



BY ELECTRONIC MAIL ONLY

November 21, 2017

Ms. Dawn McAlpine  
General Manager,  
Community and Corporate Services  
City of Barrie  
70 Collier Street  
Barrie, Ontario  
L4M 4T5

Dear Ms. McAlpine:

**Re: Amendments to Comprehensive Zoning Bylaw 2009-141  
City File: D14-164**

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I am writing to you with respect to the upcoming public meeting to consider 'housekeeping' amendments to Comprehensive Zoning By-law 2009-141. In particular, I note the proposed change to Section 14.6.1 to add car washes and drive through facilities as permitted uses in the Neighbourhood Mixed-Use (NMU) zone.

Please record my objection to the proposed changes for the following reasons:

- 1. Both a car wash and drive through facility are uses that are not compatible in close proximity to residential neighbourhoods.**

Car washes generate a substantial amount of noise, both fan noise and industrial car wash humming as well as equipment noise. For this reason, it is advisable to locate such facilities some distance away from residential neighbourhoods.

Studies have shown that drive through fast food restaurants, particularly those that produce a high turnover of fried foods, release the most concentrated odour and grease emissions. Additionally, drive through fast food restaurants have an outdoor speaker and microphone for customers to place their orders, resulting in a substantial amount of noise, regardless of imposed setbacks for these components of the drive through.



It is my opinion that it is not good land use planning to locate either of these two uses as-of-right within close proximity to residential neighbourhoods.

**2. The addition of two new uses to the Neighbourhood Mixed Use zone is not a 'housekeeping change' to the Zoning By-law.**

The purpose of housekeeping changes to a Comprehensive Zoning By-law is to correct errors in both the text and mapping - errors that have been noted after the enactment of the Zoning By-law. The addition of new uses in a zone category is in my opinion, well beyond what would be considered as a 'housekeeping change' to the Zoning By-law.

**3. Site-specific consideration**

There may be instances where either or both of these uses would be appropriate in the Neighbourhood Mixed Use zone, such as areas that are well separated from existing residential uses. However, consideration for allowing a car wash and/or drive through facility should be given on a site-specific basis, not on an as-of-right permission.

Due to another commitment, I will be unable to attend on Monday, November 27<sup>th</sup>. Please add my name to this list of those to be notified regarding the proposed changes to the Zoning By-law.

Sincerely,

Celeste Phillips, MCIP RPP

COPY:  
W. Cooke, Acting City Clerk  
A. Gameiro, Planner  
R. White, Zoning Administrator