
TO: GENERAL COMMITTEE

SUBJECT: PROPOSED OFFICIAL PLAN AMENDMENT AND REZONING FOR GENERAL INDUSTRIAL LAND USE AT 52, 60, 64 AND 68 RAWSON AVENUE

WARD: #8

PREPARED BY AND KEY CONTACT: C. TERRY, PLANNER, EXTENSION #4430

SUBMITTED BY: A. BOURRIE, RPP
DIRECTOR OF PLANNING AND BUILDING SERVICES

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Official Plan Amendment application submitted by Morriello Construction Ltd. for lands identified as Lots 76-79 on Plan 51M-379, municipally known as 52, 60, 64 and 68 Rawson Avenue, to amend the land use designation on Schedule A – Land Use from Restricted Industrial to General Industrial be approved as shown in Appendix “A” to Staff Report PLN023-17.
2. That the Zoning By-law Amendment application submitted by Morriello Construction Ltd. for lands identified as Lots 76-79 on Plan 51M-379, municipally known as 52, 60, 64 and 68 Rawson Avenue, to rezone the lands from Restricted Industrial with Special Provisions and a Hold [RI (SP-413)(H-107)] to General Industrial (GI) be approved as shown in Appendix “B” to Staff Report PLN023-17.
3. That neither written nor verbal comments were received from the public with respect to this application to be taken into consideration as part of the deliberations and final decision related to the application(s).
4. That no further public notice is required in accordance with Section 34 (17) of the *Planning Act*.

PURPOSE AND BACKGROUND

Report Overview

5. The purpose of this staff report is to recommend that the property municipally known as 52, 60, 64 and 68 Rawson Avenue be designated and zoned to allow for the range of industrial employment uses permitted in the General Industrial designation and zone. Several key issues were examined as a result of this proposal, including but not limited to the change in land use permissions, the existing and future permissions for surrounding industrial land uses and the impact of development on the identified natural heritage resource.

Location

- The subject property is located on the west side of Rawson Avenue, north of Lockhart Road adjacent the Barrie-Collingwood Railway (BCRY).

Surrounding Land Uses

North

vacant lands zoned General Industrial (GI)

East

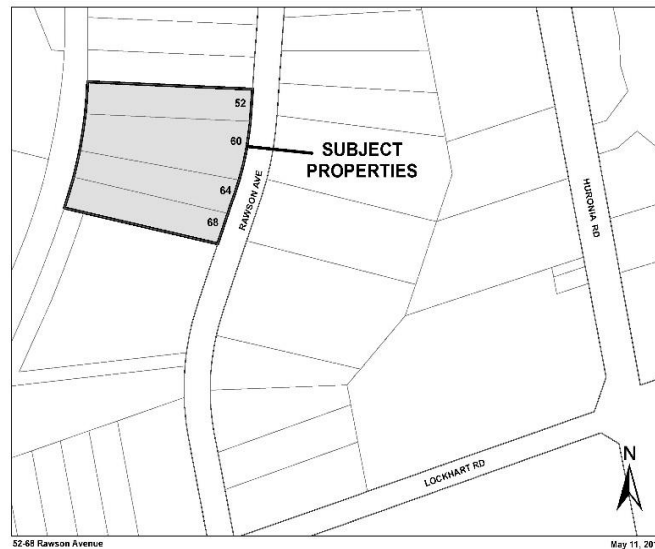
Rawson Avenue, warehousing and manufacturing uses, vacant lands zoned General Industrial (GI)

South

Restricted Industrial (RI) land uses including permissions for a concrete ready-mix plant, an asphalt plant and General Industrial (GI) uses

West

BCRY corridor, vacant lands zoned General Industrial (GI)



Background

- The subject lands, in association with the adjacent properties identified as Lots 80-83 on Plan 51M-379, were designated and zoned for Restricted Industrial use by Official Plan Amendment 93 (By-law 2007-223) and site specific Zoning By-law 2008-004. The Restricted Industrial with Special Provisions and a Hold (RI)(SP-413)(H-107) zone applied to Lots 76-83 on Plan 51M-379 and permitted only a material recovery facility with outside storage.
- The intended use of the larger land holding as a material recovery facility did not proceed to development. Those properties that are not subject to this application, Lots 80-83 on Plan 51M-379, were rezoned by site specific Zoning By-law 2015-029, updated by Industrial Zoning By-law 2016-024, to permit an alternative Restricted Industrial use, specifically a concrete ready-mix plant.
- The new owner/applicant for the subject lands, Lots 76-79 on Plan 51M-379, has applied to expand the permitted uses on the site by requesting that the lands be designated and zoned for General Industrial uses. As noted above, the majority of the surrounding lands are zoned to permit both Restricted Industrial (RI) and General Industrial (GI) uses.
- In support of these applications for an Official Plan Amendment and Rezoning, the owner/applicant has submitted the following Reports and Plans:
 - Planning Justification Report (Innovative Planning Solutions, July 2017)
 - Tree Inventory and Assessment (Landmark Environmental Group Ltd., April 10, 2017)
 - Draft Site Plan (Avanti Engineering and Design Inc., April 27, 2017)

Public Consultation

11. A Public Meeting was held on June 12, 2017. No comments were received from the public regarding this application.

ANALYSIS

Provincial Policy

12. The Provincial Policy Statement and the Places to Grow policies clearly identify that municipalities should protect and promote a range and mix of employment uses. The proposed designation and zoning as General Industrial does maintain the intent of the use for employment opportunities, as well as protect the integrity of an existing identified industrial area.

Official Plan Conformity

13. The Restricted Industrial designation is only permitted on a site specific basis by amendment to the Official Plan. The designation is intended to represent the potential for certain industrial land uses to create noise, dust or odour that could impact more sensitive land uses in the community. The proposed use is therefore subject to study and verification that an acceptable minimum distance separation can be achieved. The existing Restricted Industrial designation does meet the intent of the Official Plan policy.
14. Staff recognize that a Restricted Industrial use is no longer being proposed, however the removal of the Restricted Industrial designation from the subject lands does limit the future availability of industrial lands for Restricted Industrial uses in the City. Industrial sites that are significantly removed from sensitive land uses are not readily available and this general area does have existing Restricted Industrial uses.
15. However, it is also recognized that if this application for redesignation is approved, the future use of the property will continue to be industrial and therefore promote the Official Plan policy for lands within the vicinity of existing major highway interchanges and rail yards to be designated and preserved for manufacturing, warehousing and accessory uses. The requested General Industrial designation will subsequently permit a wider variety of industrial employment uses that should not compromise the integrity of the existing and future industrial uses in this area, including those uses identified as Restricted Industrial.
16. Part of the subject property is shown on Official Plan Schedule H – Natural Heritage Resources as a Level 2 Natural Heritage Resource. Staff confirmed with the Lake Simcoe Region Conservation Authority that the lands were not regulated, and that the feature was a cultural woodlot or thicket. The owner/applicant submitted a scoped environmental study to the City for review and approval. The study has been reviewed by staff and the recommendations will subsequently be implemented through the Tree Preservation and Tree Removal Permit process.

Zoning Rationale

17. The existing zoning as Restricted Industrial with Special Provisions and a Hold (RI)(SP-413)(H-107) is for the specific use of the site as a material recovery facility once the owner/applicant has received an Environmental Compliance Approval for the operation, installs a monitoring well for long term water quality and submits a noise report to remove the Hold provision. As noted above, the owner/applicant does not intend to develop the property for use as a material recovery facility, therefore a rezoning is required.

18. The requested General Industrial (GI) zone will subsequently permit a wider variety of industrial employment uses that should not compromise the integrity of the existing and future industrial uses including those properties zoned as Restricted Industrial (RI).

Site Plan Control

19. If approved, the change in zone from Restricted Industrial with Special Provisions and a Hold (RI)(SP-413)(H-107) to General Industrial (GI) will remove the requirement for this property to submit a Site Plan Control application. Staff acknowledge that the applicant has provided a proposed concept for the development of the site, shown in Appendix "C". If the requested amendments are approved, the owner/applicant would proceed directly to Building Permit for this project.

ENVIRONMENTAL MATTERS

20. The following environmental matters have been considered in the development of the recommendation:
- a) A portion of the property was identified as having a Level 2 designation on Official Plan Schedule H - Natural Heritage Resource, more specifically identified as a cultural woodlot or thicket.

ALTERNATIVES

21. The following alternative is available for consideration by General Committee:

Alternative #1 General Committee could maintain the existing Restricted Industrial designation and zoning as Restricted Industrial with Special Provisions and a Hold (RI)(SP-413)(H-107) (i.e. Status Quo).

This alternative is not recommended as the owner/applicant is intending to provide a range of industrial employment uses rather than utilizing the site for Restricted Industrial uses, specifically a material recovery facility.

FINANCIAL

22. The property has not been subject to taxes as it was owned by the City of Barrie. The land taxes would be based on Industrial uses and calculated based on the future development of the lands for that use. If the change in designation and zoning is approved, Site Plan Control would not be required, therefore detailed review and confirmation of the built-form is not required at this stage in the process. The fees and development charges associated with the future development of the lands would be calculated at the time of Building Permit issuance.

LINKAGE TO 2014-2018 STRATEGIC PLAN

23. The recommendations included in this Staff Report support the following goals identified in the 2014-2018 Strategic Plan:
- Vibrant Business Environment
24. The proposed redesignation and rezoning of the subject site to permit General Industrial uses does maintain the integrity of the existing and future industrial land uses in the area, while providing for a larger variety of industrial employment uses.



Attachments: Appendix "A" – Official Plan
Appendix "B" – Zoning By-law
Appendix "C" – Proposed Concept Plan

APPENDIX "A"

Official Plan



APPENDIX "B"

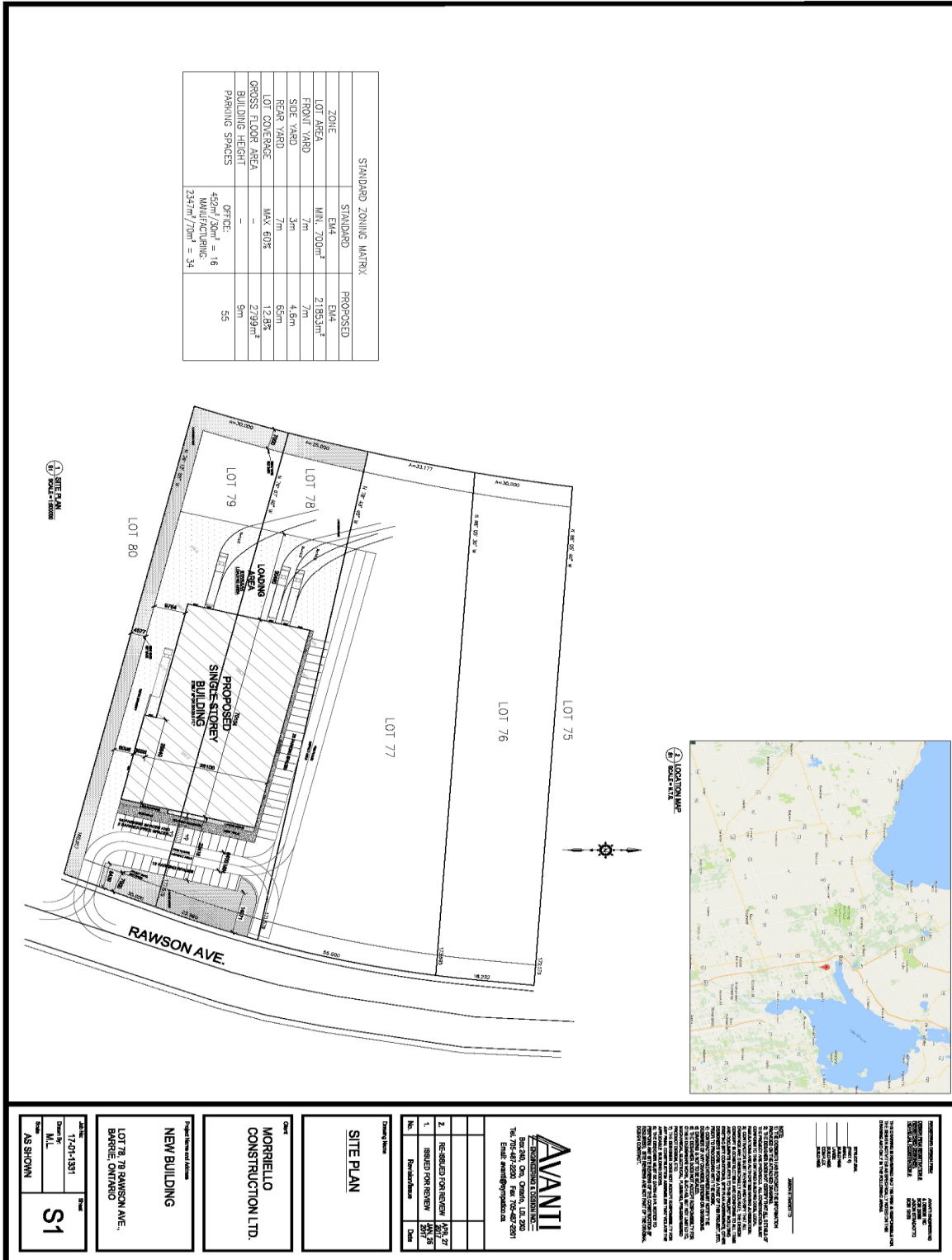
Zoning By-law



<p>The City of BARRIE Proposed New Zone D14-1635 52-68 Rawson Ave</p>	<p> Proposed New Zone to be changed from Restricted Industrial with Special and holding Provisions RI SP(413)(H-107) to General Industrial GI</p> <p> Zoning By-Law 2009-141</p> <p> Parcels</p>	<p>N 0 25 50 100 m</p>	<p><small>The City of Barrie does not warrant the accuracy, completeness, content, or currency of the information provided. This is not a legal Plan of Survey Copyright © City of Barrie 2017 Produced (in part) under license from: © Queens Printer, Ontario Ministry of Natural Resources. All rights reserved. © Her Majesty the Queen in Right of Canada, Department of Natural Resources. All rights reserved. © Members of the Ontario Geospatial Data Exchange. All rights reserved. For information please contact Service Barrie at 705-726-4242 or ServiceBarrie@barrie.ca GIS Branch 7/31/2017</small></p>
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APPENDIX "C"

Proposed Concept Plan



DATE: 9/28/16
DRAWN BY: M.L.
SCALE: AS SHOWN
S1

PROJECT NAME AND ADDRESS:
NEW BUILDING
LOT 76, RAWSON AVE.,
BARRETT, ONTARIO

CLIENT:
**MORRIELLO
CONSTRUCTION LTD.**

PROJECT TYPE:
SITE PLAN

PREPARED FOR CLIENT: M.L.
DATE: 9/28/16
PREPARED BY: M.L.
DATE: 9/28/16

AVANTI
CONSULTANTS INC.
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