currently is undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with Provincial Planning Policy and the City's Official Plan and Zoning By-law;
- Site Servicing, grading and stormwater management as it relates to conformity with City standards;
- An understanding of the functionality of the site as proposed including, but not limited to, landscaping, amenities, pedestrian connectivity and safety, and vehicular circulation; and,
- Compatibility and consistency of the proposed development with the existing approvals and anticipated development in the area.

### **Next Steps**

Staff will continue to work with the applicant to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by



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staff and agency partners. All technical comments that are received as well as any comments provided at the neighbourhood and public meetings will be considered during the review of this application. This review may result in revisions or updates to the plans and reports submitted in support of the application.

A staff report to the General Committee is anticipated to be brought forward in Q4 of 2024 for consideration of the proposed Zoning By-law Amendment.

For more information, please contact Tyler Butler, Planner at 705-739-4220 ext. 5446 or by email at [tyler.butler@barrie.ca](mailto:tyler.butler@barrie.ca).

Attached: Appendix "A" – Proposed Site Plan

