

**Randy Pineault Fuels Ltd.**  
**Property Management**  
**Industrial, Commercial Rentals**

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October 7, 2014

The City of Barrie  
General Committee  
Box 400, 70 Collier Street  
Barrie, ON L4M 4T5

Re: Roll Number	Address
43-42-040-006-032-00-0000	25 Morrow Road
43-42-040-006-032-04-0000	35 Morrow Road

Dear Sir or Madam:

It was brought to my attention that there may be changes to the zoning under section 7.2.1 and table 7.2 that may be affecting the use of two of my properties on 400 HWY "EM2" as shown above.

Since the last zoning changes and the down turn in the economy of 2008 rentals along Morrow Road and 400 HWY have not been favorable. My development was the only one on Morrow Road since taking ownership in 2000 and the restrictive uses has place me in a position of lowering rents in light of increased taxes, low demand, continued increase in vacancies.

I would recommend that city staff and council consider the following comments:

- That outdoor storage along the Highway Industrial Zone to allow as-of-right, some tenants could not consider renting units due to no outdoor storage. My concern that setbacks restrictions to both front the rear of property may limit use for this provision when storage is not visible.
- Should be having less restricting of building to 9 metres & 200 metres distance to residential may be too much, that 120 metres more suitable.
- There should be more use as part of multi-tenant buildings such as Place of Worship, Assembly Hall, Office Medical, Private Club, Commercial School, Fitness Club, Recreational Establishment, Service Store, indoor self-storage etc.

Please consider these recommendations for EM2 zone, as it may help improve occupancy and values of these properties.

Yours Sincerely,

Randall Pineault  
Randy Pineault Fuels Ltd.

Owner/President



## INNOVATIVE PLANNING SOLUTIONS

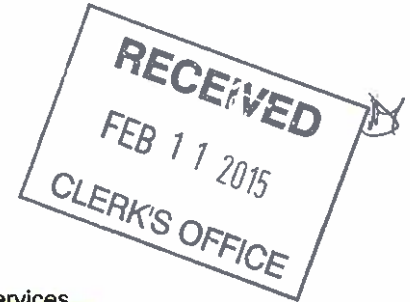
PLANNERS ● PROJECT MANAGERS ● LAND DEVELOPMENT

Tuesday January 27<sup>th</sup>, 2015

City of Barrie  
70 Collier Street, Box 400  
Barrie, Ontario L4M 4T5

Attention: Steven Farquharson, B.URPL, MCIP, RPP  
Development Planner

Dawn McAlpine - City Clerk/Director of Legislative and Court Services



Re: City initiated Industrial Zoning Change ZBA (File: D14-IND)

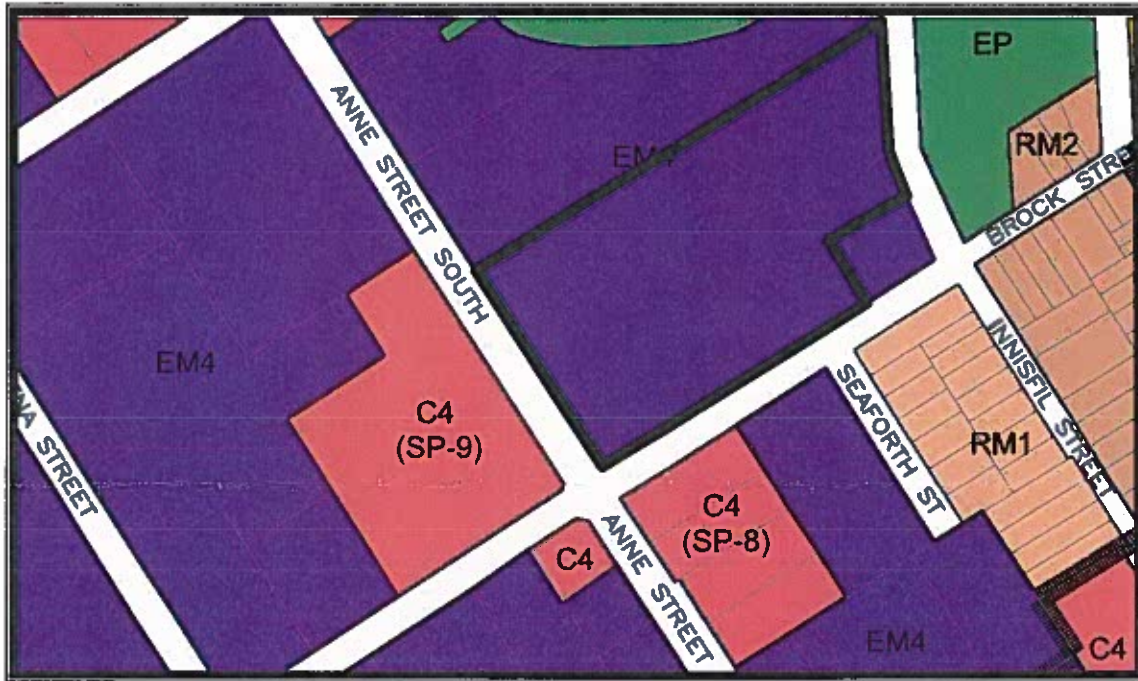
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On behalf of 1911940 Ontario Inc., owners of 164 Innisfil Street in Barrie, Innovative Planning Solutions (IPS) has prepared the following letter of objection to the City's proposed changes to the permitted uses within the Industrial (Section 7.0) of the City's Comprehensive Zoning By-law 2009-141 (Staff Report PLN023-14).

The subject lands are known municipally as 164 Innisfil Street. The subject property is approximately 3.0 hectares (7.5 acres) in size. The lands possess frontages on three (3) municipal streets, including 130 metres (423 feet) on Anne Street South, 105 metres (345 feet) on Innisfil Street, and 170 metres (560 feet) on Brock Street. According to the City of Barrie Official Plan Schedule 'D' (Roads), Anne Street South is recognized as an Arterial Road, while Innisfil Street is recognized as a Minor Collector Road.

Currently the lands are designated General Industrial in the City of Barrie Official Plan, while being zoned General Industrial (EM4) within the City of Barrie Zoning Bylaw 2009-141. As shown in Figure 1, the Anne Street South / Brock Street intersection possesses General Commercial (C4) zoning at three (3) corners, while the north east corner (subject property) is zoned General Industrial (EM4).

**Figure 1: Subject Property Zoning**  
Source: City of Barrie Zoning Bylaw 2009-141



**Figure 2: Anne Street / Brock Street Intersection Uses**  
Source: Simcoe Interactive Maps



A large industrial building exists on the subject property, fronting Innisfil Street. A significant portion of the property along the Anne Street frontage, positioned at the north east quadrant of the Anne Street South / Brock Street intersection, is underutilized as shown in Figure 2. This portion of the subject property contains a parking lot, utilized by employees of "First Transit" located at 85 Brock Street (across the street from the subject lands) who have provided Transit operations & maintenance to the City for the past 25 years. The transit contract between the City and First Transit expires June 30<sup>th</sup>, 2015. Commencing July 2015 the City will utilize MVT Canadian Bus for maintenance and operations of the City bus fleet, within a newly constructed transit garage at 133 Welham Road.

The City initiated industrial zoning update proposes to rezone the subject lands from General Industrial (EM4) lands to General Industrial (GI), according to Staff Report PLN023-14 issued September 8<sup>th</sup>, 2014. It should be noted that at the May 26<sup>th</sup>, 2014 Public Meeting, the City was proposing to rezone the subject lands from General Industrial (EM4) to Light Industrial (LI). There has been no justification provided as to why the following modifications have been proposed.

We submit that the underutilized portion of the subject lands, as shown in Figure 2, is best suited for and most appropriate for General Commercial (C4) zoning. General Industrial (GI) development on this portion of the subject lands would be out of character for the intersection. Completing the proposed rezoning to General Industrial (GI) on the highlighted portion of the subject lands would miss an opportunity to appropriately round out the Anne Street South / Brock Street commercial intersection. Further, General Industrial (GI) uses positioned at the north east corner of the intersection, surrounded by commercial on all other corners, would be out of character, and thus inappropriate.

Respectfully submitted,

**INNOVATIVE PLANNING SOLUTIONS**



Darren Vella, MCIP, RPP

President & Director of Planning

Cc 1911940 Ontario Inc.



**Marshall Green**  
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**Assistant: Susan**  
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susano@hgrgp.ca

January 22, 2015

VIA EMAIL ONLY

Ms. Dawn McAlpine  
Clerk  
City of Barrie  
Barrie, Ont.

**Re: Osmington Inc. – Essa Road/Highway #400 Property  
Our File g15862**

Dear Ms. McAlpine:

As you are aware, we represent Osmington (Wood Street) Inc., Osmington (Fairview Road) Inc. and 2106580 Ontario Inc. (collectively referred to as "Osmington").

Osmington, as the owner of certain industrial properties in the City, is most interested in any steps that the City takes with respect to the rezoning of industrial lands or any reports or studies regarding employment land conversion.

We would ask you to please accept this as our request to be advised of any future public meetings or notices of any kind with respect to the above.

Yours very truly



E. Marshall Green

EMG/sor

c.c.

Mr. M. Kalyaniwalla  
Planning Dept., City of Barrie

**OPEN DELEGATION REQUEST**

**PLEASE PRINT**

<b>SUBJECT:</b> Industrial Zoning Review		
<b>REFERENCE COMMITTEE:</b> Development Services Committee		
<b>PREFERRED DATE:</b> February 23 <sup>rd</sup> , 2015 <b>ALTERNATE DATE:</b>		
<b>NAME:</b> Cameron Sellers		
<b>EMAIL ADDRESS:</b> <a href="mailto:csellers@ipsconsultinginc.com">csellers@ipsconsultinginc.com</a>		
<b>STREET ADDRESS:</b> 150 Dunlop Street East, Suite 201		
<b>City</b> Barrie		<b>Postal Code</b> L4M 1B1
<b>PHONE:</b>	<b>HOME:</b>	<b>BUSINESS:</b> 705-812-3281
<b>FAX NO.:</b> 705-812-3438	<b>E-MAIL ADDRESS:</b>	
<b>NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable), INCLUDING THE PERSON(S) WHO WILL BE SPEAKING AND/OR PRESENT AT THE MEETING:</b>  Essa Road property owners		
<b>BRIEF STATEMENT OF PURPOSE OF THE OPEN DELEGATION:</b>		
Provide information to Development Services Committee on upcoming mixed-use		
development applications on Essa Road Intensification Corridor (582, 594, 622, 664, 674, 692		
Essa Road and 320 Mapleview Drive West.)		

*Personal information on this form is collected under the legal authority of the Municipal Act, S.O. 2001, c.25 as amended. The information is collected and maintained for the purpose of creating a record that is available to the general public pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act. Questions about this collection should be directed to the City Clerk, City of Barrie, 70 Collier Street, P.O. Box 400, Barrie, L4M 4T5, Telephone 705 739-4204.*

City of Barrie, City Clerk's Office  
70 Collier Street, P.O. Box 400, Barrie, L4M 4T5  
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[www.barrie.ca](http://www.barrie.ca)