



TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE:** D09-OPA47
D14-1574

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

NOTED: R. FORWARD, MBA, M.Sc., P. ENG. 
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT
C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RE: REVIEW THE INDUSTRIAL POLICIES OF THE OFFICIAL PLAN AND PROVISIONS OF THE ZONING BY-LAW, INCLUDING SECTION 3.0 "DEFINITIONS", SECTION 4.11 "OUTDOOR STORAGE STANDARD", SECTION 7.2.2 ACCESSORY RETAIL USES OF THE COMPREHENSIVE ZONING BY-LAW, EXISTING INDUSTRIAL ZONE CATEGORIES AND ASSOCIATED MAPPING IN BOTH THE OFFICIAL PLAN AND ZONING BY-LAW AND THE EXISTING SITE PLAN CONTROL AREA.

DATE: SEPTEMBER 8, 2014

This memorandum is in reference to Staff Report PLN023-14, which is being brought forward for General Committee consideration on September 8, 2014.

After production of the agenda, it was determined that the recommendation from Planning staff did not properly reference the associated Official Plan policy changes in the recommended motion. These policies would include revisions to Section 4.4.2.2(c) "General Industrial" and Section 4.4.2.4(c) "Highway 400 Industrial" which prohibits open storage activities, and associated changes to Schedule A of the Official Plan. The proposed Official Plan Amendment has been attached to this memorandum which is to form Appendix F to Staff Report PLN023-14. To address the requirement to include the Official Plan provisions outlined above and ensure the Zoning By-law coincides with the Official Plan, the following additional paragraph would be required to be added to the recommendation as paragraph one with the remaining paragraphs renumbered accordingly:

1. "That Part A and B of the Official Plan Amendment, as set out in Appendix F of Staff Report PLN023-14, to permit outside storage in both the General Industrial and Highway 400 Industrial designations and include the redesignation of lands to Highway 400 Industrial, General Industrial and General Commercial be approved."


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

Attachments: Official Plan Amendment 47 (Appendix "F")

AMENDMENT NO. 47
TO THE
CITY OF BARRIE
OFFICIAL PLAN

OFFICIAL PLAN
FOR THE
CITY OF BARRIE
Amendment No. 047

Amendment No. 047 to the Official Plan for the Barrie Planning Area was prepared by the Barrie General Committee and was recommended to the Council of the City of Barrie under the provisions of the Planning Act, on the ___ day of _____, 2014.

Mayor

City Clerk

This amendment was adopted by the Corporation of the City of Barrie by By-law No. _____ in accordance with the provisions of the Planning Act, on the ___ day of _____, 2014.

Mayor

City Clerk

BY-LAW NUMBER 2014-XX

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. No. 047).

WHEREAS, Section 21 of The Planning Act, R.S.O., 2090 Chapter P.13 authorizes Council to initiate an amendment to or repeal of any Official Plan that applies to the municipality;

AND WHEREAS, by Resolution 14-G-091 of the Council of the Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan;

NOW THEREFORE, the Council of the Corporation of the City of Barrie enacts as follows:

1. Amendment No. 047 to the Official Plan for the City of Barrie attached to and forming part of this by-law, is hereby adopted.

READ a first and second time this ___ day of _____, 2014

READ a third time and finally passed this ___ day of _____, 2014

THE CORPORATION OF THE CITY
OF BARRIE

Mayor

Clerk

This Amendment No.047 to the Official Plan for the City of Barrie which has been recommended by the Barrie General Committee and adopted by the Council of the Corporation of the City of Barrie, is hereby approved in accordance with the Planning Act as Amendment No. 047 to the City of Barrie Official Plan.

Date

City Clerk

AMENDMENT NO. 047

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**AMENDMENT NO. 047
TO THE CITY OF BARRIE
OFFICIAL PLAN**

INTRODUCTION

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT, consisting of the following text and map constitutes Amendment No. 47 to the Official Plan for the City of Barrie.

Also attached is **PART C - THE APPENDIX**, which does not constitute part of this amendment. This appendix contains the Public Meeting Minutes associated with this amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of this Official Plan Amendment is to amend Section 4.4.2.2(c) General Industrial and Section 4.4.2.4 Highway Industrial 400 to allow for outdoor storage activities in these designations and Schedule A of the Official Plan to reflect the proposed changes in the designation of the parcels.

LOCATION

Both of the text amendments to Section 4.4.2.2(c) and Section 4.4.2.4(c) as well as the amendment to Schedule A of the Official Plan will apply to all Industrial designated lands across the entire City of Barrie.

BASIS

On May 26, 2014, City Council adopted motion 14-G-081 regarding the "Permitted Uses within the Industrial Section (7.0) of the City's Comprehensive Zoning By-law 2009-141" as follows:

"That a public meeting be scheduled to consider amending the City of Barrie's Official Plan and Comprehensive Zoning By-law and the Site Plan Control By-law, as discussed in Staff Report PLN011-14 (PLN011-14(File D14-IND) (Pending #: P94-04);

That staff review allowing outdoor storage of non-aggregate materials and finished products as an accessory use in all industrial zones, subject to appropriate screening requirements to be enforced through site plan control or other zoning standards, as a potential change to be discussed at the public meeting."

The policies contained in this amendment will allow for outdoor door storage to be a permitted within the General Industrial and Highway 400 Industrial designations subject to the appropriate screening and shall be enforced through Site Plan Control.

PART B – THE AMENDMENT

DETAILS OF THE AMENDMENT

That Section 4.4.2.2(c) and 4.4.2.4(c) of the Official Plan is amended to read as follows:

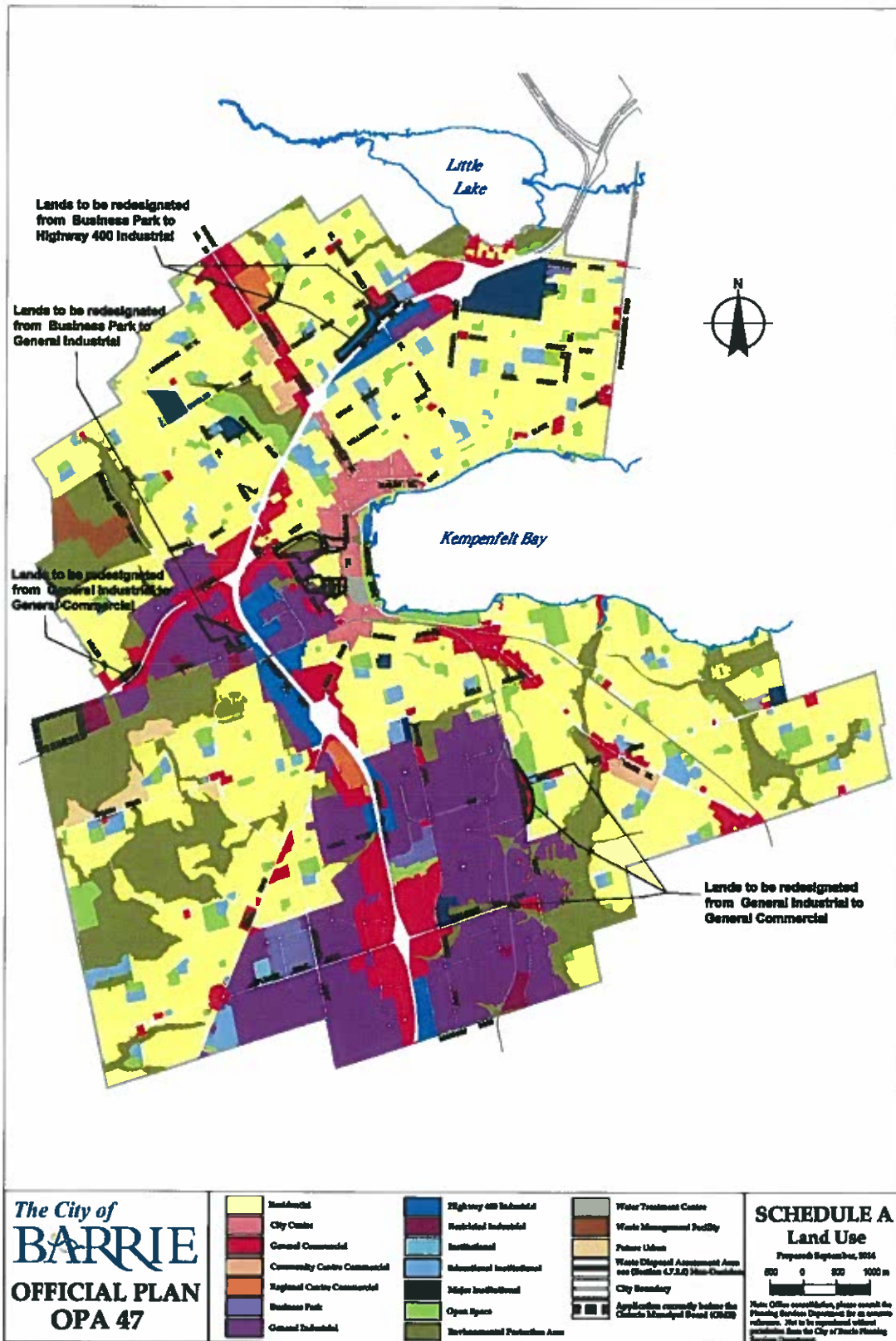
4.4.2.2 GENERAL INDUSTRIAL

- (c) Industrial areas adjacent to residential lands shall be placed in a separate category in the Zoning By-law and will permit a greater range of non-industrial, service based uses such as recreational uses, sports facilities and other service-based industrial uses. Open storage activities shall be permitted subject to the appropriate landscaping and screening.

4.4.2.4 HIGHWAY 400 INDUSTRIAL

- (c) In recognition of the importance on the Highway 400 corridor as the visual gateway into the City, the industrial areas adjacent to the highway shall be placed in a separate category in the Zoning By-law and have a more restricted range of permitted Industrial uses. This zoning category will allow for open storage activities subject to the appropriate screening and landscaping, which will be addressed through Site Plan Control. Any new development or redevelopment within the area be subject to higher development standards with the intention of screening the industrial functions of the site from the Highway.

SCHEDULE A- OFFICIAL PLAN



PART C - THE APPENDIX

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MINUTES OF THE GENERAL COMMITTEE PUBLIC MEETING

City Clerk's Office
COUNCIL DIRECTION MEMORANDUM

TO: Director of Planning Services - note

FROM: Dawn McAlpine, City Clerk

DATE APPROVED

BY COUNCIL: June 2, 2014

14-G-141

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - REVIEW OF THE INDUSTRIAL POLICIES OF THE OFFICIAL PLAN AND PROVISIONS OF THE ZONING BY-LAW, INCLUDING SECTION 3.0 "DEFINITIONS" OF THE COMPREHENSIVE ZONING BY-LAW, THE EXISTING INDUSTRIAL ZONE CATEGORIES, AND ASSOCIATED MAPPING, AND THE EXISTING SITE PLAN CONTROL AREAS - CITY OF BARRIE (FILE: D14-1574)

Mr. Steve Farquharson, Development Planner advised that the purpose of the public meeting is to present an application for amendments in the Official Plan related to Industrial policies and Zoning By-law provisions. Mr. Farquharson discussed the background associated with the previous reviews of the industrial sections of the Zoning By-law. He provided details concerning the methodology and findings, as well as consultations undertaken as part of the review. He provided a chart comparing existing and proposed zoning categories. Mr. Farquharson outlined the proposed changes to the permitted uses within each of the zoning categories.

Mr. Farquharson displayed maps illustrating the proposed lands to be zoned in each category, a map of all the proposed changes and a map of the impacted lands. He explained the definitions proposed to be added and amended in the Zoning By-law. Mr. Farquharson detailed related items that have been considered as part of the review process. In closing, Mr. Farquharson discussed next steps in the process.

PUBLIC COMMENTS

1. **Mr. Ray Duhamel of the Jones Consulting Group** on behalf of the Fernbrook Companies thanked staff for the open process, meeting with him regarding the proposed amendments and for the positive discussions about industrial development in Barrie. He indicated that the proposed amendments provide a good framework for development of industrial lands and would eliminate the segregation of certain uses in certain areas. He also noted that Fernbrook is pleased that staff are not recommending site plan control approval for all industrial parcels. Mr. Duhamel also indicated that Fernbrook supports the inclusion of the additional uses proposed to be permitted within the new Light Industrial Zone.

Mr. Duhamel discussed his client's concerns regarding the proposed amendments including the zoning changes in the area of Saunders Road and Bayview Drive, noting that properties owned by Fernbrook are

proposed for conversion to General Industrial rather than the Light Industrial with fewer service based uses permitted. He requested staff to reconsider this change.

Mr. Duhamel also observed that lands owned by Fernbrook on King Street are currently zoned Service Industrial (EM3) with special provisions restricting certain uses including banks and recreational establishments only for the lands owned by Fernbrook. He requested that staff consider removal of this special provision as part of the review.

Mr. Duhamel indicated that Fernbrook supports the current practice of permitting sensitive land uses including commercial schools and day nurseries as of right in the Service Industrial Zone, as well as the proposed additional uses such as places of worship, but does not support the need to rezone lands on a site-specific basis to accommodate the proposed uses. He feels that the proposed amendments would represent a more restrictive list of permitted uses as well as impact timing and costs associated with projects due to the requirement for rezoning applications. In closing, Mr. Duhamel advised that he is available to meet with staff to discuss Fernbrook's concerns further.

2. **Ms. Tara Stamp of Peaceful Transitions** advised that Peaceful Transitions is an alternative funeral service provider to the traditional funeral homes. Their services allow families to celebrate a life in the way they choose. She thanked staff for recognizing this type of facility and including provision for this use in the proposed policy changes.

3. **Mr. Chuck Harris, 121 Victoria Street** requested that consideration be given to amendments specifically when industrial zoned areas are adjacent to single family residential areas as follows:

- provision of a 50% landscape frontage when industrial and residential uses share the same roadway;
- any new industrial construction be restricted to a maximum height of 9 metres if it is to be located within 200 metres of a residential area;
- telecommunication towers be required to have the identical setbacks from single family zoning as in other areas in the City.

Mr. Harris also noted that Places of Worship in industrial areas and adjacent to single family residential areas would operate at different times than industry and he noted that he would like to see setback requirements for Places of Worship.

Members of General Committee asked a number of questions of City staff and received responses.

WRITTEN CORRESPONDENCE

1. Correspondence received from IBM Canada Ltd., dated May 9, 2014.
2. Correspondence received from Walter Cardiff, dated May 16, 2014.
3. Correspondence received from Aird and Berlis on behalf of IBM Canada Ltd., dated May 26, 2014.

4. Correspondence received from Mitchinson Planning & Development Consultants Inc., on behalf of BIN Management, dated May 26, 2014.
5. Correspondence received from Mr. Chuck Harris, dated May 26, 2014.
6. Correspondence received from the Jones Consulting Group Ltd., on behalf of Fernbrook, dated May 26, 2014.

COUNCIL RESOLUTION



City Clerk's Office
COUNCIL DIRECTION MEMORANDUM
