

Industrial Rationalization

Presented to General Committee on May 26, 2014

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The City of
BARRIE

What is the purpose of this review?

- To review the allowable uses in the Industrial Section (7.0) of the Zoning By-law 2009-141 as a City Wide review.
- The purpose of the review was a result of responses received from Industrial land owners/stakeholder and an increase in applications for amendments to uses that are currently not permitted.
- Through this process Staff have reviewed the existing policies and completed a comprehensive review to determine if changes should occur.

Background

- The City last indicated a review of the industrial lands in 2002, which was completed in 2005.
- As a result of this review the Industrial Zone was which saw the creation of 5 industrial zones from the previous 4 zones.
- Staff reviewed what revisions may be needed to recognize a changing industrial landscape.

Methodology and Findings

Step 1:	Review of Provincial Policies and City Policies
Step 2:	Engage Industrial Stakeholders/land owners, realtors and manufacturers.
Step 3:	Look at Industrial Zones of various other municipalities of comparable size and population.
Step 4:	Develop a set of criteria to determine what uses are appropriate and if changes are required.
Step 5:	Prepared a Brief preliminary discussion paper that was sent to the Industrial Stakeholders/land owners, realtors and manufacturers to advise them of the preliminary findings of Staff. Additional input/comments received from stakeholders and incorporated as appropriate.
Step 6:	Prepare report to General Committee recommending a Public Meeting
Step 7:	Public Meeting
Step 8:	Final Report to General Committee Fall 2014 (Anticipated)



Consultations

- October 2012- Notice was sent out to 98 Industrial Land owners, manufactures and realtors, advising that Planning Staff would be conducting meeting to discuss the Industrial policies of the Zoning By-law
- Interviews were held and comments were received ranging from allowing for more commercial type uses to not changes any of the existing provisions in the Industrial Section of the Zoning Byy-law.
- December 2013 -Industrial stakeholders/land owners, realtors and manufacturers were provided with a discussion paper providing general information about the Industrial Rationalization Review and invited to provide written comments and/or to meet with staff. As a result, 17 items of correspondence were received and 19 meetings were held between October 31, 2012 to January 31, 2014
- Notification of the Public Meeting was mailed out to 91 industrial realtors, manufacturing, landowners.
- Notice was also placed in the local newspaper and social media (City website, Facebook and Twitter)



Existing/Proposed Zones

Existing Zones	Proposed New Zone
EM ₁ – Business Park	BP- Business Park
EM ₁ – Business Park	LI- Light Industrial
EM ₃ - Service Industrial	
EM ₂ - Highway 400	HI- Highway Industrial
EM ₄ - General Industrial	GI- General Industrial
EM ₅ - Restricted Industrial	RI- Restricted Industrial

Proposed Uses

 Use currently only permitted in EM3 Zone  Proposed new use in Zone	Zones				
	Business Park (BP)	Light Industrial (LI) (Formally EM1 and EM3 Zones)	Highway Industrial (HI) (Formally EM2)	General Industrial (GI) (Formally EM4)	Restricted Industrial (RI) (Formally EM5)
Abattoir					X
Animal Shelter		X		X	
Bakery		X	X	X	
Concrete Product Manufacturing				X	
Concrete Ready Mix Plant					X
Excavation and Processing of Mineral Aggregate Resources					X
Foundry				X	X
Manufacturing and Processing in Wholly Enclosed Buildings	X	X	X	X	X
Manufacturing, Refining, or Rendering of Noxious Products					X
Material Recovery Facility				X ⁽¹⁾	X ⁽¹⁾
Outdoor Storage		X		X	X
Outdoor Storage of Sand, Gravel, Stone, Soil or Salt					X
Printing and Publishing	X	X	X	X	
Rail Transfer Facility		X	X	X	
Recyclable Materials Transfer Station				X ⁽¹⁾	X ⁽¹⁾
Recycling Facility Concrete And/Or Asphalt					X
Rental Store Excluding Video and Electronic Rentals		X		X	
Research/Development Facility	X	X	X	X	
Self Storage				X	
Truck Terminal				X	
Warehousing in wholly enclosed buildings excluding self storage	X	X	X	X	
Wholesale Establishment		X	X	X	

Proposed Uses

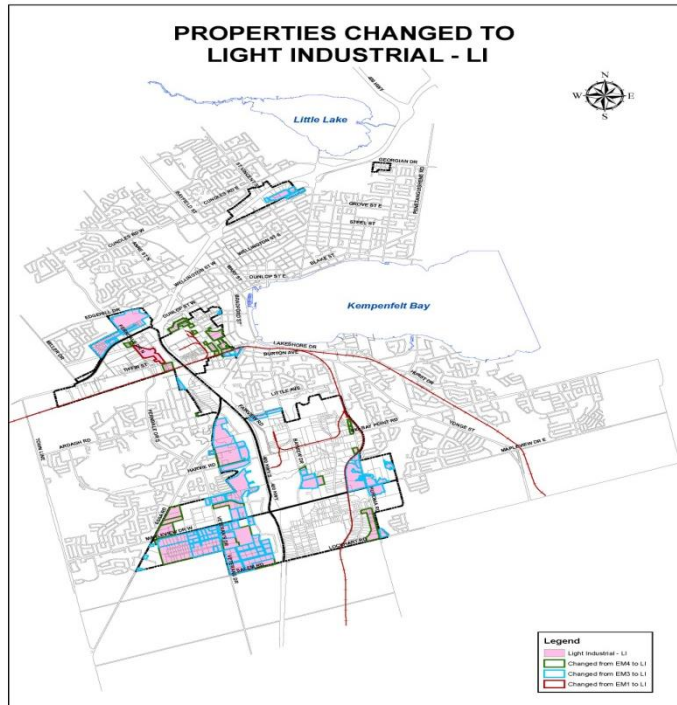
 Use currently only permitted in EM3 Zone  Proposed new use in Zone					
	Business Park (BP)	Light Industrial (LI) (Formally EM1 and EM3 Zones)	Highway Industrial (HI) (Formally EM2)	General Industrial (GI) (Formally EM4)	Restricted Industrial (RI) (Formally EM5)
Accessory Retail	X	X	X	X	
Adult Entertainment Parlour				X	
Assembly Hall	X	X	X		
Automotive Repair Establishment		X		X	
Bank	X	X	X (As part of a multi-tenant building)		
Building Supply Centre		X		X	
Car Wash		X		X	
Conference Centre	X	X	X		
Custom Workshop		X		X	
Data Processing Centre	X	X	X	X	
Drive Through Facility	X	X	X	X	
Dry Cleaning Establishment		X		X	
Fitness or Health Club	X	X			
Golf Driving Range <small>(outdoor)</small>				X	
Hotel, Motel	X	X	X		
Miniature Golf <small>(outdoor)</small>		X			
Nursery or Garden Supply Centre		X		X	
Office	X	X	X	X	
Office, Medical	X	X	X		
Outdoor Display and Sales Area		X		X	

Proposed Uses

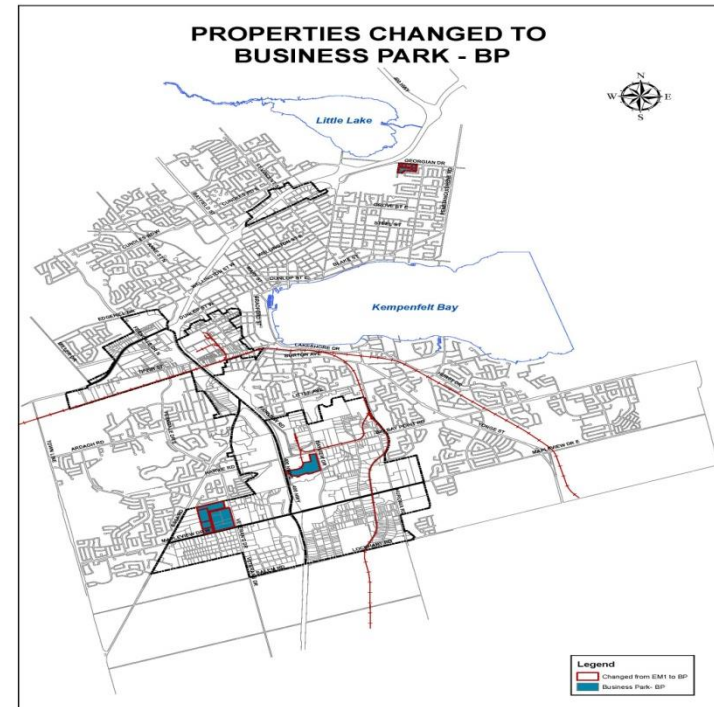
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<i>Photography Studio</i>	X	X			
<i>Recreational Establishment</i>		X			
<i>Restaurant as part of multi-tenant building</i>	X	X	X	X	
<i>Service Store</i>	X	X		X	
<i>Trade Centre</i>		X	X		
<i>Transmission Establishment, Cellular and Electronic</i>				X	X
<i>Veterinary Clinic</i>	X	X		X	
<i>Heavy Equipment Dealer</i>				X	
<i>Kennel</i>				X	
<i>Kennel in wholly enclosed buildings</i>		X			
<i>Commercial School</i>	X	X			
<i>Day Nursery</i>	X	X			
<i>Industrial School</i>		X		X	
<i>Place of Worship</i>		X			
<i>Private Academy</i>		X			
<i>Funeral Service Provider</i>		X			
<i>Private Club</i>		X			

Lands Proposed to be Zoned

Light Industrial

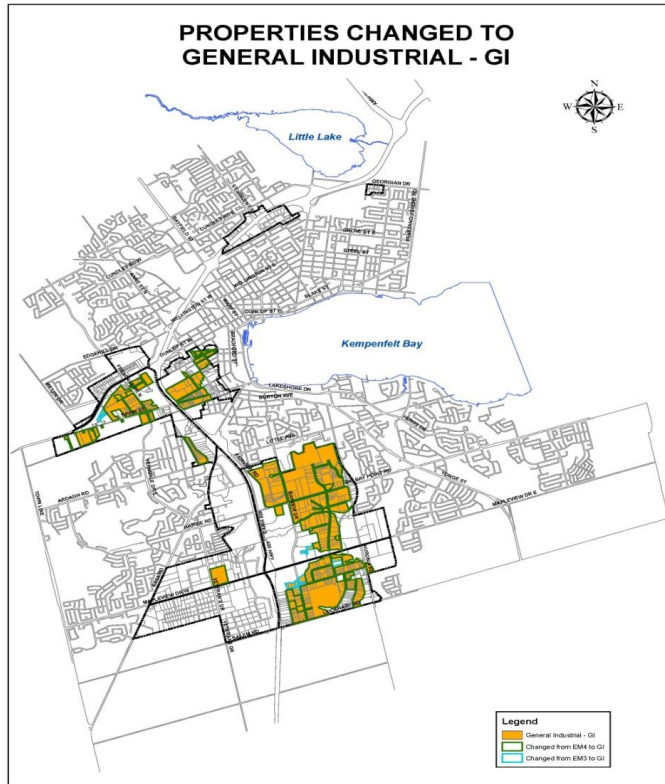


Business Park

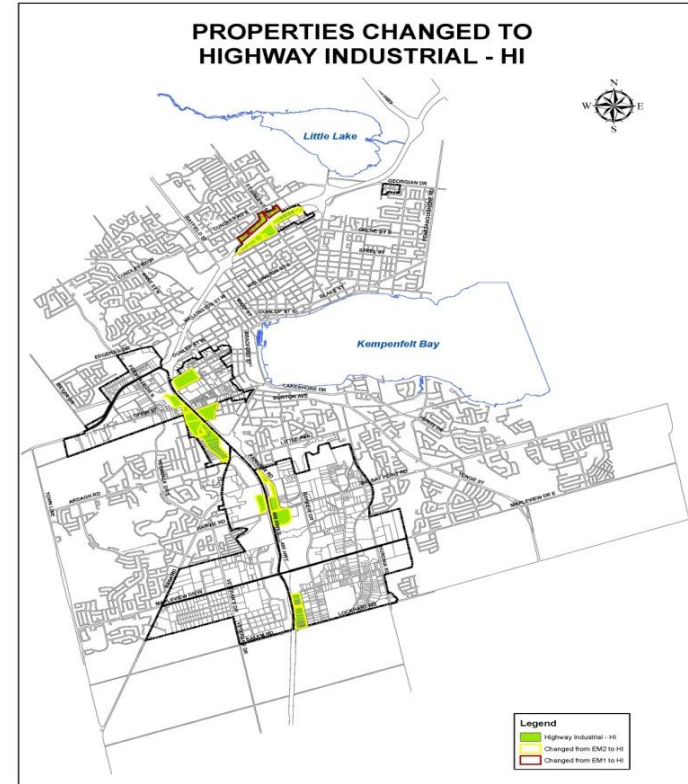


Lands Proposed to be Zoned

General Industrial

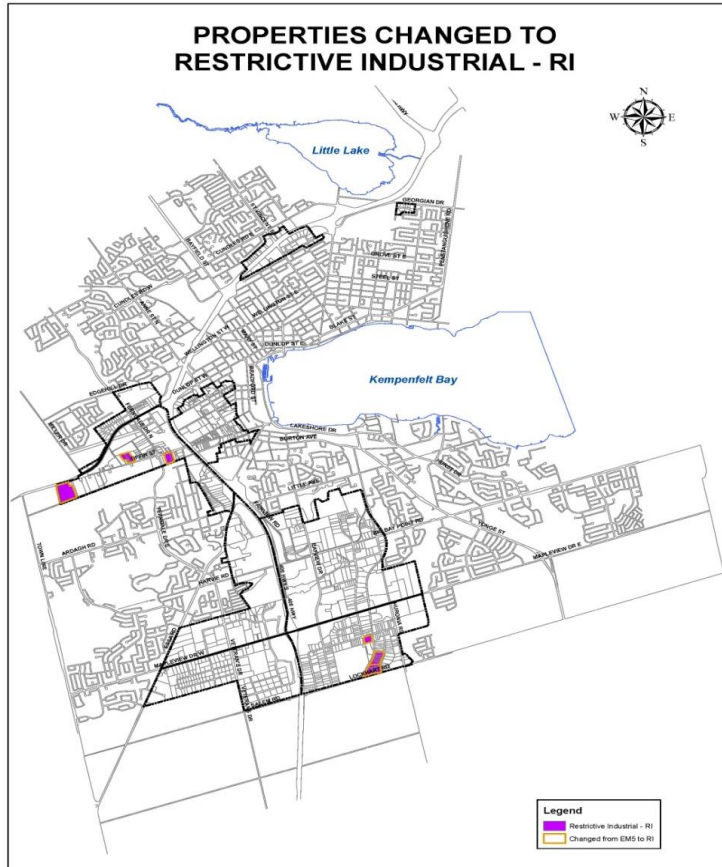


Highway Industrial

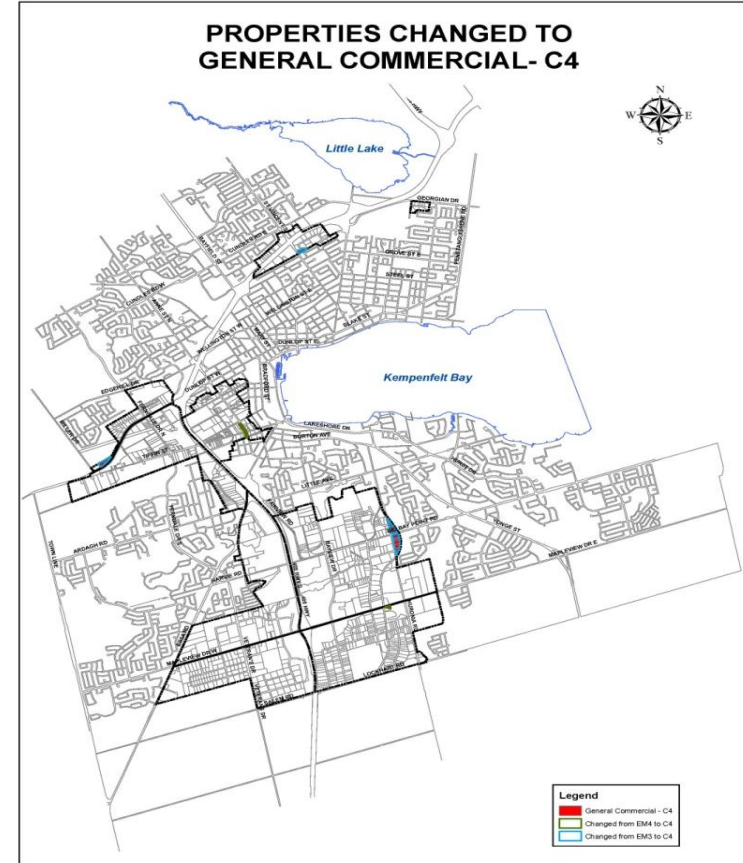


Lands Proposed to be Zoned

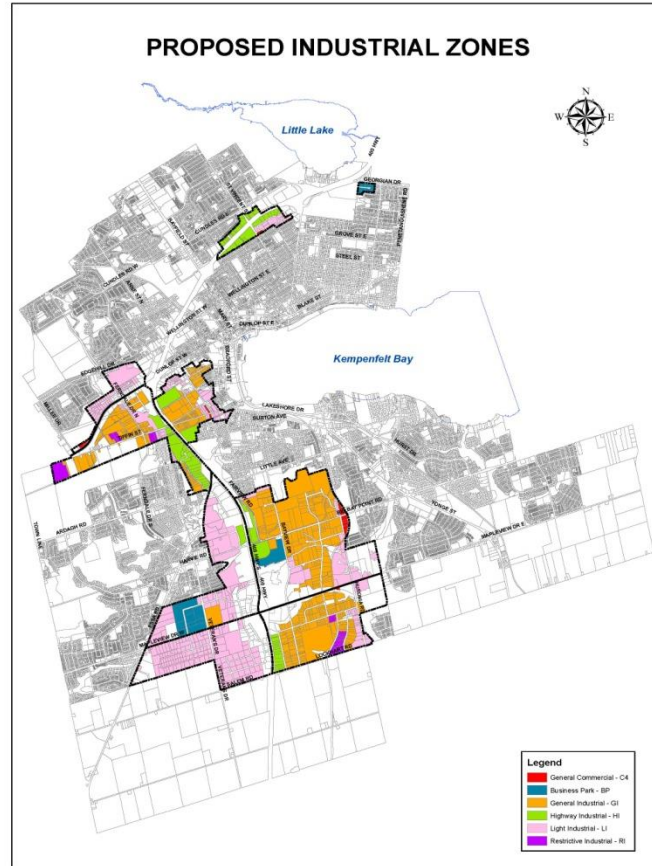
Restricted Industrial



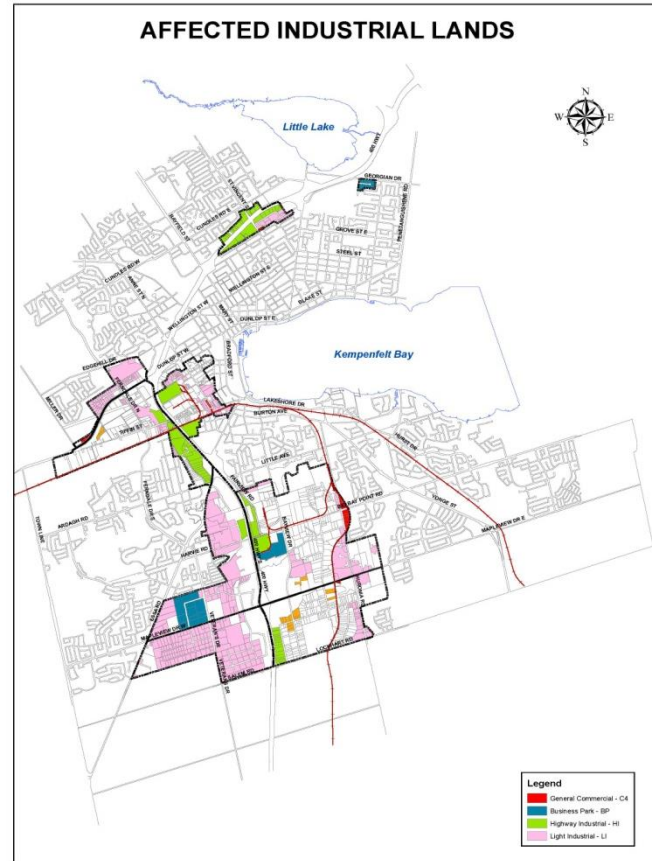
General Commercial



Proposed Industrial Zones Changes



Affected Lands



Section 3.0 – Definitions/Policies

As a result of this review, and the comments received through stakeholder consultation, there was a request to consider changes to the existing definitions/policies of the Zoning By-law.

Definitions

The following definitions are proposed to be added or amended:

- *Manufacturing and Processing*
- *Warehousing*
- Private Academy, Philanthropic or Religious School
- Funeral Service Provider

Policies

Section 7.2.2 Increase the Accessory Retail Use component in the Industrial zones.

Section 4.11 Outdoor Storage Standards

Discussion Items

Expansion of Site Plan Control

Medicinal Marihuana

Council Motion to consider “Places of Worship” in the EM₃ Zone

Existing Special Provision

Outdoor Storage of non-aggregate materials and finished products as an accessory use in all industrial zones.

Next Steps

- Following tonight's meeting Staff will review all comments submitted from the Public and Committee and will review and incorporate in a final Staff report scheduled to be brought forward in Fall of 2014.

Thank you
Questions?

