

---

**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1620**

**FROM:** S. FORFAR, MANAGER OF GROWTH PLANNING

**NOTED:** R. FORWARD, MBA, M.Sc., P. ENG.  
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

**RE:** ZONING BY-LAW AMENDMENT: 45 McKAY ROAD WEST

**DATE:** JUNE 5, 2017

---

On Monday May 29, 2017, Staff Report PLN015-17 for the proposed zoning by-law amendment on Highway 400 Industrial / Business Park lands in the Salem Secondary Plan area was brought before General Committee for their consideration. At this time, General Committee identified some concerns and asked questions regarding the rationale behind some of the proposed additional permitted uses, beyond those in the Highway Industrial (HI) zone; specifically Self-Storage and Automotive Repair and Sales.

Following the General Committee meeting, staff and the applicant met to discuss the draft by-law and identify opportunities to address General Committee's concerns through revisions. In response, the draft by-law has been amended (Appendix A) in accordance with the following:

#### **1. Self-Storage Use**

There was concern expressed about the Self-Storage use being permitted on the lands in this Industrial / Business Park land use designation. To provide context as to why this use was put forward in the implementing by-law, this use is an industrial use and it is considered an innocuous one that is not restricted in the Secondary Plan. As such, there is an existing framework in which this use could be considered as part of the review process for this zoning by-law.

**Proposed By-law Change:** This use is being proposed to be retained as a permitted use, however, only be located on interior lots which are those lots that do not have frontage onto either Highway 400, McKay Road West, or Veteran's Drive. Please see Section 5 in the proposed zoning by-law for this language as well as the accompanying Schedule A for the location.

#### **2. Automotive Dealerships**

There was concern expressed with the Automotive Repair and Sales use allowing for large outdoor displays of vehicles adjacent to Highway 400. In terms of the use itself, the Salem Secondary Plan permits this use in the Industrial / Business Park land use designation and as such the proposal to include it as a permitted use in the zoning by-law was to ensure the intent of the Plan was retained.

In terms of opportunities to address the site design considerations, staff and the applicant looked at maximum setbacks from the Highway 400 frontage that will ensure the buildings would be brought to the Highway 400 edge in order to frame the interface between Highway 400 and the Industrial / Business Park. It is also important to note that all proposals for development within this Industrial / Business Park will be required to proceed through Site Plan Control to ensure attractive buildings and functional site design is achieved through the development process.

**Proposed By-law Change:** For the lots that abut Highway 400, a maximum setback of 7 metres from the lot line has been included in the by-law in Section 6 (iv). This will require main buildings to locate no further back than this from Highway 400 ensuring they will frame the interface between this Industrial / Business Park and the highway, preventing outdoor displays from dominating the space.

**3. Technical Amendments to the Proposed Zoning By-law**

While modifying the zoning by-law to address General Committee concerns, there were minor technical amendments made to ensure the by-law remained clear and concise. This included revising the schedule to add the location for the Self-Storage use, as well as the removal of the Open Space zone in the schedule as stormwater management ponds are permitted in any zone.

For more information, please contact Stacey Forfar at extension 4403.



Bill No. XXX

**BY-LAW NUMBER 2017-XX**

**A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.**

**WHEREAS** the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to establish zones and provisions that will apply to lands legally described as Part of Part Lots 6 & 7, Concession 9, (formerly Town of Innisfil), located in the Salem Secondary Plan (Official Plan Amendment No. 38), in the City of Barrie, County of Simcoe being part of PIN: 58098-0256 (LT) and substantially in accordance Schedule "A" attached to this By-Law.

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 17-G-xxx.

**NOW THEREFORE** the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change the zoning from Agriculture (AG) to Highway Industrial with Site Specific exceptions HI (SP-XXX) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding Section 7.2.1 and Table 7.2, the following additional uses shall also be permitted on the lands designated HI (SP-XXX):
  - i. Fitness or Health Club;
  - ii. Self-Storage;
  - iii. Outdoor Display and Sales Area;
  - iv. Automotive Repair and Sales;
  - v. Funeral Service Provider;
  - vi. Recreational Establishment; and,
  - vii. Personal Service Store.
3. **THAT** notwithstanding Section 7.2.1 and Table 7.2, the Bank, Fitness or Health Club, and Personal Service Store uses be:
  - i. Located on the ground floor of an industrial, office, or research and development building at a key intersection; and,
  - ii. The use is clearly ancillary to the primary use of the land and/or building.
4. **THAT** notwithstanding Section 7.2.1 and Table 7.2, the Outdoor Storage use:
  - i. Not be permitted in any yard adjacent to Highway 400; and,
  - ii. Be screened from Highway 400 regardless of location.
5. **THAT** notwithstanding Section 7.2.1 and Table 7.2, Self-Storage shall not be permitted on parcels that front onto or abut Highway 400, McKay Road West, or Veteran's Drive.

6. **THAT** notwithstanding Section 7.3.1 and Table 7.3, the following development standards shall apply to lands zoned HI (SP-xxx):

i.	Lot Area (minimum):	1300m <sup>2</sup>
ii.	Lot Frontage (minimum):	30m
iii.	Front Yard (minimum):	7m <sup>(2)</sup>
iv.	Front Yard (adjacent to Highway 400) (maximum):	7m
v.	Side Yard (minimum):	3m
vi.	Side Yard Adjoining:	
	a. Residential Zone (minimum):	10m
	b. Street (minimum):	7m
vii.	Rear Yard (minimum):	7m
viii.	Rear Yard Adjoining:	
	a. Residential Zone (minimum):	15m
	b. Street (minimum):	7m
ix.	Lot Coverage (minimum):	60%
x.	Building Height (maximum):	-- <sup>(3)</sup>

7. **THAT** the remaining provisions of By-law 2009-141, as amended, applicable to the above described lands as shown in Schedule "A" to this By-law shall continue to apply to the said lands except as varied by this By-law.

8. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this            day of            , 2017.

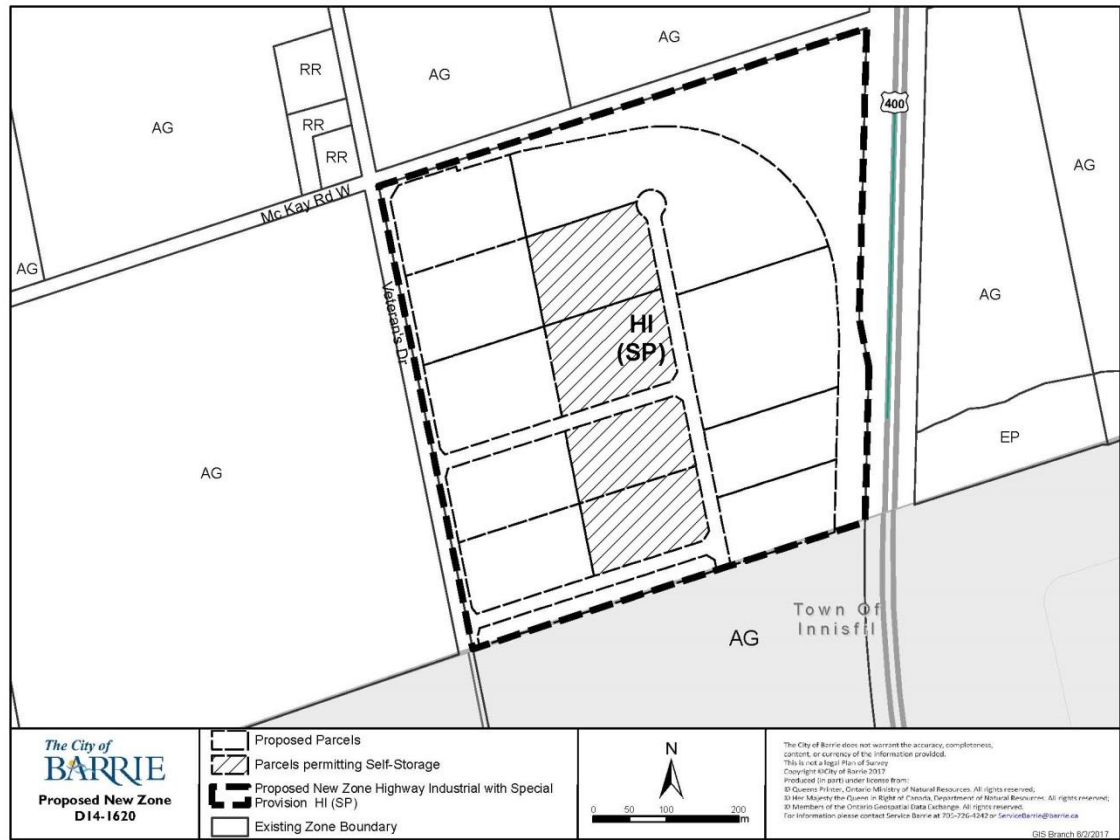
**READ** a third time and finally passed this            day of            , 2017.

**THE CORPORATION OF THE CITY OF BARRIE**

\_\_\_\_\_  
**MAYOR – J.R. LEHMAN**

\_\_\_\_\_  
**CITY CLERK – DAWN A. MCALPINE**

Schedule "A"



Schedule "A" to attached By-law 2017-XX

\_\_\_\_\_  
MAYOR – J.R. LEHMAN

\_\_\_\_\_  
CITY CLERK - DAWN A. MCALPINE