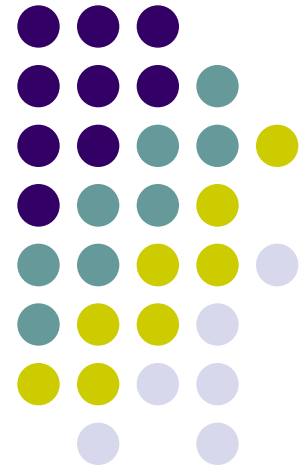


Zoning By-Law Amendment Application

Mofan Holdings Inc.

May 2nd, 2011



Innovative Planning Solutions
Planners, Project Managers, Land Development

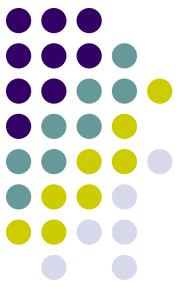
Purpose and Intent



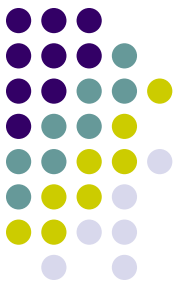
- Review application for Zoning By-Law Amendment submitted by Mofan Holdings Inc.
- Provide details of the amendment.
- Attain feedback from Council and public on merits of application.



Site Location & Surrounding Land Uses



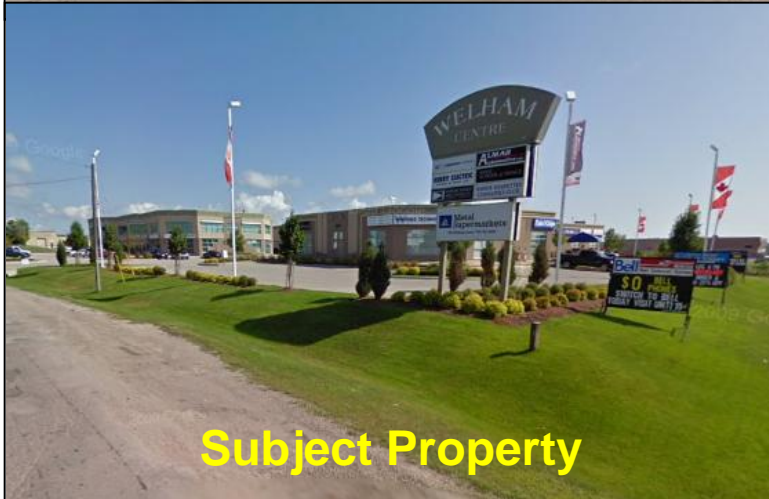
Site Location & Surrounding Land Uses



Welham Road Businesses



Railway



Subject Property



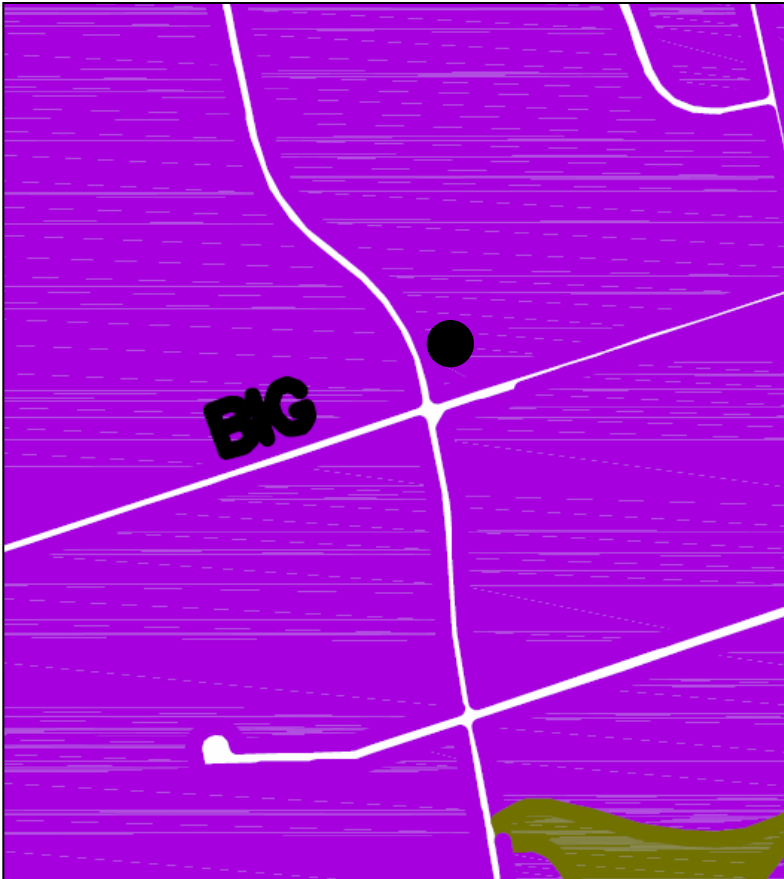
Welham Road Businesses



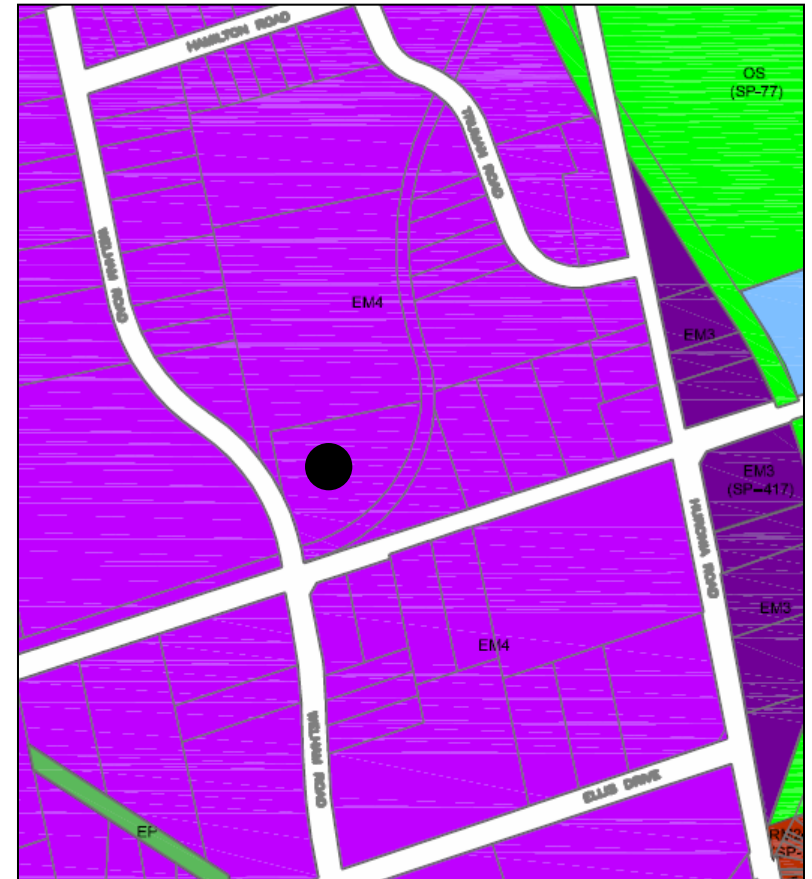
City of Barrie Zoning By-law & Official Plan Designation



Official Plan



Zoning By-law



Details of Application



- The proposed amendment will rezone the subject lands from General Industrial (EM4) to Service Industrial (EM3)
- The subject facilities currently possess 5,000 square feet vacant space.
- Several suitable businesses permitted under EM3 zoning have wished to locate on the subject lands recently, but were not permitted due to the existing EM4 zoning.



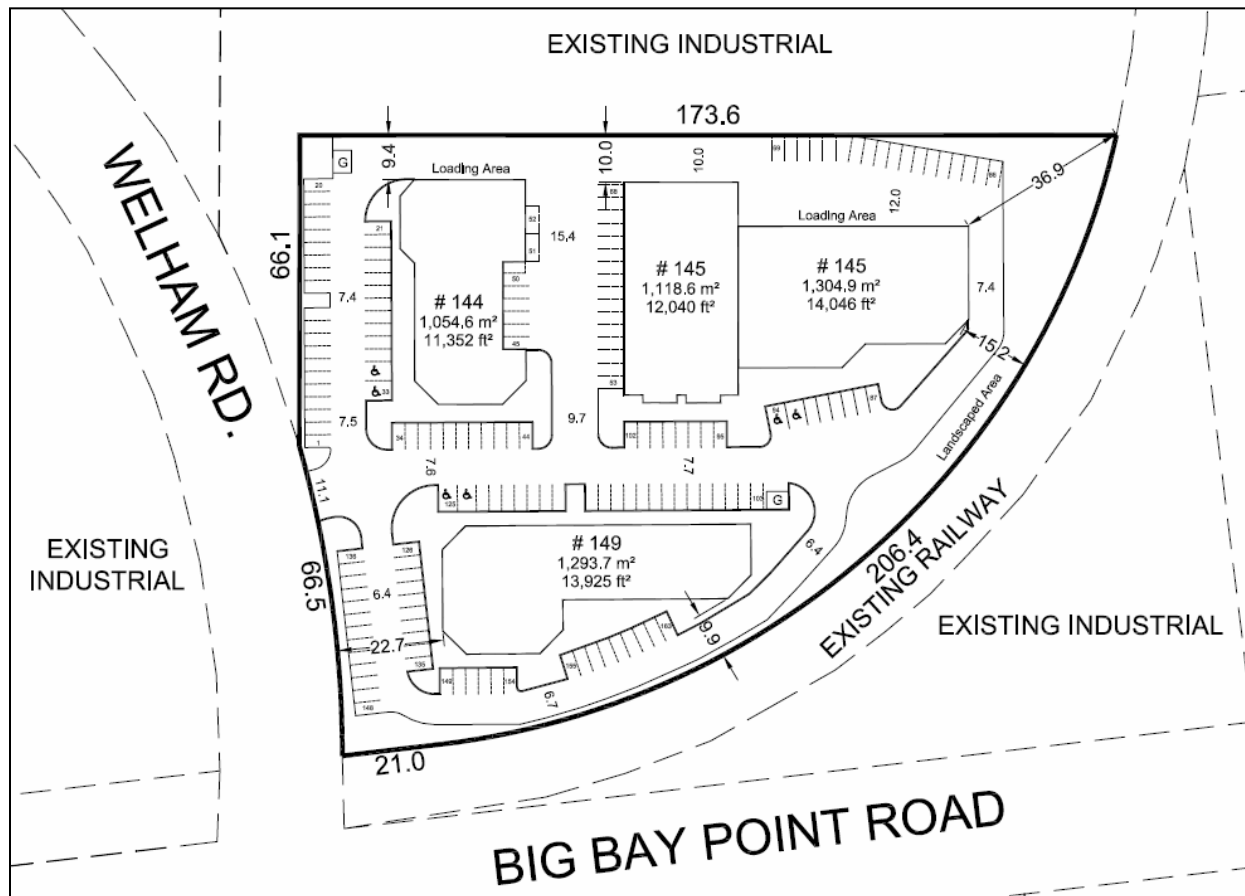
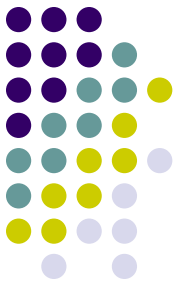
Supporting Studies



- The following reports have been completed to support the following application
 - Planning Justification Report
 - Traffic Impact Assessment



Site Plan

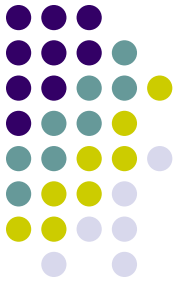


NOTE: No physical changes to the site are proposed



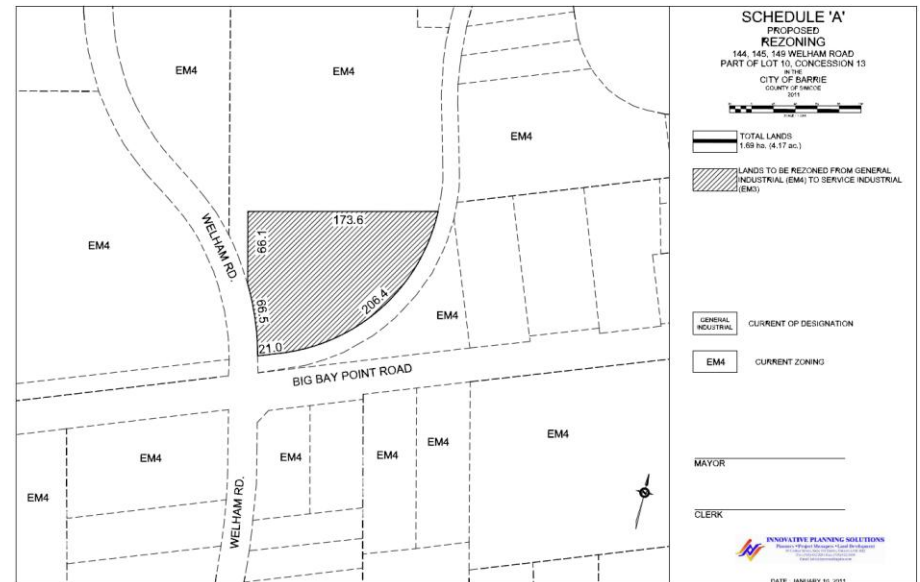
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ZBA details

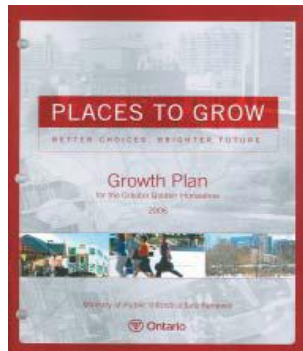


- The current EM4 zone does not permit the following uses which are permitted under the EM3 zone:

- assembly hall
- Bank
- conference centre
- health club
- medical office
- recreational establishment
- photography studio
- trade centre
- school
- day nursery



Planning Instruments



- Encourage working and living within the same community
- Promote economic development and competitiveness
- Provide for an appropriate mix of employment to meet long-term needs
- Planning for, protecting and preserving employment areas for current and future uses
- Maintaining a range and choice of suitable sites for employment uses
- Be flexible to the changing and diverse needs of industry
- Encourage the expansion and diversification of Barrie's economic base
- Application is consistent with the Places to Grow Growth Plan, the Provincial Policy Statement, and the City of Barrie Official Plan



Conclusion



- Proposal aims to facilitate more appropriate uses for the subject site and existing facilities
- Zoning Amendment is required to facilitate the proposed new permitted uses
- No physical change to the site will occur
- Justification is based on conformity with the goals and objectives of the Growth Plan, Provincial Policy Statement, City of Barrie Official Plan and the City of Barrie Zoning By-law



Conclusion



- Thank you

