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**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1548**

**FROM:** S. NAYLOR, M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

**NOTED:** R. FORWARD, GENERAL MANAGER OF INFRASTRUCTURE & GROWTH  
MANAGEMENT  (acting)

C. LADD, CHIEF ADMINISTRATIVE OFFICER 

**RE:** CHAMPLAIN READY MIX PLANT REMOVAL OF HOLDING PROVISION  
80 RAWSON AVENUE

**DATE:** SEPTEMBER 21, 2015

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The purpose of this memorandum is to provide further information as it relates to Bill# 088 concerning the Removal of the Holding Provision for the proposed Concrete Ready Mix Plant at 80 Rawson Avenue. The Bill has been prepared for consideration at the September 21, 2015 Council meeting.

Council passed By-law 2015-029, as part of Ontario Municipal Board Order dated July 15, 2015, applying to the lands municipally known as 72-84 Rawson Road, which restricted the allowable uses to a Concrete Ready Mix Plant, Outdoor Storage and Outdoor Storage of sand and stone. The property was also subject to a holding zone (H), which would be lifted once the following was completed:

1. Confirmation of Ministry of the Environment (MOE) Environmental Compliance approval;
2. A registered Site Plan Agreement with the City;
3. Evidence that Lots 80 to 83 on Plan 51M-379 have merged in title; and
4. If applicable, payment of any outstanding local improvement or City of Barrie Act charges.

The applicants have been working to satisfy these requirements to remove the holding provision, which includes the registration of the Site Plan Agreement with the City. The registration of the Site Plan Agreement is anticipated for the week of September 21, 2015. Council is also scheduled to consider Bill#87 on September 21, 2015, to merge lots 80-83 on Plan 51M-379, prior to the removal of the holding provision. Staff understand that there are no outstanding local improvements for the subject lands.

In order to give the Ministry of Environment and Climate Change (MOECC) and the City the flexibility to complete the required reviews for the removal of the holding provision, the By-law was placed on the agenda in anticipation of these requirements being fulfilled. As the approval from the MOECC has not been received and the Site Plan Agreement has not been registered by the Council meeting, the By-law will be withdrawn from the agenda and considered at an alternative date.

If members of Council have any questions, please do not hesitate to contact Steven Farquharson, Development Planner at ext. 4478.

  
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S.Naylor, M.C.I.P., R.P.P.,  
Director of Planning Services