



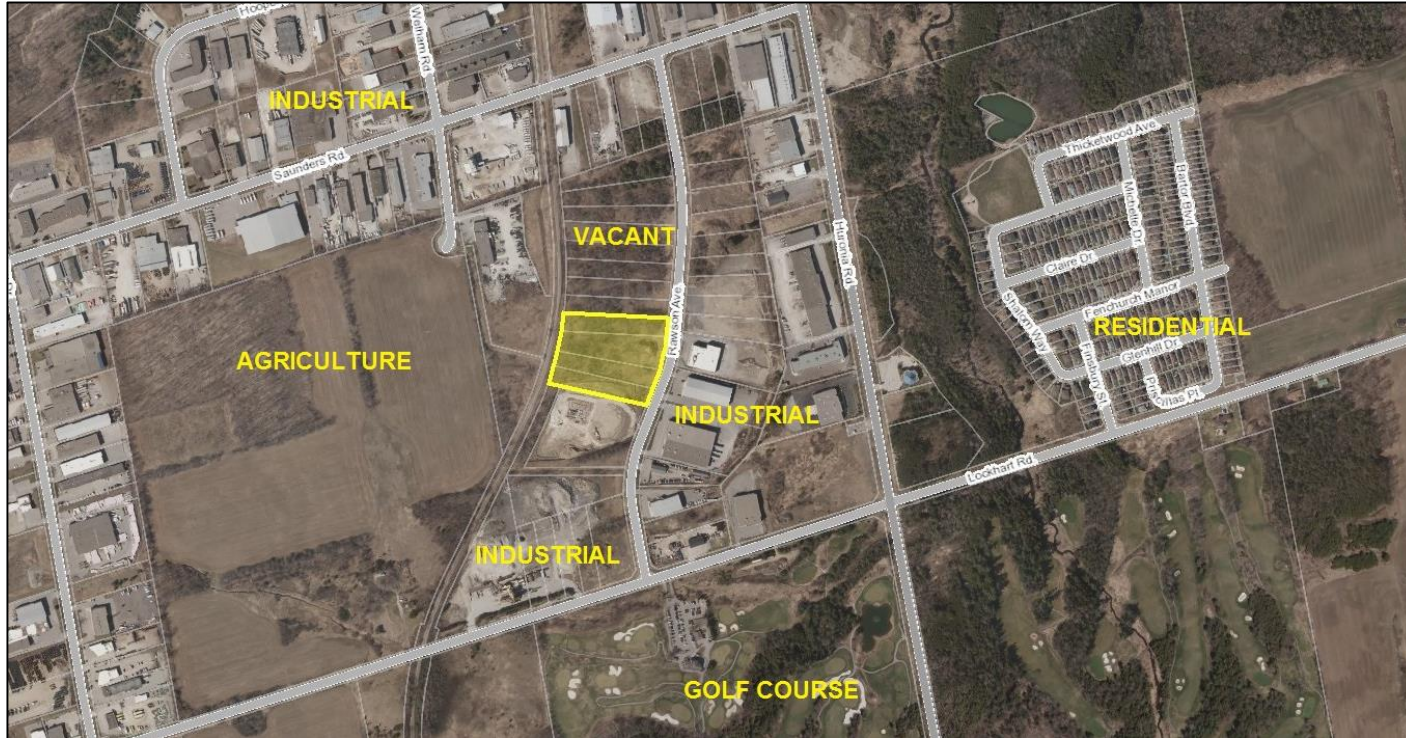
52-68 Rawson Avenue

Official Plan & Zoning By-law Amendments

June 12, 2017



Application Context



Site:

- Frontage: 132.7m
- Area: 2.19ha (5.4ac)
- Vacant of structures

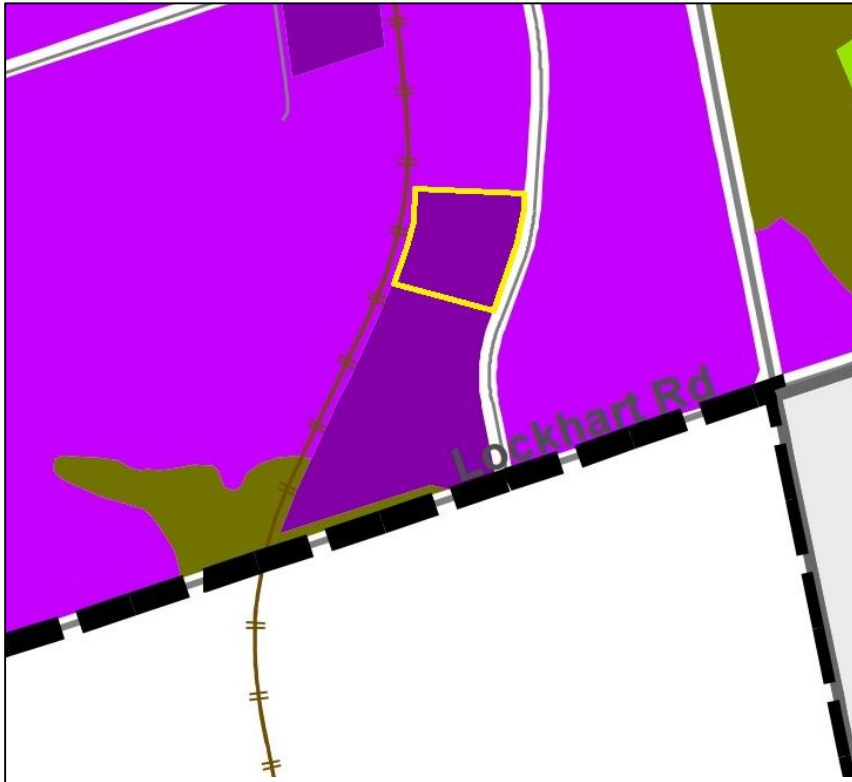
Surroundings:

- Primarily existing and future lands for industrial uses
- Residential subdivision to the east

Land Use Designation & Zoning

Land Use Designation

-  Restricted Industrial
-  General Industrial
-  Environmental Protection Area



Zoning

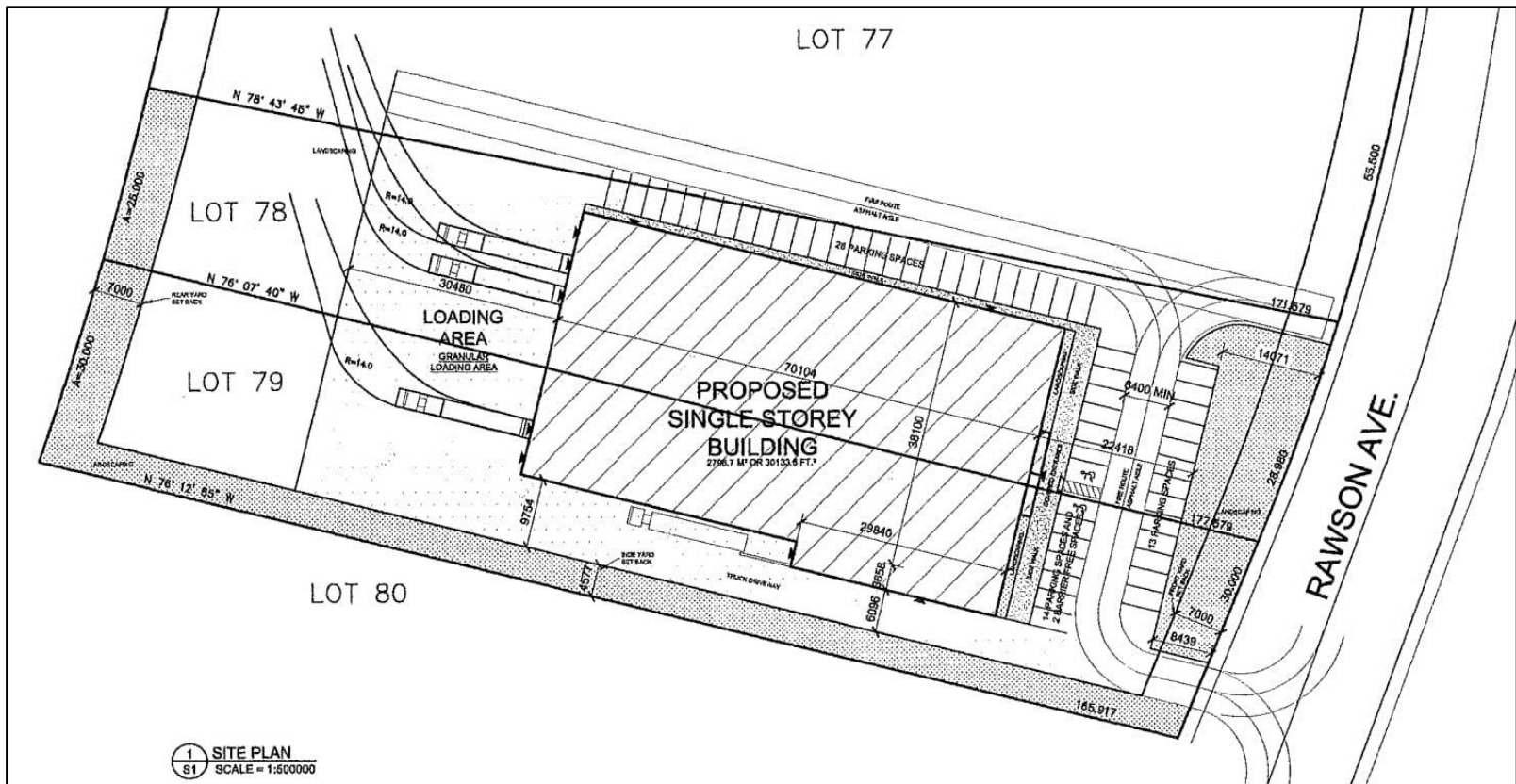
Restricted Industrial Special Provision 413
Hold 107

Special Provision 413 allows for only a
Materials Recovery Facility



Development Proposal

- Single storey Industrial facility
 - 2,799m²
- New employment opportunities
- 55 parking spaces, and loading area in rear
- Vehicular traffic from Rawson Avenue





Planning Applications

- Official Plan Amendment
 - Redesignate from 'Restricted Industrial' to 'General Industrial' (Schedule 'A' Land Use in the City of Barrie Official Plan)
- Zoning By-law Amendment
 - Rezone from 'Restricted Industrial Special Provision 413 Hold 107' (RI (SP-413)(H-107)) to 'General Industrial' (GI)



Accompanying Studies

The following reports have been completed to support the succeeding applications:

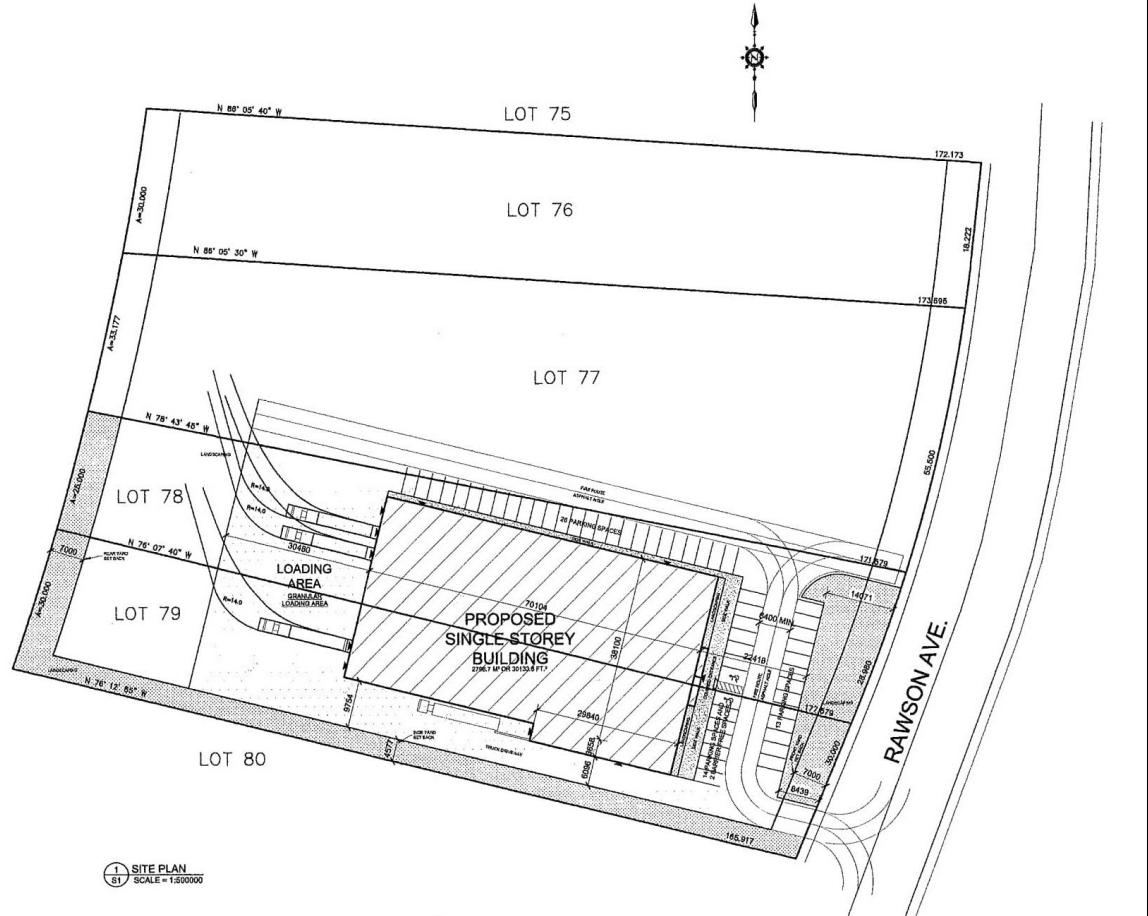
- Planning Justification Report:
 - Analysis of the subject properties and surrounding land uses in regards to relevant planning policy
- Tree Inventory and Analysis Report:
 - Inventory of the existing tree stock on the subject properties to determine the existence of endangered species



Conclusion

- Official Plan Amendment seeks to redesignate lands from Restricted Industrial to General Industrial
- Zoning By-law Amendment seeks to rezone the lands from Restricted Industrial Special Provision 413 Hold 107 (RI (SP-413)(H-107)) to General Industrial (GI)
- Will permit expansion of Busch Systems International Inc. which will promote economic growth
- Applications are consistent with the goals and objectives of all implementing upper and lower tier planning policy

STANDARD ZONING MATRIX		
ZONE	STANDARD	PROPOSED
LOT AREA	MIN. 700m ²	21853m ²
FRONT YARD	7m	7m
SIDE YARD	3m	4.6m
REAR YARD	7m	65m
LOT COVERAGE	MAX 60%	12.8%
GROSS FLOOR AREA	-	2799m ²
BUILDING HEIGHT	-	9m
PARKING SPACES	OFFICE: 452m ² /30m ² = 16 MANUFACTURING: 2347m ² /70m ² = 34	55



Thank You!