
To	General Committee
Subject	112 King Street (Formerly 1 Hollyholme Farm Road)
Date	May 28, 2025
Ward	7
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer
Staff Report #	DEV017-25

Recommendation(s):

1. That the Official Plan Amendment application submitted by Sol-Arch, on behalf of 1320938 Ontario Limited, for lands known municipally as 112 King Street (formerly 1 Hollyholme Farm Road) be approved as attached to this Staff Report as Appendix A with the following amendments:
 - a) Amend Map 2 – Land Use by adding “See Policy 2.8.X” to the lands known municipally as 112 King Street.
 - b) Add text to Section 2.8 – Defined Policy Area of the Official Plan as follows:

Section 2.8.X 112 King Street

Notwithstanding Section 2.6.9.2 (f)(i) & (ii) of this Plan, the lands known municipally as 112 King Street are permitted to have retail and office uses occupy 100% of the gross floor area of the building/structure from which it exists.
2. That the Zoning By-law Amendment Application submitted by Sol-Arch, on behalf of 1320938 Ontario Limited, to rezone lands known municipally as 112 King Street (formerly 1 Hollyholme Farm Road) from ‘Light Industrial’ (LI) to ‘Light Industrial with Special Provisions’ (LI)(SP-XXX) be approved as attached to this Staff Report as Appendix B.
3. That the following special provision be referenced in the implementing Zoning By-law for subject lands:
 - a) That notwithstanding the list of permitted uses, an Automotive Sales Establishment and Automotive Leasing Establishment shall also be permitted on lands zoned ‘Light Industrial with Special Provisions’ (LI) (SP-XXX).

4. That Site Plan Control By-law 99-312 be amended to include the subject lands as an additional area subject to Site Plan Control.
 5. That the written and oral submissions received relating to these applications have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV017-25.
 6. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.
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Executive Summary:

The purpose of this report is to recommend approval of Official Plan and Zoning By-law Amendment applications for lands municipally known as 112 King Street (Formerly 1 Hollyholme Farm Road) so as to facilitate the development of an automotive sales and leasing establishment within the existing building on the subject lands. The draft Official Plan Amendment and Zoning By-law Amendment are attached to the Staff Report DEV017-25 as Appendix A and Appendix B, respectively. The application was submitted by Sol-Arch, on behalf of 1320938 Ontario Limited. This report provides an analysis of the application based on conformity with the Provincial and City Planning policies, as well as an overview of comments received through the technical review and public engagement process. The existing Site Plan is included for reference in Appendix C. The Planning Analysis with respect to the submitted amendment is attached as Appendix D.

Key Findings:

Staff have reviewed the relevant policies with respect to the subject application and are of the opinion that the proposal is consistent with the Provincial Planning Statement (2024) and the City of Barrie Official Plan (2024). Staff have considered the comments received through the technical review and public consultation process, which included a Neighbourhood Meeting on August 8, 2024, and Public Meeting on March 19, 2025, and are of the opinion that the requested amendments and site specific zoning provision is considered appropriate for the use of the land.

Financial Implications:

There are no financial implications for the City of Barrie resulting from the proposed recommendation. As there are no proposed changes to the site through the Zoning By-law Amendment to permit an Automotive Sales and Leasing Establishment, no additional costs associated with the approval will be triggered. All fees and levies were collected when the site was originally developed.

Alternatives:

The following alternatives are available for consideration by General Committee:

Alternative #1 – General Committee could refuse the proposed Official Plan and Zoning By-law Amendment applications and maintain the existing ‘Employment Area’ designation and ‘Light Industrial’ (LI) zoning over the subject property.

This alternative is not recommended as the proposed development conforms to all provincial and municipal policies as noted throughout this report and is considered an appropriate use of the subject lands.

Strategic Plan Alignment:

Affordable Place to Live	X	The proposed Official Plan and Zoning By-law Amendments would contribute to an ‘Open for Business’ environment to help encourage job creation’ by permitting a new business to occupy an otherwise vacant building within an existing development. This would contribute to the efficient use of the lands by utilizing existing services and infrastructure.
Community Safety		
Thriving Community		
Infrastructure Investments		
Responsible Governance		

Additional Background Information and Analysis:

Site Description and Location

The subject lands are located on the northeast corner of King Street and Hollyholme Farm Road and south of Maplevue Drive West. The lands are known municipally as 112 King Street (formerly 1 Hollyholme Farm Road) and are legally described as Lot 2, Plan 51M-882, in the City of Barrie. The total area of the subject lands is approximately 0.51 hectares with lot frontage along King Street of 50 metres and flankage of 85 metres along Hollyholme Farm Road. The property contains an existing building totaling 859.95 square metres that is currently vacant. No changes are proposed to the site or building to accommodate the proposed Amendments to the Official Plan and Zoning By-law.

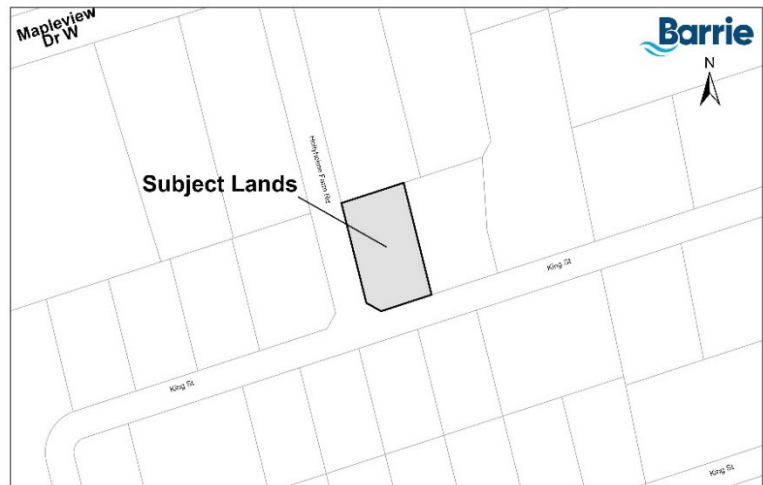
The surrounding land uses include the following:

North: Existing light industrial/commercial uses fronting Maplevue Drive West

South: Vacant lands and existing light industrial uses fronting King Street

East: Existing light industrial/commercial uses and greenspace associated with an existing municipal stormwater management facility

West: Vacant lands and existing light industrial/commercial uses fronting King Street



Existing Policy

The subject lands are located within a Designated Greenfield Area and an Employment Area as identified on Map 1 – Community Structure, is designated “Employment Area – Non Industrial” on Map 2 – Land Use Designations in the City’s Official Plan, and are zoned “Light Industrial” (LI) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended.

Lands designated ‘Employment Area – Non Industrial’ are intended to support Barrie’s economic competitiveness by primarily facilitating a wide range of non-industrial employment uses that either support industrial-type uses, serve the general public, or create new economic development opportunities.

Department and Agency Comments

In support of the application, the following plans, reports, and studies were submitted. Copies of the submission materials are available under [Ward 7 – 112 King Street](#).

- a) Planning Justification Report (Sol-Arch, November 2024)
- b) Survey (Rudy Mak Surveying Ltd., April 30, 2018)
- c) Site Plan (Sol-Arch, January 22, 2024)
- d) Landscape Plan (Kamyar Abbasi, June 7, 2024)

The subject application was circulated to staff in various departments and external agencies for review and comment. No objections or concerns were received from the following departments as it relates to the Zoning By-law Amendment application.

- a) Development Services - Addressing, Approvals, Parks Planning and Transportation Planning;
- b) Fire and Emergency Services;
- c) Business Performance and Environmental Sustainability – Risk Management Official, Environmental Sustainability and Environmental Compliance;

- d) Finance – Development Charges Department;
- e) Transit and Parking Strategy Department;
- f) Infrastructure Services Department (Water Operations Branch);
- g) Engineering Standards; and,
- h) Alectra Utilities and Enbridge.

Consultation and Engagement:

A joint neighbourhood meeting was held on August 8, 2024, for 112 King Street and 282 King Street. There were approximately six (6) attendees including Ward 7 Councillor, Gary Harvey, one resident, the applicant's Planning Consultant, the owner of the property, and City Planning staff.

One member of the public in attendance inquired as to whether the addition of a new use would alter the current permitted uses and staff confirmed that the existing permitted uses are intended to remain. No other comments or concerns were raised at the meeting.

A statutory Public Meeting was held on March 19, 2025, to present the subject application to Affordability Committee and the public. No members of the public attended the Public Meeting.

Environmental and Climate Change Impact Matters:

There are no environmental and/or climate change impact matters related to the recommendation.

Appendix:

Appendix A – Draft Official Plan Amendment
Appendix B – Draft Zoning By-law Amendment
Appendix C – Existing Site Plan
Appendix D – Planning Analysis
Appendix E – Proposed Amendment to Site Plan Control By-law 99-312

Report Author:

Rachel Mulholland, Planner, Development Services

File #:

D30-021-2024

Pending #:

Not Applicable

Appendix A – Draft Official Plan Amendment

PART B – THE AMENDMENT

DETAILS OF THE AMENDMENT

The Official Plan of the City of Barrie is hereby amended by revising the text and Schedules of the Official Plan as follows:

1. Section 2.8 Defined Policy Area is amended by adding the following text:

Section 2.8.X 112 King Street

Notwithstanding Section 2.6.9.2 (f)(i) & (ii) of this Plan, the lands known municipally as 112 King Street are permitted to have retail and office uses occupy 100% of the gross floor area of the building/structure from which it exists.

2. Amend Map 2 – Land Use to include a Defined Policy Area (2.8.X) overly over the existing Employment – Non-Industrial Designation on the lands known municipally as 112 King Street.

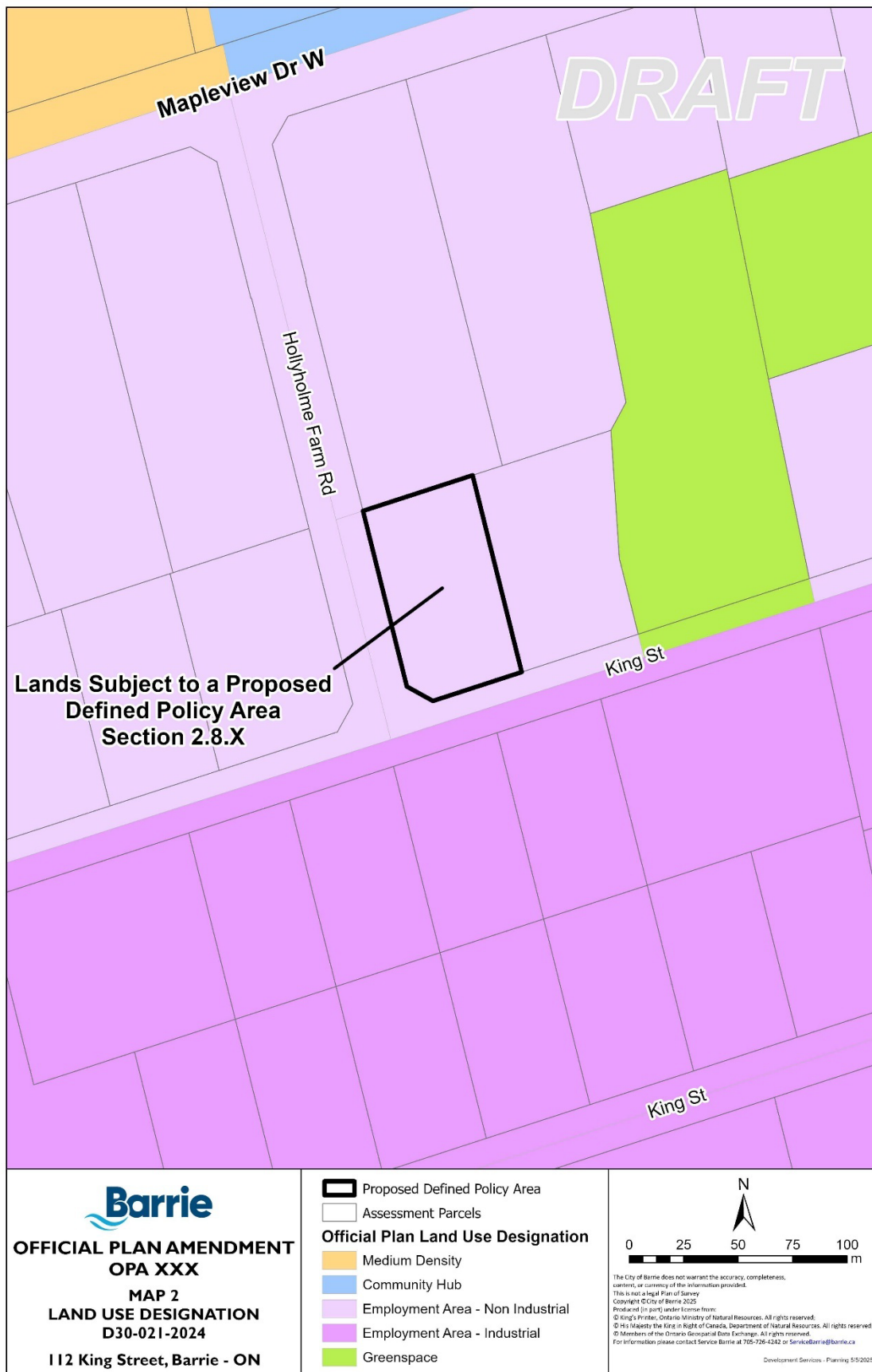
IMPLEMENTATION

Subsequent to the adoption of this Amendment, an implementing Zoning By-law to rezone the lands from 'Light Industrial' (LI) to 'Light Industrial with Special Provisions' (LI)(SP-XXX) will be presented to Council in accordance with this proposed Amendment.

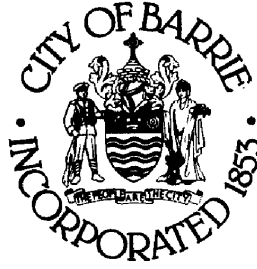
INTERPRETATION

The remaining provisions of the Official Plan, as amended from time to time, shall apply in regard to this Amendment.

Schedule "A" to attached Official Plan Amendment No. X



Appendix B – Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2025 - XXX

A By-law of The Corporation of the City of Barrie to amend City of Barrie By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands described as: Lot 2, Plan 51M-882; City of Barrie, County of Simcoe, known municipally as 112 King Street and as shown on Schedule “A” to this By-law, from ‘Light Industrial’ (LI) to ‘Light Industrial with Special Provisions’ (LI)(SP-XXX); and,

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 25-G-XXX.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the Zoning Map be amended to change the zoning from ‘Light Industrial’ (LI) to ‘Light Industrial with Special Provisions’ (LI)(SP-XXX) in accordance with Schedule “A” attached to this By-law being a portion of the Zoning Map.
2. **THAT** notwithstanding the list of permitted uses in Table 7.2 of By-law 2009-141, an Automotive Sales Establishment and Automotive Leasing Establishment shall also be permitted in the ‘Light Industrial with Special Provisions’ (LI)(SP-XXX) zone.
3. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule “A” to this Bylaw, shall apply to the said lands except as varied by this By-law.
4. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this ____ day of _____, 2025.

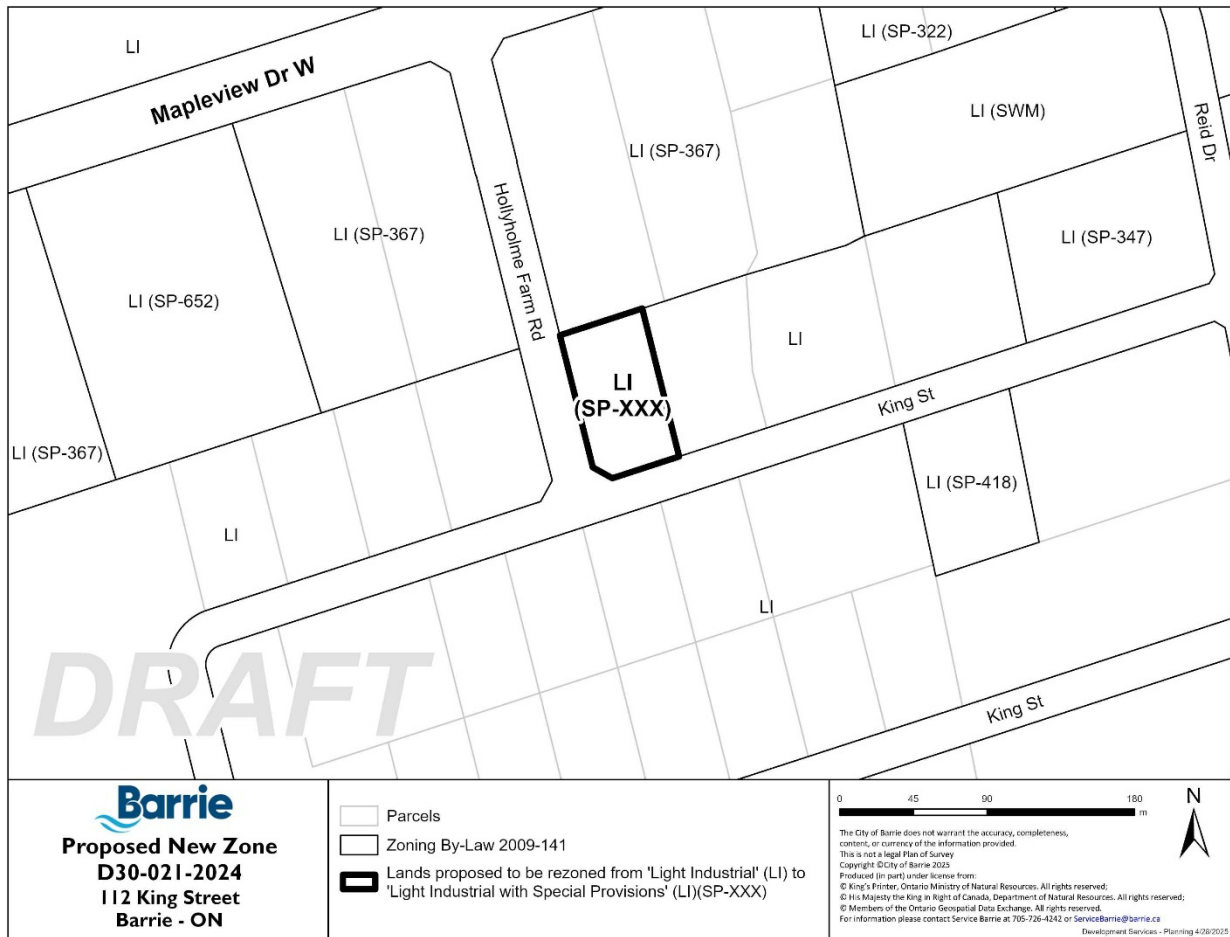
READ a third time and finally passed this ____ day of _____, 2025.

THE CORPORATION OF THE CITY OF BARRIE

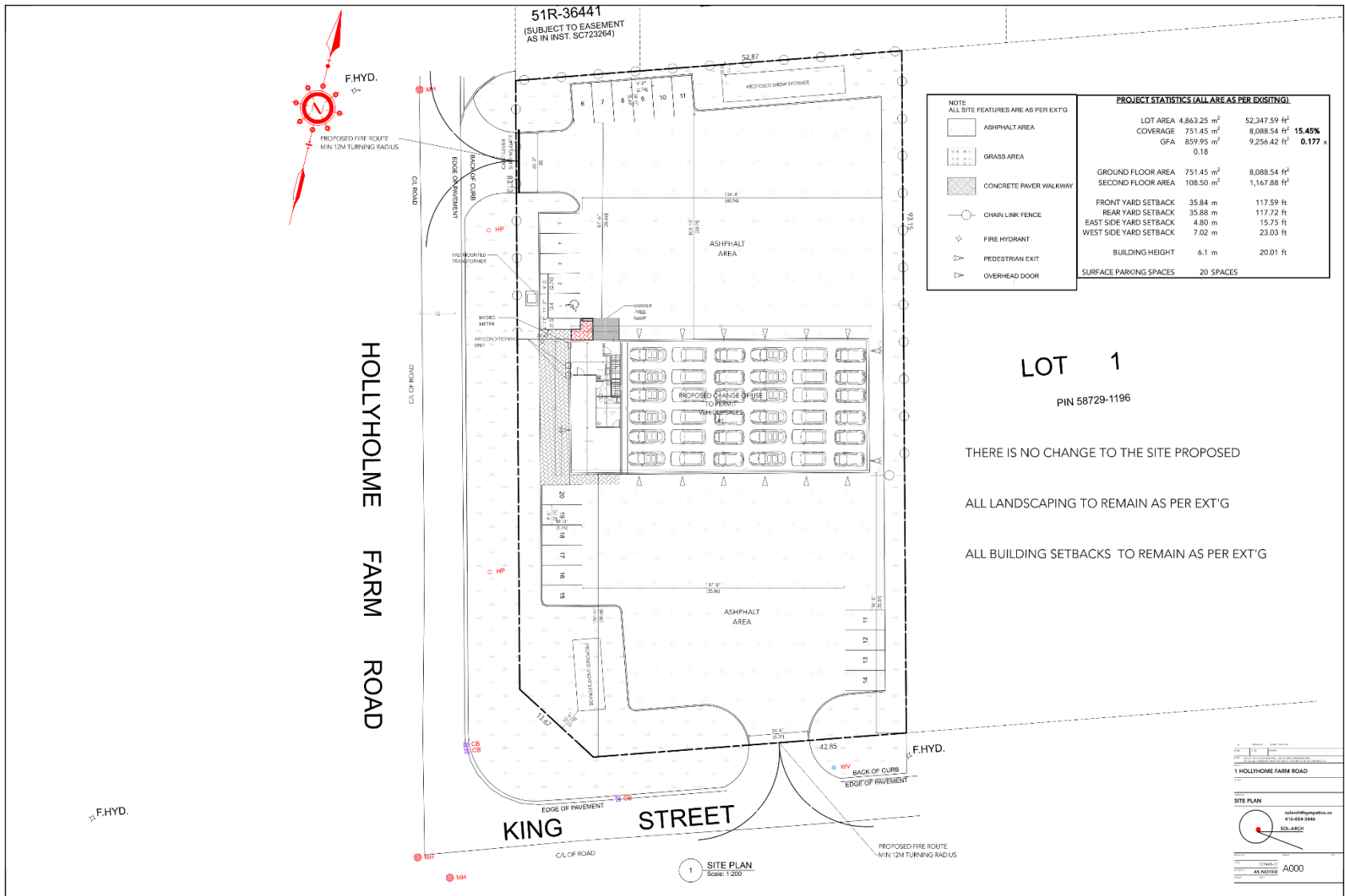
MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule "A" to attached By-law 2025 - XXX



Appendix C – Existing Site Plan



Appendix D – Planning Analysis

Provincial Planning Statement (2024) (PPS)

Staff have reviewed the relevant policies and are of the opinion that the proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the applicable policies of the Provincial Planning Statement (2024), which supports the achievement of complete communities and the continued growth of Settlement Areas. The PPS indicates that Settlement Areas will be the focus of growth and development. The PPS further indicates that planning authorities shall promote economic development and competitiveness by providing an appropriate mix and range of employment, institutional, and broader mixed uses to meet long term needs and to provide opportunities for a diversified economic base to enhance and build on the needs of existing municipal infrastructure and services, and would provide for a range of employment uses that are compatible with the existing uses in the area with no potential impacts on the long-term economic viability of surrounding employment uses.

The Provincial Planning Statement was updated by the Province on October 20, 2024. The updated policy changed the definition of employment areas in Section 2.8.2.3 - Employment areas to, among other prohibit residential and commercial uses as well as retail and office uses that are not associated with the primary employment use.

Section 2.8.2.4 directs planning authorities to assess and update employment areas identified in the Official Plan to ensure appropriate designation to the planned function of employment areas. Planning authorities shall maintain land use compatibility between sensitive land uses and employment areas. The City of Barrie is currently undertaking a review of the identified Employment Area and anticipate changes to properties that are developed and generally directed to more commercial type uses to be removed from the Employment Area identified on Map 1 - Community Structure including the subject lands.

The subject applications support the policies of the PPS as the lands are located within a Settlement Area and would provide for a range of employment that are compatible with the existing uses in the area making use of an existing building that is otherwise underutilized. In addition, existing permitted employment land uses would continue to be permitted on the subject lands.

City of Barrie Official Plan (2024)

Staff have reviewed the relevant policies in the City of Barrie Official Plan which apply to the application and are of the opinion that the proposed development generally conforms to the policies that guide development on the subject lands. The policies of the City's Official Plan strive to provide complete communities. As noted, the subject lands are identified as being within an Employment Area on Map 1 – Community Structure and are designated 'Employment Area – Non-Industrial' on Map 2 – Land Use.

Land use policies that guide development in the Employment Area – Non-Industrial designation are provided in Section 2.6.9 of the Official Plan which indicates these lands are intended to support Barrie's economic competitiveness by primarily facilitating a wide range of non-industrial employment uses that either support industrial-type uses, serve the general public, or create new economic development opportunities.

Policy 2.6.9.1 permits a variety of employment uses, including but not limited to office, training centres, research and development centres and laboratories, hospitality and tourism, commercial and retail, major retail. Policy 2.6.9.2(f)(i) &(ii) permits new retail uses where there were no prior major retail, retail and/or commercial uses, while restricting these uses to multi-tenanted buildings and where no more than 30% of the gross floor area of the building/structure within which it exists. As such, staff are recommending that Map 2 – Land Use and Section 2.8 – Defined Policy Area of the Official Plan be amended to include retail and office uses to occupy 100% of the gross floor area of the building.

The subject lands are developed with an existing building totaling 859.59 square metres in size. The building is currently vacant with a previous use consisting of a bus repair garage and office. The proposed automotive sales and leasing establishment would be located within the entirety of the building.

In staff's opinion, the proposed automotive sales and leasing establishment would not interfere or detract from the commercial and light industrial uses in the surrounding area. Further, the proposed use would provide a service for the general public and existing industrial users in the area on an otherwise underutilized site. For these reasons and those described above, staff are of the opinion that the proposed development generally conforms with the Employment Area – Non Industrial policies of the Official Plan which apply to the subject lands. Based on the above, Planning staff are satisfied that the requested Official Plan Amendment to amend Map 2 and add text to Section 2.8 – Defined Policy Area to permit retail and office uses to occupy the entirety of the building in the Employment Area – Non Industrial designation is appropriate.

Zoning By-law 2009-141

The proposed Zoning By-law Amendment is being requested to amend the 'Light Industrial' (LI) zone that applies to the subject lands to 'Light Industrial with Special Provisions' (LI) (SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended, to permit an automotive sales and leasing establishment in addition to the list of permitted uses for the subject lands.

The Light Industrial zone permits a variety of commercial and automotive related uses such as car wash, automotive repair establishment, office, restaurant and service store among other uses. The proposed automotive sales and leasing establishment would be similar in character to uses that are currently permitted.

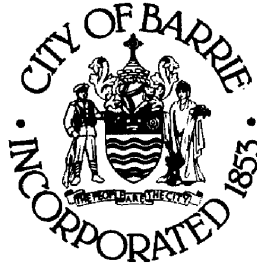
As noted above, the site is currently developed with a vacant building that was previously used for automotive repair with associated offices. There are 20 existing parking spaces on site. The proposed automotive sales and leasing establishment is intended to occupy the entirety of the existing building. The existing automotive storage bay would be dedicated to car storage and repair while the balance of the building would be dedicated to associated offices. There are no exterior alterations proposed to the site to accommodate the proposed use. The proposed use will present no changes to the fire route, aisle widths, frontage or setbacks and adequate parking is provided at the front and rear of the building to serve the proposed use.

In staff's opinion, the proposed use is compatible with and would not interfere with the existing industrial development in the area and would contribute to the efficient use of the subject lands by occupying an otherwise vacant unit. Based on the foregoing, Planning staff are satisfied that the requested site-specific zoning provision to include an Automotive Sales Establishment and Automotive Leasing Establishment to the list of permitted uses for the subject lands is appropriate provided the approval of the associated Official Plan Amendment is approved.

Site Plan Control

Although 'Light Industrial' (LI) lots fronting local roads are generally exempt from Site Plan Control, commercial uses such as the proposed Automotive Sales and Leasing Establishments are subject to it. Accordingly, subject to Council approval of the proposed Official Plan and Zoning By-law Amendment applications, staff recommend that the subject lands be designated for Site Plan Control as per Section 41 of the *Planning Act* and in accordance with By-law 99-312. While the applicant is not currently proposing any physical changes to the site to accommodate the proposed use, staff are of the opinion that any future development or redevelopment of the lands shall be subject to detailed design standard requirements. In this regard, Site Plan Control provides an important mechanism for addressing site development matters such as access, servicing (including adequate fire protection), stormwater management, landscaping, lighting, setbacks, building orientation/placement/massing, parking, etc. Therefore, Planning staff are recommending that Site Plan Control By-law 99-312 be amended to include the subject lands as an area subject to Site Plan Control, as outlined in the recommended motion (see Appendix E – Proposed Amendment to Site Plan Control By-law 99-312).

Appendix E - Proposed Amendment to Site Plan Control By-law 99-312



Bill No. XXX

BY-LAW NUMBER 2025-XXX

A By-law of The Corporation of the City of Barrie to further amend By-law 99-312, being a By-law of The Corporation of the City of Barrie to establish site plan control areas and the processing of site plans within the City of Barrie.

WHEREAS Section 41(2) of the Planning Act, R.S.O. 1990, c.P.13 provides that where an Official Plan is in effect in a municipality, the Council of the municipality may by by-law designate the whole or any part of the area covered by the Official Plan as a site plan control area;

AND WHEREAS the Council of The Corporation of the City of Barrie enacted By-law 99-312, being By-law of The Corporation of the City of Barrie to establish site plan control areas and the processing of site plans within the City of Barrie on the 13th day of December, 1999;

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 25-G-XXX authorizing the passing of a By-law to further amend By-law 99-312 to include an additional area of site plan control.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** Section 9 of By-law 99-312 is hereby amended by adding the following subsection.

(xx) The property municipally known as 112 King Street and being Lot 2, Plan 51M-882, as shown on Schedule "A" which is attached to and forms part of this By-law.

2. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this ____ day of _____, 2025.

READ a third time and finally passed this ____ day of _____, 2025.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule "A" to attached By-law 2025 - XXX

