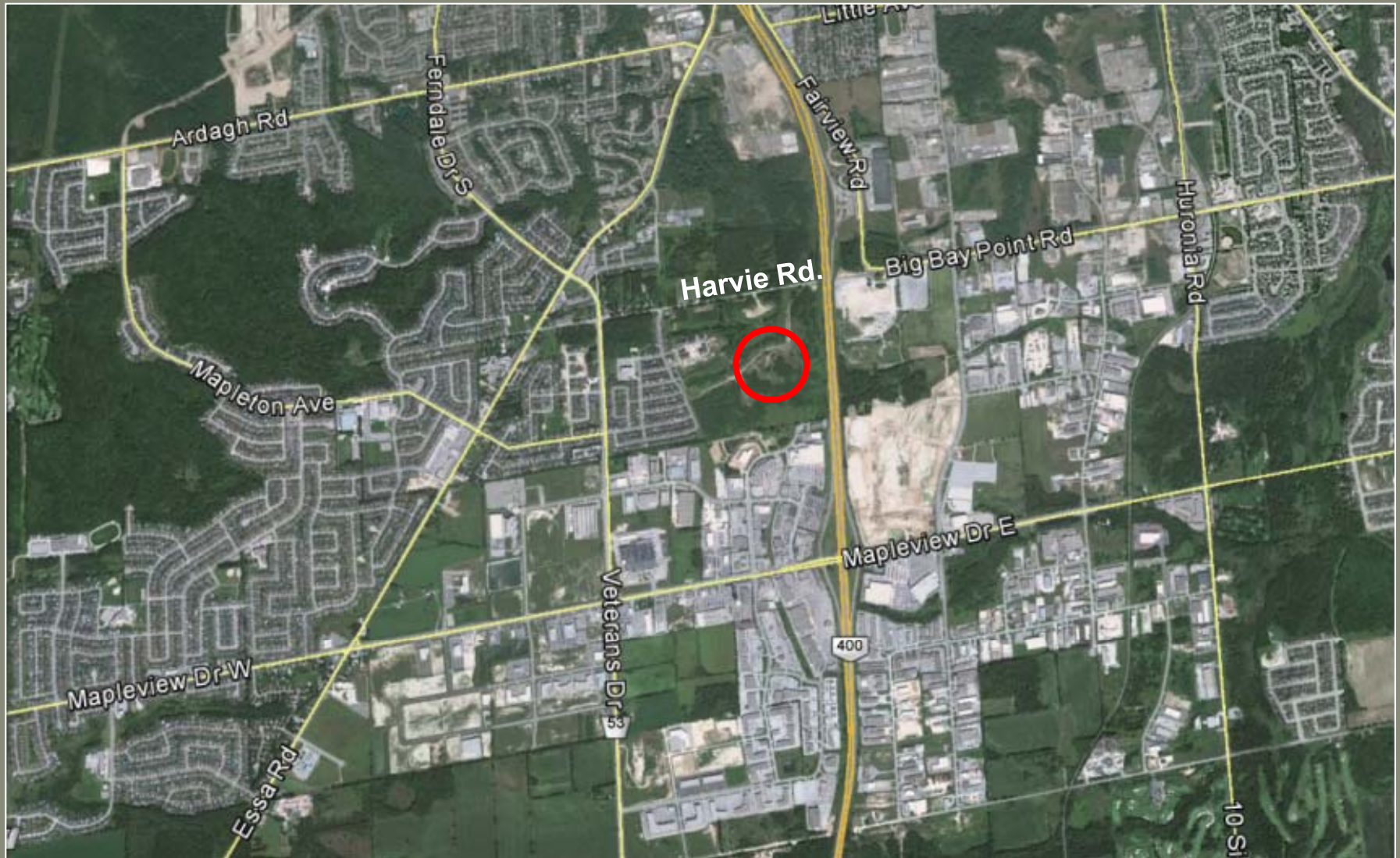


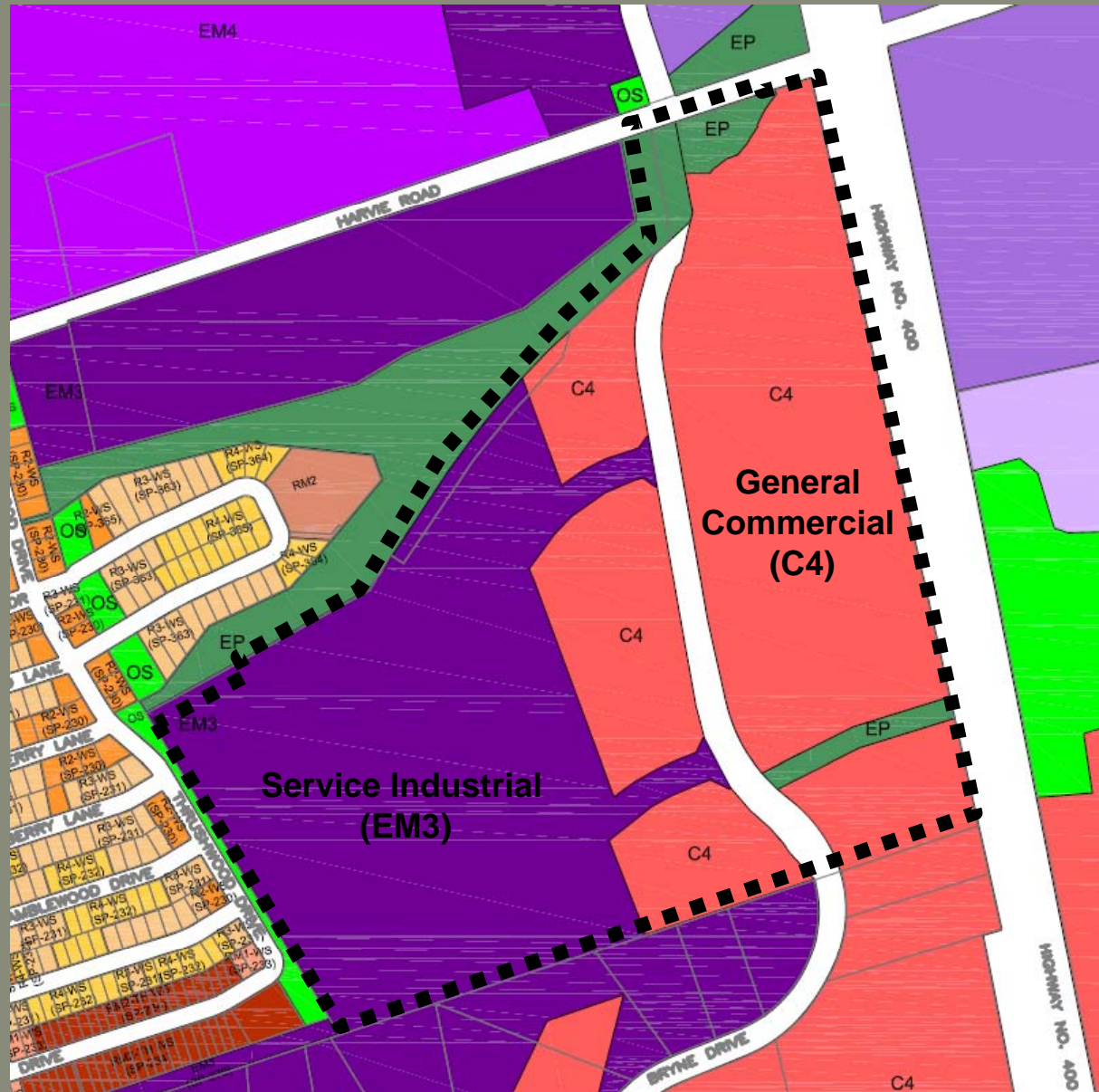
# Temporary Use Zoning By-law Amendment

Barrie-Bryne Development Limited

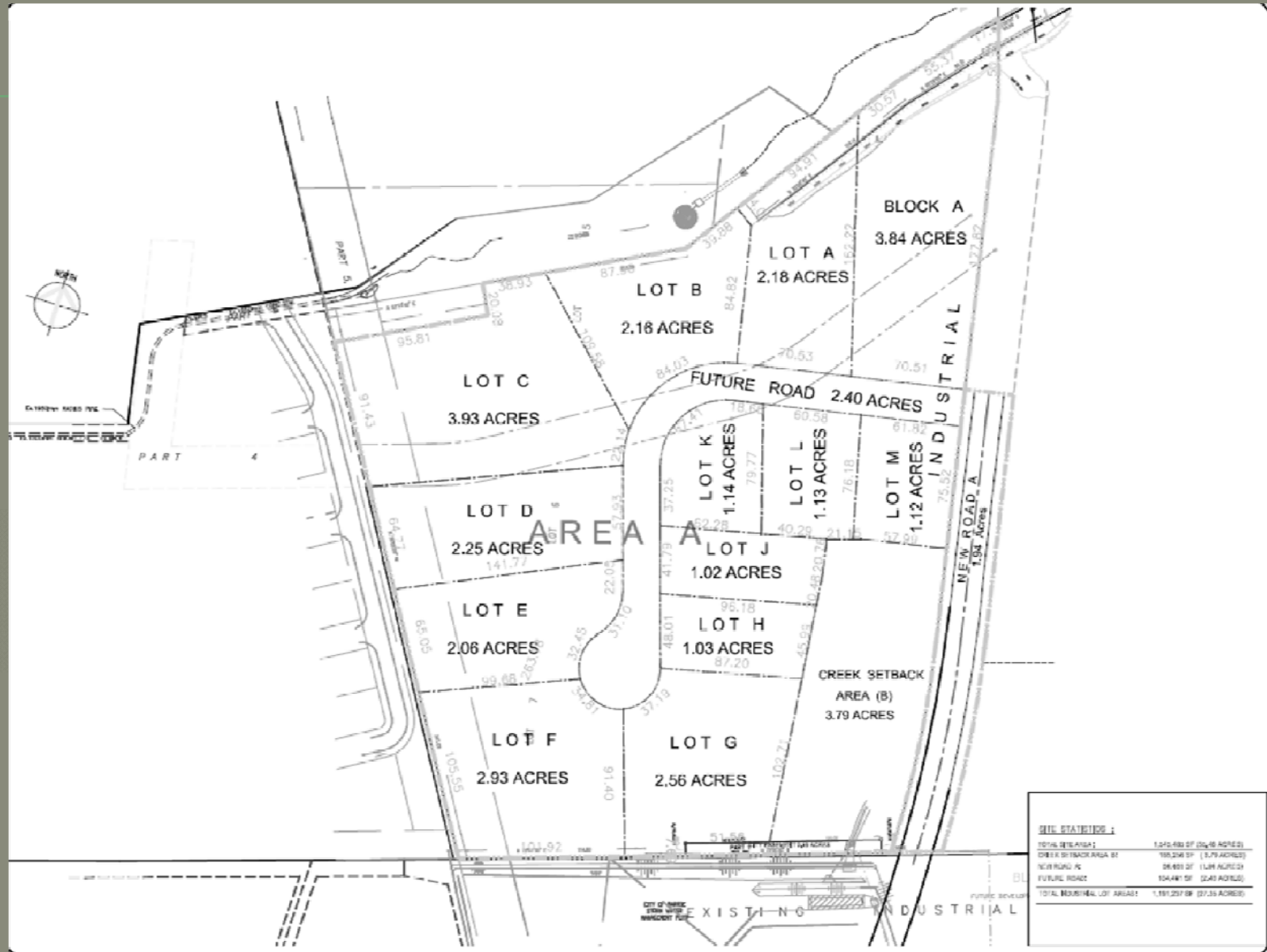
# Location Map



# Zoning



# Draft Plan of Subdivision

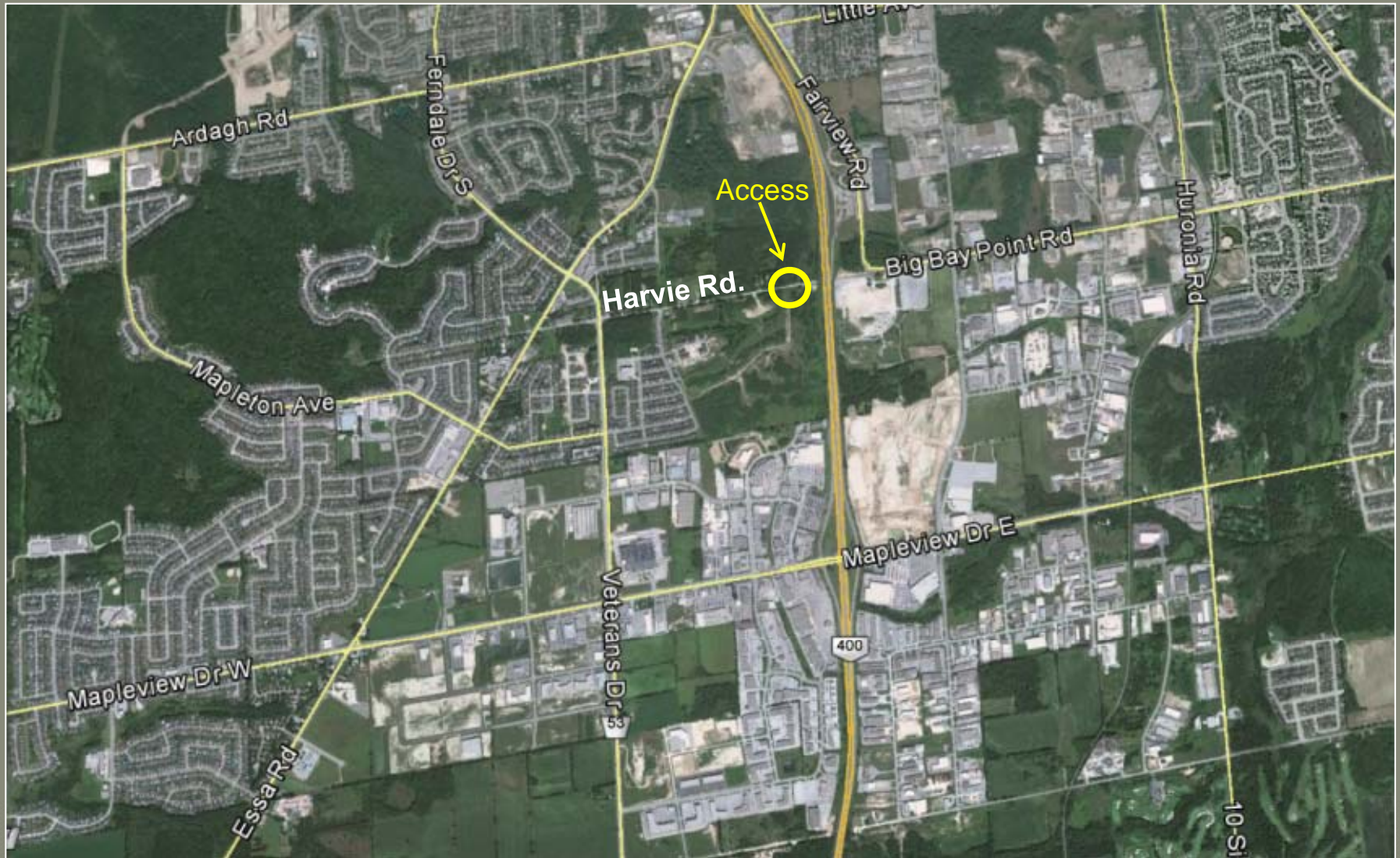


# Proposal

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- The purpose of the Application before you is to add Agriculture as a temporary use for both the Industrial and Commercial zoned lands.
- There is no intent to change, replace or delete the existing zoning with regard to the commercial or industrial lands.
- The intention is to farm the land in the interim while we work towards fulfilling the conditions set in the draft Plan of Subdivision.

# Farming Access



# Provincial Policy Statement (2005)

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- The PPS encourages efficient development patterns that optimize the use of land and resources.
- Currently, the Property remains vacant, undeveloped and underutilized.
- In the interim, farming is an efficient use of the land.

# City of Barrie Official Plan

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- In Section 4.3.1(d), the Official Plan states that a goal of the Commercial Land Use Policy is to minimize the impacts of development on adjacent uses.
- The Property has previously been utilized for agricultural purposes.
- The proposal to add Agriculture as a temporary use is consistent with the Property's history and current state.
- There will therefore be no adverse impact on adjacent land uses as a result of permitting Agriculture as a temporary use.



# Zoning By-law Standards for Agriculture

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- The Agricultural Development Standards as set out in the Zoning By-law (Table 12.3) require a minimum lot frontage of 150 metres and a minimum lot area of 40 hectares.
- The Property has an approximate frontage of 185 metres and 700 metres on Harvie Road and Highway 400, respectively.
- The Property has an approximate lot area of over 36 hectares.

# Summary

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The proposed application to approve a Temporary Use By law is in the public interest and represents good planning for the following reasons:

1. The proposal is consistent with policies of the Provincial Policy Statement;
2. The proposal complies with the City of Barrie Official Plan;
3. The proposed application for Agricultural Use represents an interim use. The ultimate intended use will implement Official Plan policies;
4. The proposed use is compatible with the Development Standards for Agricultural Use as set out in the current Zoning By-law.