



PRESENTATION NOTES

CITY OF BARRIE – GENERAL COMMITTEE MEETING

MONDAY APRIL 8, 2013 7:00pm
CHAMPLAIN READY MIX

Presented by:

Margaret Walton, Registered Professional Planner with Planscape Inc., 104 Kimberly Avenue Bracebridge Ontario, P1L 1Z8

Presentation

I am the Registered Professional Planner assisting Champlain Ready Mix Ltd. with an application for an Official Plan Amendment and Zoning By-law amendment to allow a concrete ready mix facility in the South Barrie Industrial Park.

With me today are Clyde MacDuff, and Rob Schryer of Champlain Ready Mix and Ted Maurer of Pinestone Engineering who prepared the Functional Services Report for the proposed site.

Slide Air photo

The application before you is for an Official Plan and zoning amendment to permit a concrete ready mix facility on Rawson Road in the South Barrie Industrial Park.

The property consists of a 1.85 Hectare parcel, comprised of Lots 80 to 83 Plan51M 379, located on the west side of Rawson Avenue in the South Barrie Industrial Park which is bounded by Mapleview Drive on the north, Huronia Road to the east, Lockhart Avenue to the south and Highway 400 to the west. The property is currently owned by the City of Barrie but is under a conditional offer of purchase with Champlain Ready Mix Inc. The offer is conditional on the property being re-designated and rezoned for use as a concrete ready mix facility.

The property is designated Restricted Industrial in the City of Barrie Official plan. This designation contemplates uses such as a concrete ready mix facility but requires a site specific OPA to permit a specific use.

The property is zoned EM5 Restricted Industrial subject to Special Provisions SP 413, H 107. These special provisions restrict the use on the property to a Materials Recovery





Facility. This zoning was to accommodate the re-location of Barrie Metals. This re-location did not proceed. This application will repeal the special provision and permit a concrete ready mix facility on the property.

The property has been classified as industrial for many years. The proposed use for a concrete ready mix plant is compatible with other uses in the area and consistent with the applicable policies for this industrial park. It will be a less noxious use than the previous proposed use and compatible with other uses in the area which include Cocoa Paving located immediately south of the subject property.

A Functional Servicing Report and preliminary Environmental Impact Study – Natural Heritage Review & Woodlot evaluation have been completed in support of the application. The EIS confirmed that there were no significant natural heritage features, habitats or endangered species that will be impacted by the development. The biologists recommended retention of wildlife corridors and timing and management of construction to mitigate impacts. These recommendations have been incorporate in the site design and development program.

The Functional Servicing Report confirmed that:

- Existing sanitary sewer main along Rawson Avenue is expected to be suitable to accommodate the flows from the development
- Storm water detention facility is proposed to provide both quantity and quality control requirements in accordance with City of Barrie, Lake Simcoe Region Conservation Authority and MOE design requirements.
- Suitable measures can be implemented during construction to protect adjacent properties and roadside ditches from migrating sediments.
- The subject property is located in a designated industrial area.

Attributes of this site include:

- Location in an Industrial area which can accommodate higher volumes of traffic.
- The site is considerably larger than the minimum permitted size and well able to accommodate the proposed use while retaining existing vegetation along the lot lines to provide a visual buffer
- Development will be set back to reduce visual impact and allow lots of space on the property to accommodate trucks.
- Property fronts on a municipal road designed to accommodate industrial uses.





- Adjacent to a rail line and close to major transportation routes
- Similar uses located to the south and north of the property.

Slide - Concept Plan

Proposed development – The developers have a long history as owners and operators of concrete ready mix plants, operating in Orillia, Muskoka and Parry Sound areas. They understand and have responded to the need to implement measures to mitigate the impacts on neighboring and adjacent properties in the site layout.

The plant is located well back on the site with truck parking and washing facilities to the side or at the back adjacent to the rail line.

A vegetative buffer of a minimum width of 15 m will be retained at the front and around the sides of the property.

The SWM facilities will be located at the front to increase the setback of the active development area.

There are non industrial uses south and east of the site. These are separated by intervening development. Regardless the extent of buffering, increased setbacks and retention of tree cover will provide screening from these uses.

Site Plan Approval

If the zoning is approved, the property will be subject to a hold that will be lifted once a site plan addressing any potential impacts is finalized. Items that will be addressed include:

Dust – Dust is a by-product of concrete ready mix operations. However, this will be a new facility that will have best management practices in place to minimize dust production.

The noise will be muffled to reduce the impact during peak operation times.

Developer is currently working with Church & Trough – engineers specializing in noise and dust control to address these potential issues.

In conclusion it is my opinion as a registered professional planner that:

The proposed rezoning conforms to the Official Plan.





The development will meet or exceed all of the setback and coverage provisions of the Restricted Industrial zoning.

Mitigating measures have been proposed to reduce impacts and buffer the development. However this is a heavy industrial use which is required to support development. It must be located somewhere. In recognition of this, the City of Barrie has designated properties for this type of use and put controls in place to manage them as they develop.

This application is consistent with the City's policies and is appropriately proposed in an area designated and zoned for this use. It is compatible with other uses in the area.

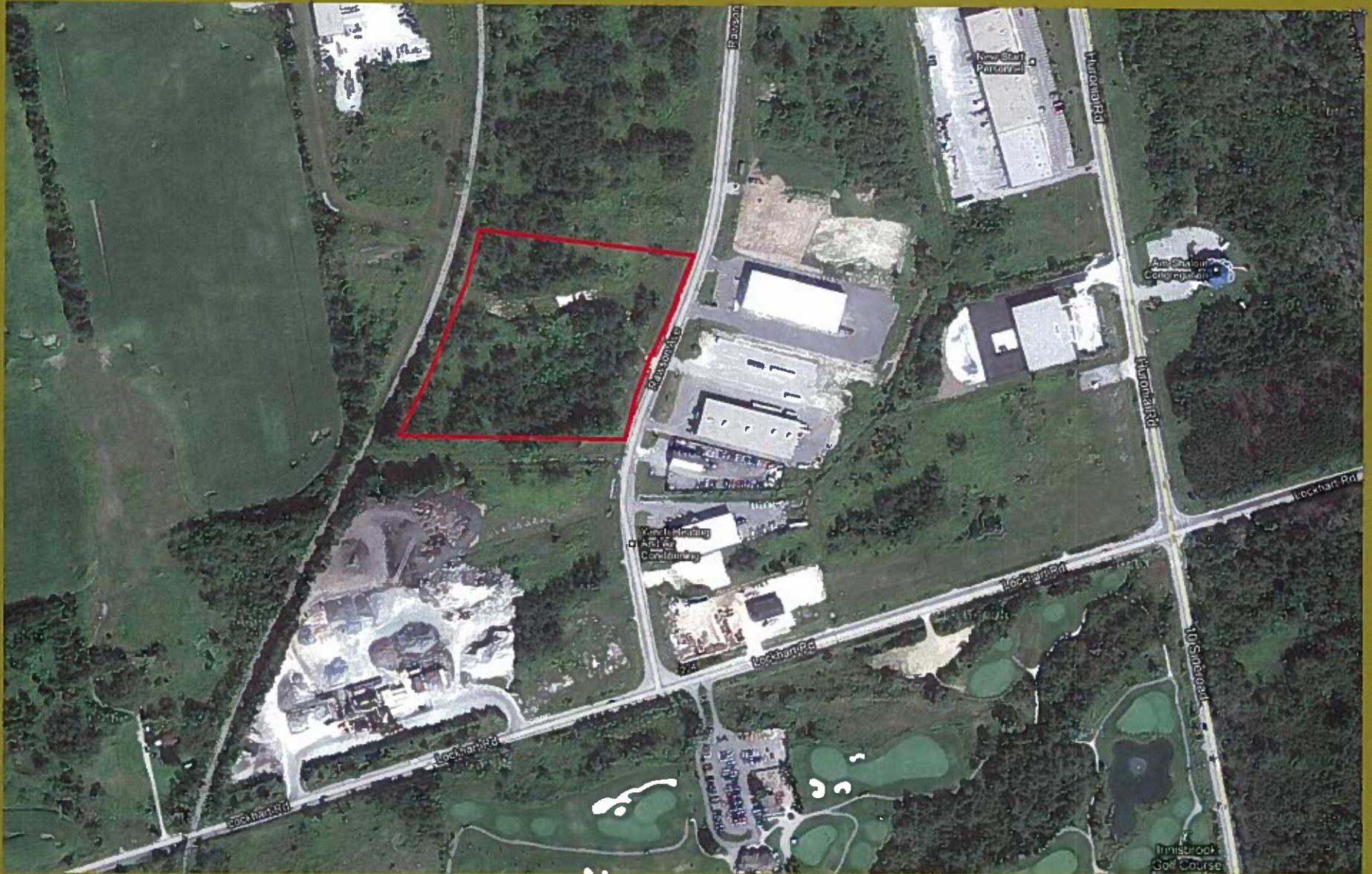
The plan is to open this facility in the fall. If required, approvals can be secured. We appreciate the co-operation shown by City staff in helping work through the approval process in a timely manner.

My clients are pleased to be expanding their operations further south and locating in the City of Barrie.

Thank you – we would be pleased to answer any questions.



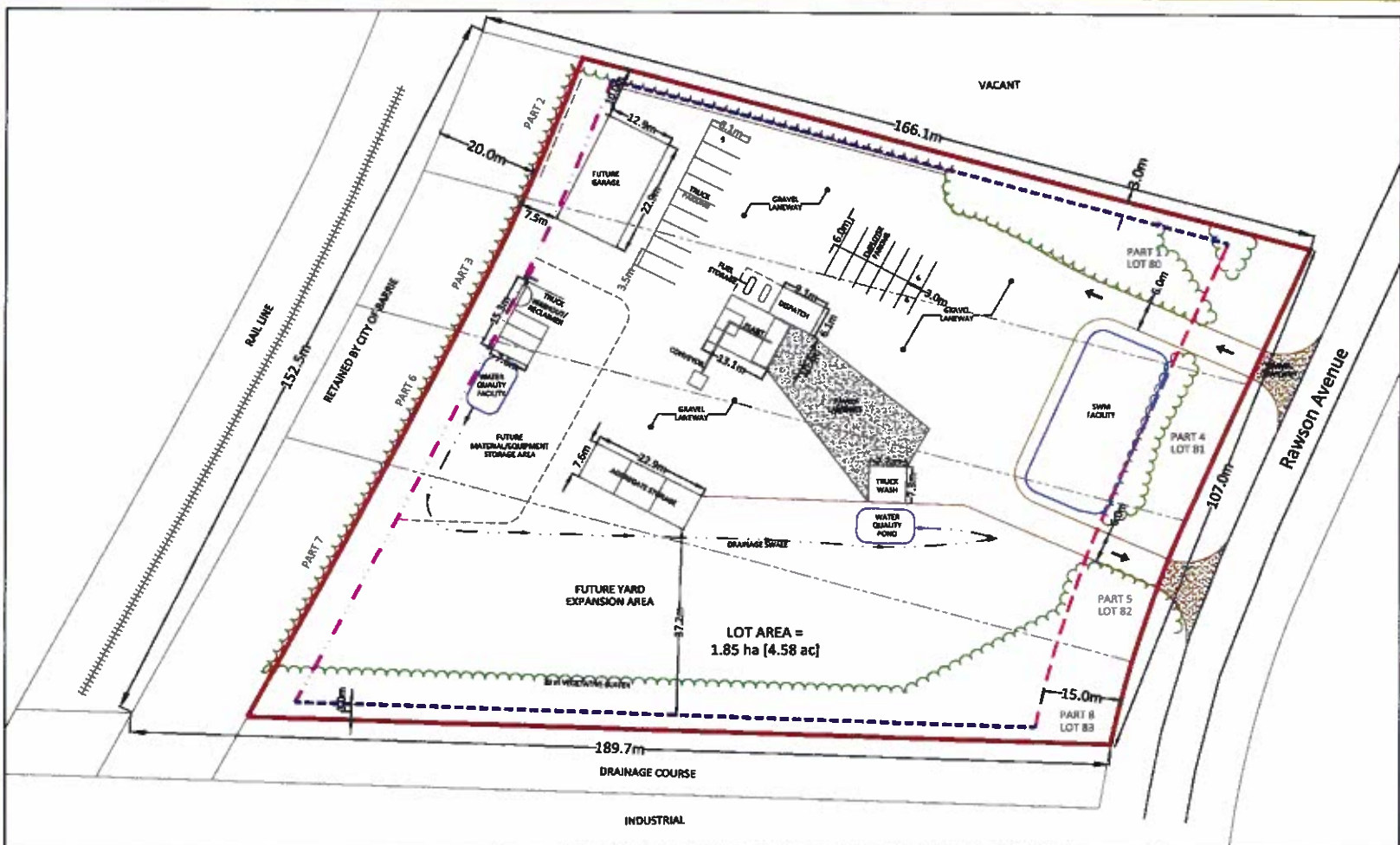
SLIDE 1 – AIR PHOTO



PLANSCAPE

BUILDING COMMUNITY THROUGH PLANNING

SLIDE 2 - CONCEPT PLAN



CONCEPT PLAN
LOTS 80 - 83 PLAN 51M-379
TOWNSHIP OF INNISFIL
CITY OF BARRIE
COUNTY OF SIMCOE
Champlain Ready Mix

- 3 Metre Side Yard Setback
- 7 Metre Rear Yard Setback
- 15 Metre Front Yard Setback
- Vegetative Buffer
- Property Boundary

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SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 750	064400	November 22, 2012	JT
NO.	DATE	REVISIONS	BY
1.	24-Jan-2013	Dimensions, Legend edits	JT