

FILE NO. D30-004-2021

TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

FROM: C. KITSEMETRY, RPP, SENIOR PLANNER

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR AN OFFICIAL PLAN AMENDMENT, AMENDMENT TO THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION APPLICATIONS – 140 LOCKHART ROAD

DATE: JUNE 1, 2021

The purpose of this memorandum is to advise members of Planning Committee of the Public Meeting regarding applications for an Official Plan Amendment, Amendment to the Zoning By-law and Draft Plan of Subdivision submitted by Innovative Planning Solutions Inc. on behalf of 2640085 Ontario Inc. (Ram Iron & Metals) on lands known municipally as 140 Lockhart Road.

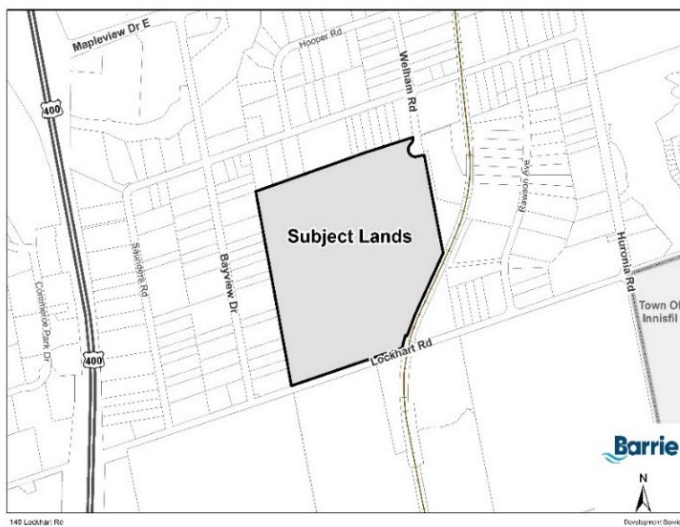
The applications are intended to facilitate the development of an industrial subdivision that includes:

- Extension of Welham Road to Lockhart Road
- 1 Block for a Restricted Industrial Use (Ram Iron & Metals)
- 33 Lots for General Industrial Uses
- 1 Municipal Road
- 1 Environmental Protection Block for a Tributary of Lover's Creek

The subject lands are legally described as Part of Lot 9, Concession 11, City of Barrie, and are located on the north side of Lockhart Road, east of Bayview Drive and west of the BCRY rail line at the current stub of Welham Road. The property has an overall area of 37.15 hectares.

As a point of reference, this site was acknowledged as a scenario for the City's Employment Land Strategy presented to Council in April, 2021.

The subject lands are designated 'General Industrial' on Schedule 'A' – Land Use and are partly identified as having Level 1, Level 2 and Level 3 Natural Heritage Resources on Schedule 'H' – Natural Heritage Resource in the Official Plan. The natural heritage resources include a woodlot and a tributary of Lover's Creek. The property is currently zoned as 'General Industrial' (GI) and 'Environmental Protection' (EP) in Comprehensive Zoning By-law 2009-141.



Official Plan Amendment

The proposed Official Plan Amendment application seeks to redesignate a portion of the subject lands from General Industrial to Restricted Industrial to permit a material recovery and transfer station with outdoor storage (Ram Iron & Metals), add a Defined Policy Area to permit outdoor storage and realign the existing Environmental Protection designation.

Zoning By-law Amendment

The proposed Zoning By-law Amendment application seeks to rezone the subject lands from 'General Industrial' (GI) and 'Environmental Protection' (EP) to 'Restricted Industrial with Special Provisions' (RI)(SP-XXX), 'General Industrial' (GI) and 'Environmental Protection' (EP). The (RI)(SP-XXX) zone is intended to permit a material recovery and transfer station (Ram Iron & Metals) with special provisions to permit outdoor storage and a reduced parking standard.

Draft Plan of Subdivision

The proposed Draft Plan of Subdivision would facilitate the extension of Welham Road to Lockhart Road, the creation of a block for restricted industrial use by the owner (Ram Iron & Metals), 33 lots for industrial development, and blocks for a road, stormwater management and environmental protection for a tributary of Lover's Creek.

The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 8](#). A Neighbourhood Meeting was not held as there is no change to the principal land use from industrial/employment, and there are no sensitive land uses in proximity to this proposed development.

Planning and Land Use Matters Under Review

The subject applications are currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- Analysis for permitting a restricted industrial use at this location;
- Appropriateness of outdoor storage as part of a restricted industrial operation;
- Justification for the requested-special provisions to the standards of the Zoning By-law to permit outdoor storage and reduced parking;
- Proposed alignment of Welham Road through the site, and connection with Lockhart Road; and,
- Evaluation of the identified natural heritage resources.

Next Steps

Staff will continue to work with the applicant to address 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. These items may require revisions or updates to the plans and reports submitted in support of the applications. A staff report to Planning Committee is anticipated to be brought forward in the Fall of 2021 for consideration on the Official Plan Amendment and Zoning By-law Amendment. The approval of the Draft Plan of Subdivision is delegated to the Director of Development Services. If approved, a subsequent application for Site Plan Control would also be required for those lands designated and zoned as Restricted Industrial and (RI)(SP-XXX).

For more information, please contact Celeste Kitsetmetry, Senior Planner at 705-739-4220 ext. 4430 or by email at celeste.kitsetmetry@barrie.ca.

Attached: Appendix "A" – Proposed Draft Plan of Subdivision
 Appendix "B" – Block 1 Concept

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APPENDIX "B" - BLOCK 1 CONCEPT

