

PUBLIC MEETING

I40 LOCKHART ROAD, BARRIE

JUNE 1, 2021
PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

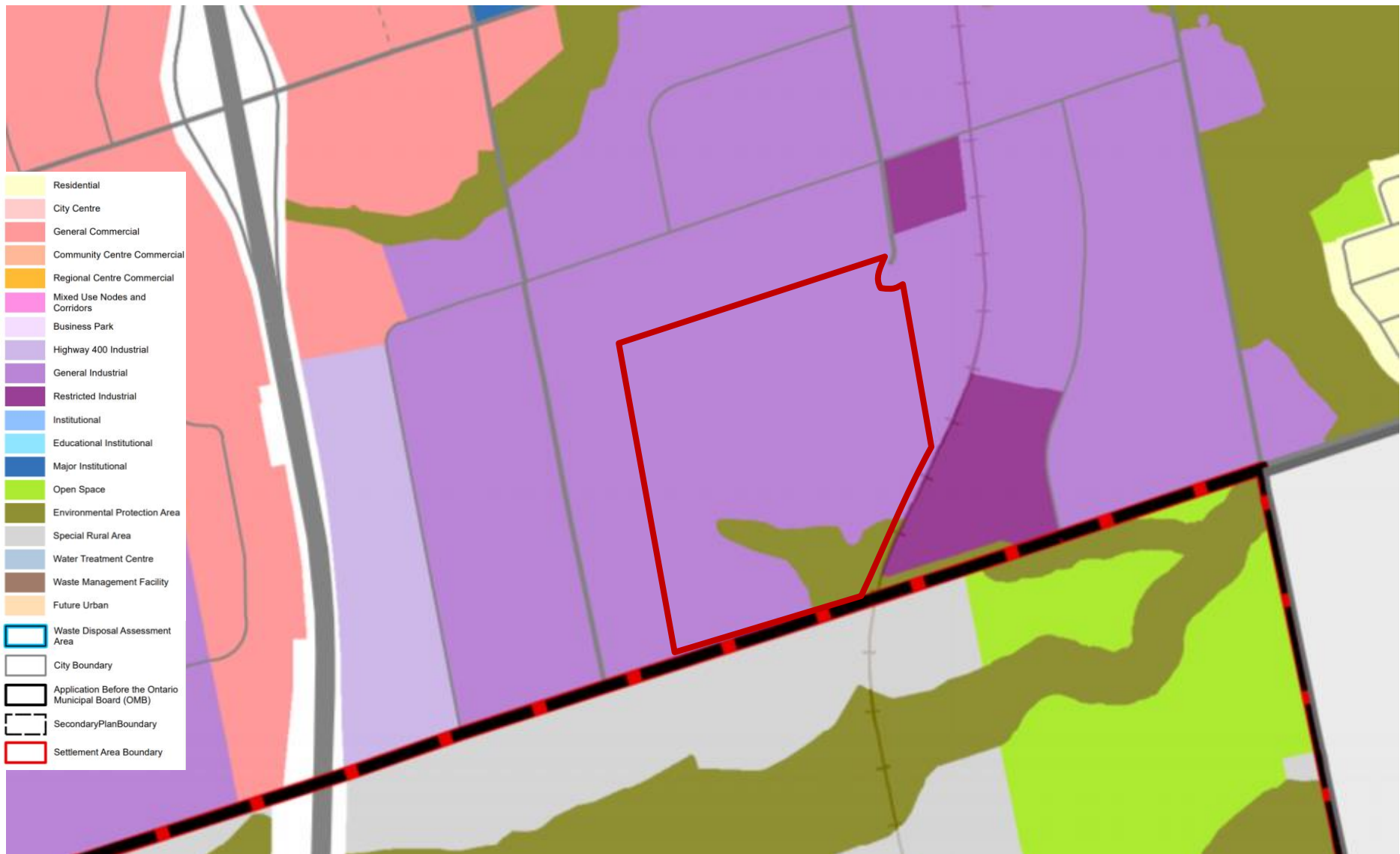
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT SITE



— SUBJECT SITE

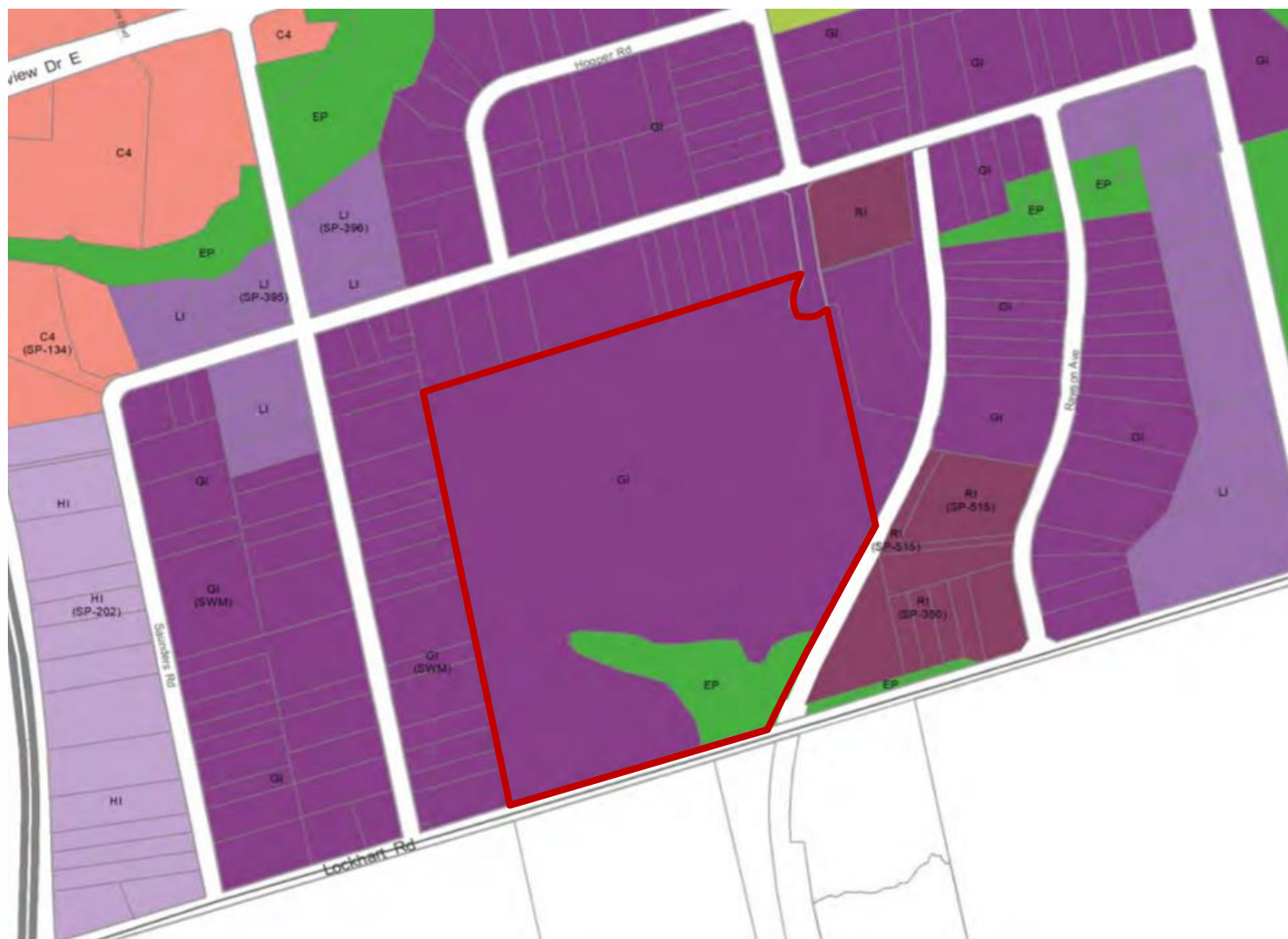
OFFICIAL PLAN DESIGNATION



City of Barrie, Official Plan, Schedule A Land Use

ZONING BY-LAW

- General Commercial (C4)
- Convenience Commercial (C5)
- Mixed Use Node (MU1)
- Mixed Use Corridor (MU2)
- Neighbourhood Mixed Use (NMU)
- Residential Hold (RH)
- Residential Single Detached Dwelling First Density (R1)
- Residential Single Detached Dwelling Second Density (R2, R2-WS)
- Residential Single Detached Dwelling Third Density (R3, R3-WS)
- Residential Single Detached Dwelling Fourth Density (R4, R4-WS)
- Neighbourhood Residential (R5)
- Residential Apartment Dwelling First Density (RA1, RA1-1, RA1-2, RA1-3)
- Residential Apartment Dwelling Second Density (RA2, RA2-1, RA2-2)
- Residential Multiple Dwelling First Density (RM1, RM1-SS, RM1-WS)
- Residential Multiple Dwelling Second Density (RM2, RM2-TH, RM2-TH WS)
- RM3, Neighbourhood Multiple Residential
- Institutional (I)
- Educational Institutional (I-E)
- Major Institutional (I-M, I-M-1)
- Open Space (OS)
- Environmental Protection Area (EP)
- Agriculture (A)
- Business Park (BP)
- Highway Industrial (HI)
- Light Industrial (LI)
- General Industrial (GI)
- Restrictive Industrial (RI)
- Municipal Services and Utilities (MSU)
- Refer to Zoning By-law 054-04 Innisfil
- City Centre Revitalization Area
- Application Currently Before the Ontario Municipal Board
- City Boundary
- Parcels



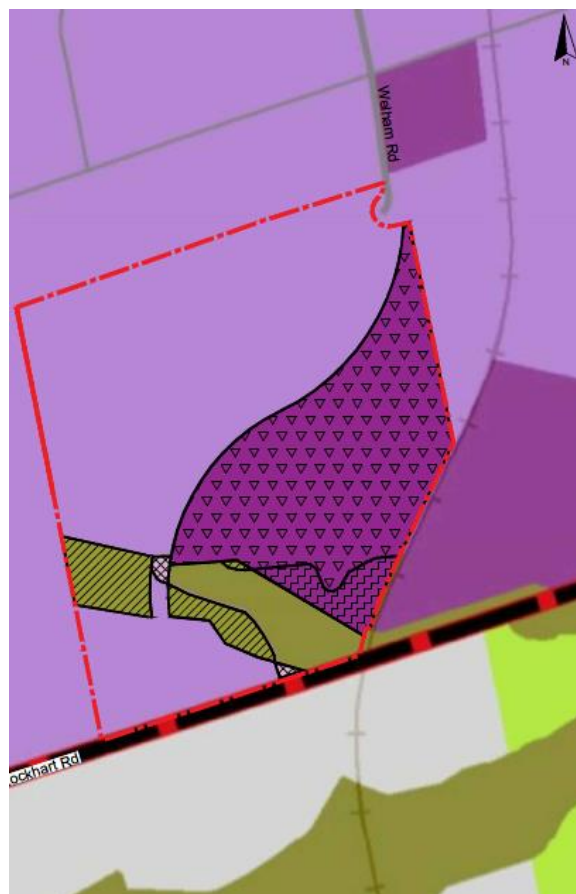
City of Barrie, Zoning By-law

IPS
CONSULTING



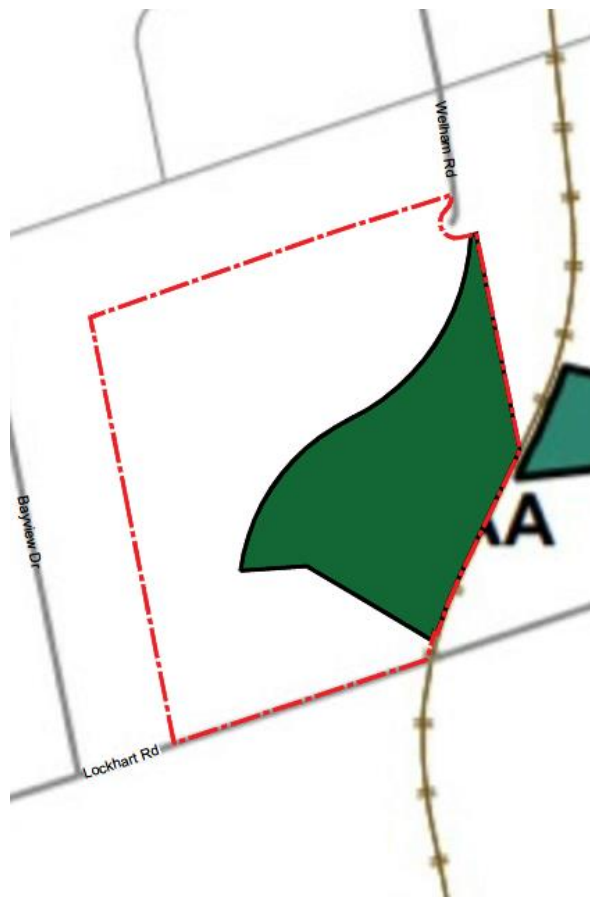
OFFICIAL PLAN AMENDMENT

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LEGEND

- Subject Site (37.15ha)
- Lands to be redesignated from 'General Industrial' to 'Restrictive Industrial with a Defined Policy Area'
- Lands to be redesignated from 'General Industrial' to 'Environmental Protection Area'
- Lands to be redesignated from 'Environmental Protection Area' to 'Restrictive industrial with a Defined Policy Area'
- Lands to be redesignated from 'Environmental Protection Area' to 'General Industrial'



LEGEND

- Subject Site (37.15ha)
- Defined Policy Area



LEGEND

- Subject Site (37.15ha)
- To be classified as Level 1
- To be classified as Level 2
- Lands to be removed from Natural Heritage classification

ZONING BY-LAW AMENDMENT



Restricted Industrial Special Provisions

- Material Transfer Station
- Salvage Operations
- Reduced minimum parking standard from 1 space per 70m² of GFA, to 1 space per 140m² of GFA
- Increased maximum height requirement for outdoor storage from 4m to 12.25 metres

LEGEND



Subject Site (37.15ha)



Lands to be rezoned from 'General Industrial (GI)' zone to 'Restricted Industrial with Special Provision (RI-SPX)' zone



Lands to be rezoned from 'General Industrial (GI)' zone to 'Environmental Protection (EP)' zone



Lands to be rezoned from 'Environmental Protection (EP)' zone to 'Restricted Industrial with Special Provision (RI-SPX)' zone



Lands to be rezoned from 'Environmental Protections (EP)' zone to 'General Industrial (GI)' zone



Lands not subject to ZBA



Lands not subject to ZBA

Industrial Land Use Policies – Section 4.4

- Industrial land uses are to be preserved when adjacent to existing major highway interchanges and rail yards for manufacturing, warehousing and associated uses
- Open storage shall be removed from residential areas and screened from public view through fences, buildings and/or landscaping, and shall be located in the rear yard (4.4.2.1 (h) and (i))
- ‘Restricted Industrial’ with a Defined Policy Area – Block 1
 - Lands are adjacent similar ‘restricted industrial’ designations
 - Lands abut the rail line, which is intended to be utilized
 - The outdoor ‘Yard’ or lot will permit a wide range of uses for the operations, in addition to, outdoor storage of materials and stockpiles will occur as they are being sorted, separated, and processed.
 - Buffering will be provided through increased setbacks, fences and landscaping. The rail line, watercourse and Welham Road all provide additional buffers and setbacks to adjacent uses.

- Planning Justification Report, prepared by Innovative Planning Solutions, dated March 2021
- Functional Servicing and Preliminary Stormwater Management Report, prepared by WMI & Associates, dated January 2021
- Environmental Impact Study, prepared by Cambium, dated January 28, 2021
- Woodlot Assessment, prepared by Cambium, dated December 15, 2020
- Preliminary Geotechnical Investigation Report, prepared by Cambium, dated February 2, 2021
- Stage 1 & 2 Archaeological Assessment & Stage 3 Archaeological Assessment of the Lockhart West Site, prepared by Irvin Heritage Inc, dated December 8, 2020
- Traffic Impact Study, prepared by JD Northcote Engineering, dated February 3, 2021

CONCLUSION

- Extend Welham Road to Lockhart Road
- Industrial subdivision including 33 general industrial lots and 1 restricted industrial block for Ram Iron
- Enhance the watercourse, wetland and environmental features
- Redesignate and rezone the subject lands to align with the proposed industrial subdivision and to protect the environmental features
- JOBS - creating employment opportunities for Barrie

THANK YOU

Questions and Comments Welcome

Email: info@ipsconsultinginc.com