



March 16, 2015

Via Email

Mayor Lehman & Members of Council
c/o Ms. Dawn McAlpine
Clerk
City of Barrie
70 Collier Street
Barrie, ON, L4M 4T5

Dear Mayor Lehman and Members of Council:

**Re: Industrial Zoning Changes
Planning Staff Report PLN023-14
City File No.: D14-IND
Our File No.: BDC-03127**

We are writing on behalf of Mapleview Industrial Park Ltd. ("MIPL") to comment on the proposed industrial zoning changes contemplated in Planning Staff report PLN023-14.

The Owners of MIPL include longtime Barrie developers Don Pratt, Barry Green and the late Bob Tuck who developed a 40 lot industrial subdivision in 2007. The subdivision comprised approximately 95 acres, and included the westward expansion of King Street, as well as Hollyholme Farm Road accessing Mapleview Drive West. Some construction has occurred in the subdivision; however, a number of lots are vacant.

MIPL has been monitoring the industrial by-law review, including Planning Staff Report PLN023-14 that went to General Committee on September 8, 2014, and was subsequently referred to the Infrastructure, Investment and Development Services Committee ("IIDS") on February 23, 2015.

Unfortunately the Owners were not able to attend the IIDS meeting so they have asked that I convey one concern that they have with the proposed industrial zoning changes. Their concern relates to Paragraph 19 of the staff report which introduces the new requirement that outdoor storage on industrial sites not be permitted unless a building with a gross floor area of at least 550 square metres exists on the property.

MIPL is concerned with the size requirement of 550 square metres (5,920 square feet). They purposely designed (with input from the Barrie Planning Department) many of the lots in their subdivision to be of a size that would be attractive to smaller industrial users, with the ability to expand over time. Their specific concern is that most industrial users require some amount of outdoor storage, but if their building is less than 550 square metres, this storage would not be permitted. The Pratt Hansen offices at 301 King Street, which require some outdoor storage, are an example of a business that would fall under this threshold.

MIPL requests that Committee and staff consider reducing the minimum size of a building to permit outdoor storage at 279 square metres (3,003 square feet) so as not to discourage new smaller scale industrial growth in the City. I have spoken with Steven

Farquharson about the Owners concerns and I understand that City Planning staff are considering a revision to the standard that would permit outdoor storage to a maximum of 50% of the Gross Floor Area of the building. The Owners are agreeable to this alternative.

Except for the one point noted above, the Owners are supportive of the proposed industrial zoning changes. We understand that General Committee will be reconsidering this matter at their March 23, 2015 meeting, and the Owners respectfully request that Committee direct that the implementing by-law be amended.

If you have any questions, or require additional clarification, please call me.

Sincerely,



Ray Duhamel, M.C.P., MCIP, RPP
Partner

- c. Don Pratt
- Barry Green
- Michelle Tuck
- Steven Farquharson