



City of Barrie

70 Collier Street (Box 400)
Barrie, ON L4M 4T5

Minutes - Final Development Services Committee

Tuesday, November 12, 2013

7:00 PM

Council Chamber

For consideration by the General Committee of the City of Barrie on November 25, 2013.

The meeting was called to order by Councillor Ward at 7:13 p.m. The following were in attendance for the meeting:

PRESENT:

Councillor B. Ward, Chair of the Development Services Committee
Councillor P. Silveira, Development Services Committee Member
Councillor A. Khan.

STAFF:

Business Development Officer, P. Dyck
City Clerk/Director of Legislative and Court Services, D. McAlpine
Committee and Print Services Supervisor, L. Pearson
Director of Planning Services, S. Naylor
General Manager of Infrastructure and Growth Management, R. Forward.

The Development Services Committee met and reports as follows:

SECTION "A"

OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW TO PERMIT A CONCRETE READY MIX PLANT (WARD 8)

Stephen Naylor, Director of Planning Services noted that the staff report concerning the Official Plan Amendment and Zoning By-law Amendment to permit a concrete ready mix plant had been presented to General Committee and subsequently referred to Development Services Committee for further consideration.

Margaret Walton of Planscape provided a presentation on behalf of the applicant, Champlain Ready Mix Inc. regarding the applications for an Official Plan Amendment and Zoning By-law Amendment to permit a concrete ready mix plant. Ms. Walton provided an overview of the timelines involved for the Official Plan Amendment and Zoning By-law Amendment Applications. She described the current Official Plan designation and zoning associated with the subject site. Ms. Walton provided an aerial photo of the subject property and images of the surrounding land uses. She reviewed the preliminary Site Plan for the property. Ms. Walton provided several architectural renderings of the proposed facility, noting that the proposed facility will contain modern, enclosed operations to address noise and dust as the operator is obligated by law to adhere to Ministry of the Environment requirements.

The Committee Members and Councillor in attendance asked several questions related to the information provided and received responses from the representative of the applicant and staff.

Five individuals (Mr. Craig Busch, Mr. Brian Westgarth-Taylor, Mr. Bruno Morriello, Ms. Christine McLenahan and Mr. Chris Yanch) addressed the Committee regarding the Planning Act applications and provided comments related to the following:

- The health and environmental impacts associated with the concrete ready mix plants and the silica dust produced from the facilities;
- The loss of business and economic opportunities for the City of Barrie should existing businesses re-locate and new businesses determine that they won't locate near a concrete ready mix plant due to their increased costs to address dust and noise;
- The need to preserve large lots and lots adjacent to the freight rail line for future growth;

- The relatively low number of jobs per hectare that are associated with the proposed use;
- The concerns for the health of employees of existing local businesses, their legal obligations to protect employee health and the negative impact on employee retention;
- The different opinions with respect to the definition of sensitive land uses and setback requirements;
- The accumulated impact of the existing two plants plus the proposed Champlain Ready Mix plant;
- The differing interpretations of the Lots impacted by a restrictive covenant related to uses generating noise and odour;
- The concerns for the health and welfare of tenants on the Lockhart Farm;
- The zones of influence associated with emissions from Class 2 and Class 3 facilities and any overlap due to the number of facilities should the development be approved;
- The interest in selling lands over the health of employees/residents;
- The financial impact on existing landlords if their existing long term tenants decide to relocate due to the emissions and they are unable to re-lease the property;
- The reduction in property values and resulting tax revenues associated with the proposed facility;
- The potential for greater net benefit to the City from uses that do not generate emissions; and
- The responsibility for monitoring the emissions after the plant is constructed to ensure adherence to any conditions.

The Committee Members and Councillor in attendance asked a number of questions related to the comments and concerns expressed and received responses from City staff and representatives of the applicant. The Committee requested a memorandum from staff in the Planning Services Department with respect to the Ministry of the Environment definitions of sensitive land uses and the required setbacks from sensitive land uses.

The Development Services Committee met and recommends adoption of the following recommendation(s):

SECTION "B"

OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW TO PERMIT A CONCRETE READY MIX PLANT (WARD 8)

That the applications for an Official Plan Amendment and Amendment to the Zoning By-law to permit a concrete ready mix plant submitted by Planscape on behalf of Champlain Ready Mix Inc. for the property legally known as Lots 80, 81, 82 and 83, Plan 51M-379 be denied. (PLN018-13) (File: D09-OPA028 and D14-1548)

This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 11/25/2013.

The Development Services Committee met and reports as follows:

SECTION "C"

2014 MEETING SCHEDULE

The Development Services Committee met and discussed the 2014 Meeting Schedule. (File: C05)

HERITAGE BARRIE COMMITTEE REPORT DATED OCTOBER 1, 2013

The Heritage Barrie Committee Report dated October 1, 2013 was received. (File: C05)

The meeting adjourned at 9:41 p.m.

CHAIRMAN