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**TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE**

**FROM: K. RAMPERSAUD, PLANNER, EXT. 5149**

**WARD: 7**

**NOTED: C. MCLAREN, RPP, MANAGER OF PLANNING**

**M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES**

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW –  
282 KING STREET**

**DATE: DECEMBER 4, 2024**

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The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Baldwin Planning and Development Consultants, on behalf of Rosewood Auto Plus Limited. The subject lands are legally described as Lot 11, Plan 51M-882, in the City of Barrie, and are known municipally as 282 King Street.

The Zoning By-law Amendment application proposes to amend the 'Light Industrial' (LI) zone that applies to the subject lands to 'Light Industrial with Special Provisions' (LI) (SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended. The purpose of the amendment would add 'automotive sales and leasing establishment' as a permitted use in the (LI)(SP-XXX) zone. The applicant is proposing to convert one of the units within the existing multi-unit building on the property to an automotive sales establishment.

The complete submission package is available for viewing on the City's Development Projects webpage under [Ward 7 – 282 King Street](#).

### **Background**

The subject lands are located on the south side of King Street, west of Reid Drive.

The subject lands contain an existing multi-tenanted building with three (3) units totalling 6,530 square metres that are currently occupied with light manufacturing and warehousing uses. There are no changes proposed to the site or building to accommodate the proposed Amendment to the Zoning By-law.

Surrounding land uses include:

- North:** Light Industrial/Commercial uses fronting King Street
- South:** Vacant Agricultural Land
- East:** Light Industrial/Commercial Uses
- West:** Light Industrial/Commercial Uses

The subject property is located within a Designated Greenfield Area and Employment Area as identified on Map 1 – Community Structure and is designated





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'Employment Area - Industrial' on Map 2 – Land Use in the City of Barrie Official Plan. Lands designated 'Employment Area - Industrial' are intended to support Barrie's economic competitiveness by facilitating a wide range of non-industrial employment uses that create new economic development opportunities.

The application was submitted to the City and deemed complete on November 6, 2024. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

The Existing Site Plan is attached to this memorandum as Appendix "A".

### **Neighbourhood Meeting**

A neighbourhood meeting was held virtually through the Zoom platform on August 8, 2024. There were approximately six (6) attendees including the Ward 7 Councillor Gary Harvey, City Planning staff and the applicant's consultants in attendance.

There were no comments or concerns provided by residents at the meeting for this application.

### **Zoning By-law Amendment**

The proposed Zoning By-law Amendment application proposes to amend the 'Light Industrial' (LI) zone that applies to the subject lands to 'Light Industrial with Special Provisions' (LI) (SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended, to add 'automotive sales and leasing establishment' as a permitted use on the subject lands.

### **Planning and Land Use Matters Under Review**

The application currently is undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Compatibility with surrounding land uses, including anticipated development in the area;
- Ensuring that the proposal meets the operational standards of all City Service Departments; and,
- The impact that the proposed use may have on traffic and parking in the area.

### **Next Steps**

Staff will continue to work with the applicant and members of the public to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners.

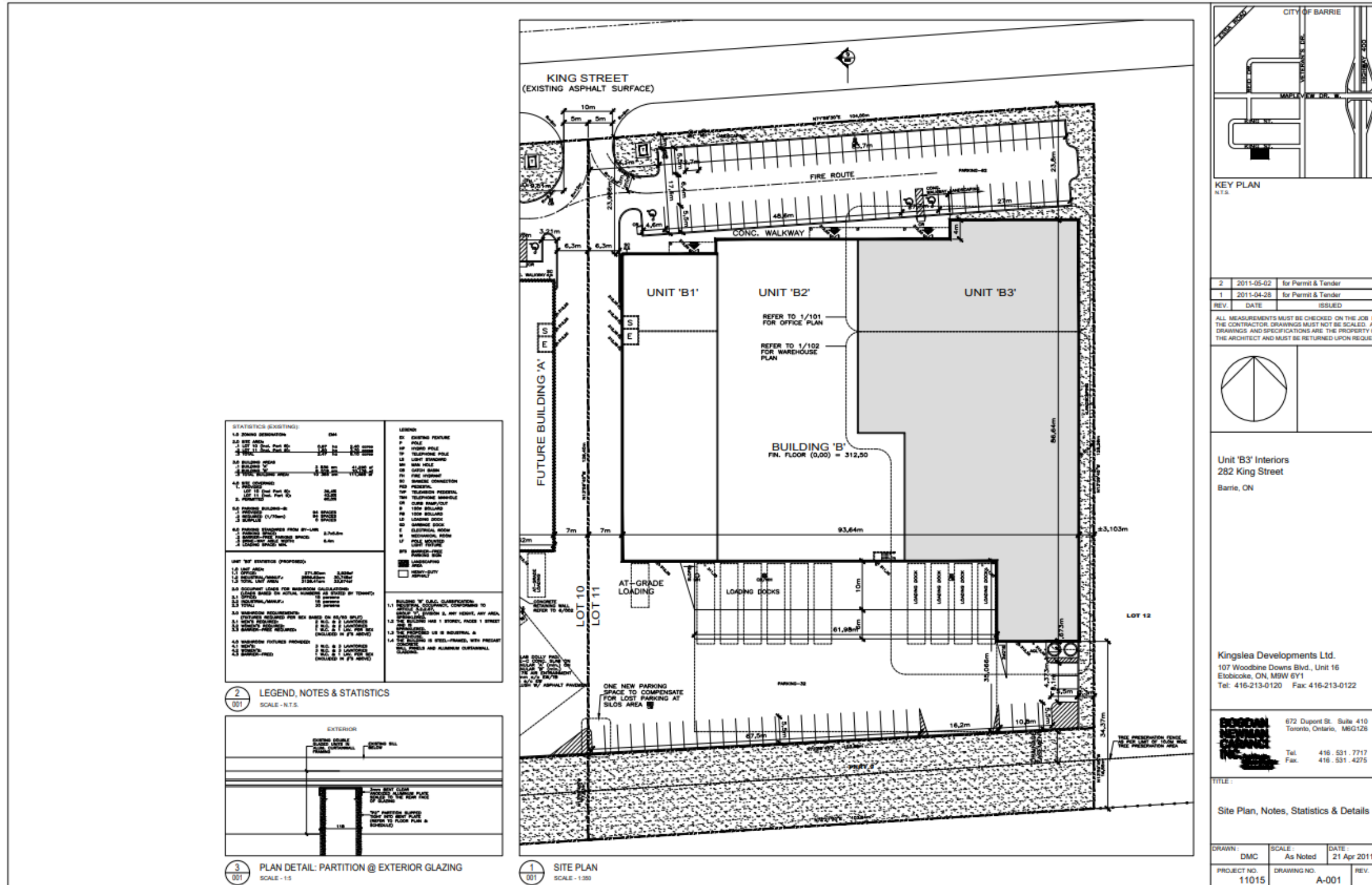
All technical comments that are received, as well as any comments provided at the Neighbourhood and Public Meetings, will be considered during the review of this application as part of the recommendation in the Planning staff report. This review may result in revisions or updates to the plans and reports submitted in support of the application. A staff report is anticipated to be brought forward in Quarter 1 of 2025 for General Committee's consideration of the proposed Zoning By-law Amendment.

For more information, please contact Krishtian Rampersaud, Planner, at 705-739-4220 ext. 5149 or by email at [krishtian.rampersaud@barrie.ca](mailto:krishtian.rampersaud@barrie.ca)

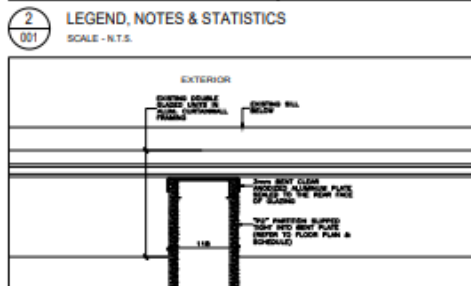
Attachment: Appendix "A" – Existing Site Plan

APPENDIX "A"

Existing Site Plan

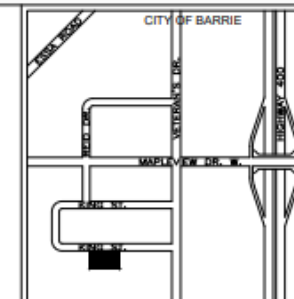


STATISTICS (EXISTING)		LEGEND	
<p>1.4 ZONING INFORMATION</p> <p>1.4.1 ZONING DISTRICT: M1</p> <p>1.4.2 ZONING BY-LAW: 2011-04-28</p> <p>1.4.3 ZONING DESCRIPTION: INDUSTRIAL</p>		<p>DI EXISTING FEATURE</p> <p>F POLE</p> <p>HP HYDRO POLE</p> <p>TP TELEPHONE POLE</p> <p>LD LIGHT DRAINAGE</p> <p>SM SMALL HOLE</p> <p>SB SIGN BOARD</p> <p>FI FIRE HYDRANT</p> <p>BO BROWSE CONNECTION</p> <p>PO POWERLINE</p> <p>TP TELEPHONE FEEDER</p> <p>TM TELEPHONE MANHOLE</p> <p>CM CURB MANHOLE</p> <p>10R 100R BOLLARD</p> <p>FM 150R BOLLARD</p> <p>LD LANDING DOCK</p> <p>SD SHIPMENT DOCK</p> <p>EL ELECTRICAL ROOM</p> <p>ME MECHANICAL ROOM</p> <p>CS CASH RECEIPT</p> <p>PR PARKING SPACE</p> <p>AS ASPHALT</p> <p>GR GRAVEL</p> <p>ST STEEL</p>	
<p>1.4.4 ZONING REQUIREMENTS:</p> <p>1.4.4.1 MAXIMUM BUILDING HEIGHT: 12.0m</p> <p>1.4.4.2 MAXIMUM BUILDING AREA: 312,500 sq. m</p> <p>1.4.4.3 MAXIMUM GROUND COVER: 100%</p> <p>1.4.4.4 MAXIMUM LOT COVERAGE: 100%</p> <p>1.4.4.5 MAXIMUM LOT AREA: 10,000 sq. m</p> <p>1.4.4.6 MAXIMUM LOT FRONT SETBACK: 5.0m</p> <p>1.4.4.7 MAXIMUM LOT SIDE SETBACK: 5.0m</p> <p>1.4.4.8 MAXIMUM LOT REAR SETBACK: 5.0m</p>		<p>1.1 BUILDING USE CLASSIFICATION</p> <p>1.1.1 INDUSTRIAL, COMMERCIAL, CONSUMER TO CONSUMER, SERVICE TO CONSUMER</p> <p>1.1.2 INDUSTRIAL, COMMERCIAL, CONSUMER TO CONSUMER, SERVICE TO CONSUMER, ANY AREA</p> <p>1.1.3 INDUSTRIAL, COMMERCIAL, CONSUMER TO CONSUMER, SERVICE TO CONSUMER, ANY AREA, ANY USE</p> <p>1.1.4 INDUSTRIAL, COMMERCIAL, CONSUMER TO CONSUMER, SERVICE TO CONSUMER, ANY AREA, ANY USE, ANY USE</p> <p>1.1.5 INDUSTRIAL, COMMERCIAL, CONSUMER TO CONSUMER, SERVICE TO CONSUMER, ANY AREA, ANY USE, ANY USE, ANY USE</p> <p>1.1.6 INDUSTRIAL, COMMERCIAL, CONSUMER TO CONSUMER, SERVICE TO CONSUMER, ANY AREA, ANY USE, ANY USE, ANY USE, ANY USE</p> <p>1.1.7 INDUSTRIAL, COMMERCIAL, CONSUMER TO CONSUMER, SERVICE TO CONSUMER, ANY AREA, ANY USE, ANY USE, ANY USE, ANY USE, ANY USE</p> <p>1.1.8 INDUSTRIAL, COMMERCIAL, CONSUMER TO CONSUMER, SERVICE TO CONSUMER, ANY AREA, ANY USE, ANY USE, ANY USE, ANY USE, ANY USE, ANY USE</p> <p>1.1.9 INDUSTRIAL, COMMERCIAL, CONSUMER TO CONSUMER, SERVICE TO CONSUMER, ANY AREA, ANY USE, ANY USE, ANY USE, ANY USE, ANY USE, ANY USE, ANY USE</p> <p>1.1.10 INDUSTRIAL, COMMERCIAL, CONSUMER TO CONSUMER, SERVICE TO CONSUMER, ANY AREA, ANY USE, ANY USE, ANY USE, ANY USE, ANY USE, ANY USE, ANY USE, ANY USE</p>	



3 PLAN DETAIL: PARTITION @ EXTERIOR GLAZING  
SCALE - 1:5

1 SITE PLAN  
SCALE - 1:300



REV.	DATE	ISSUED
2	2011-05-02	for Permit & Tender
1	2011-04-28	for Permit & Tender

ALL MEASUREMENTS MUST BE CHECKED ON THE JOB BY THE CONTRACTOR. DRAWINGS MUST NOT BE SCALED. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST.



Unit 'B3' Interiors  
282 King Street  
Barrie, ON

Kingslea Developments Ltd.  
107 Woodbine Downs Blvd., Unit 16  
Etobicoke, ON, M9W 6Y1  
Tel: 416-213-0120 Fax: 416-213-0122

672 Dupont St. Suite 410  
Toronto, Ontario, M5G 1Z8  
Tel: 416-531-7717  
Fax: 416-531-4275

TITLE:  
Site Plan, Notes, Statistics & Details

DRAWN	SCALE	DATE
DMC	As Noted	21 Apr 2011
PROJECT NO.	DRAWING NO.	REV.
11015	A-001	