

Staff Report



To	General Committee
Subject	Zoning By-law Amendment – 282 King Street
Date	March 19, 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 #	DEV010-25

Recommendation(s):

1. That the Zoning By-law Amendment Application submitted by Baldwin Planning and Development Consultants, on behalf of Rosewood Auto Plus Limited, to rezone the land municipally known as 282 King Street from 'Light Industrial' (LI) to 'Light Industrial with Special Provisions' (LI) (SP-XXX), attached as Appendix A to Staff Report DEV010-25, be approved.
 2. That the following Special Provisions be referenced in the implementing Zoning By-law for the 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), up to a maximum of 25 percent of the total gross floor area of the building.
 3. That the written and oral submissions received relating to this application 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 DEV010-25.
 4. 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 a Zoning By-law Amendment application for lands municipally known as 282 King Street so as to

facilitate the development of an automotive sales and leasing establishment within the existing multi-tenanted building on the subject lands. The draft Zoning By-law Amendment is attached to the Staff Report DEV010-25 as Appendix A. The application was submitted by Baldwin Planning and Development Consultants, on behalf of Rosewood Auto Plus 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 B. The Planning Analysis with respect to the submitted amendment is attached as Appendix C.

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 December 4, 2024, and are of the opinion that the requested special provision is considered desirable for the appropriate development or use of the land.

Financial Implications:

There are no financial implications for the Corporation resulting from the proposed recommendation. The Zoning By-law Amendment to permit Automotive Sales and Leasing Establishment on the subject lands will not trigger any development charges, education levies, cash in lieu of parkland or finance admin fees. All fees and levies were collected when the site was originally developed.

Alternatives:

The following alternative is available for consideration by General Committee:

Alternative #1 – General Committee could refuse the proposed Zoning By-law Amendment application and maintain the existing “Light Industrial” (LI) zoning and permissions 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	Approval of the subject application would reflect an 'open for business environment to help encourage job creation' by permitting a new business to occupy an otherwise vacant unit within an existing development with a compatible use. This would contribute to the efficient use of employment lands by utilizing existing services and infrastructure.
Community Safety		Not Applicable
Thriving Community		Not Applicable
Infrastructure Investments		Not Applicable
Responsible Governance		Not Applicable

Additional Background Information and Analysis:

The subject lands are located on the south side of King Street, west of Reid Drive.

The subject lands contain an existing building with three (3) units totalling 6,530 square metres. The building is a multi-tenant building that consists of light manufacturing and warehousing. There are no changes proposed to the site or the exterior or interior of the existing building to accommodate the proposed use.

Surrounding land uses include:

North: Vacant lands zoned Light Industrial (LI) and existing industrial uses fronting King Street

South: Vacant agricultural lands

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

West: Existing industrial/commercial uses fronting King Street



Existing Policy

The subject property is designated Employment Area - Industrial on Map 2 – Land Use Designations in the City of Barrie Official Plan. Lands designated 'Employment Area - Industrial' are intended to recognize and permit industrial-type uses which are sensitive to encroachment and must be protected over the long term to ensure the economic prosperity of the City.

Department and Agency Comments

In support of the application, the following plans, reports, and studies were submitted. Copies of the submission material are available under [Ward 7 – 282 King Street](#):

- a) Planning Justification Report (Baldwin Planning and Development Consultants, October 2024)
- b) Site Servicing Plan (F.J Ternoway & Associates Limited, April 2008)
- c) Building Elevations (Joseph Bogdan Associates Inc., January 2008)
- d) Site Plan (Bogdan Newman Caranci Inc., April 2011)

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 subject 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;
- h) Alectra Utilities, Bell Canada, Enbridge and Hydro One;
- i) The Lake Simcoe Region Conservation Authority (LSRCA)

Consultation and Engagement:

A joint neighbourhood meeting was held virtually through the Zoom platform on August 8, 2024, for 112 King Street and 282 King Street. There were approximately six (6) attendees including Ward 7 Councillor, Gary Harvey, City Planning staff and the consultants for both applications.

There were no comments or concerns provided by residents at the meeting regarding this application.

A statutory Public Meeting was held on December 4, 2024, to present the subject application to the 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 Zoning By-law Amendment

Appendix B – Existing Site Plan

Appendix C – Planning Analysis

Report Author:

Krishtian-Tyler Rampersaud, Planner, Development Services

File #:

D30-022-2024

Pending #:

Not Applicable

Appendix A - Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2025-XX

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 being as Lot 11, Plan 51M-882 known municipally as 282 King Street shown on Schedule "A" to this By-law from 'Light Industrial' (LI) to 'Light Industrial with Special Provisions' (LI)(SP-XXX).

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 is amended to change the zoning of 282 King Street, shown on Schedule "A" to this By-law from 'Light Industrial' (LI) to 'Light Industrial with Special Provisions' (LI)(SP-XXX) in accordance with Schedule "A" attached to this By-law.
2. **THAT** notwithstanding Table 7.2 of By-law 2009-141, an Automotive Sales Establishment and Automotive Leasing Establishment shall also be permitted up to a maximum of 25 percent of the total gross floor area of the building 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.

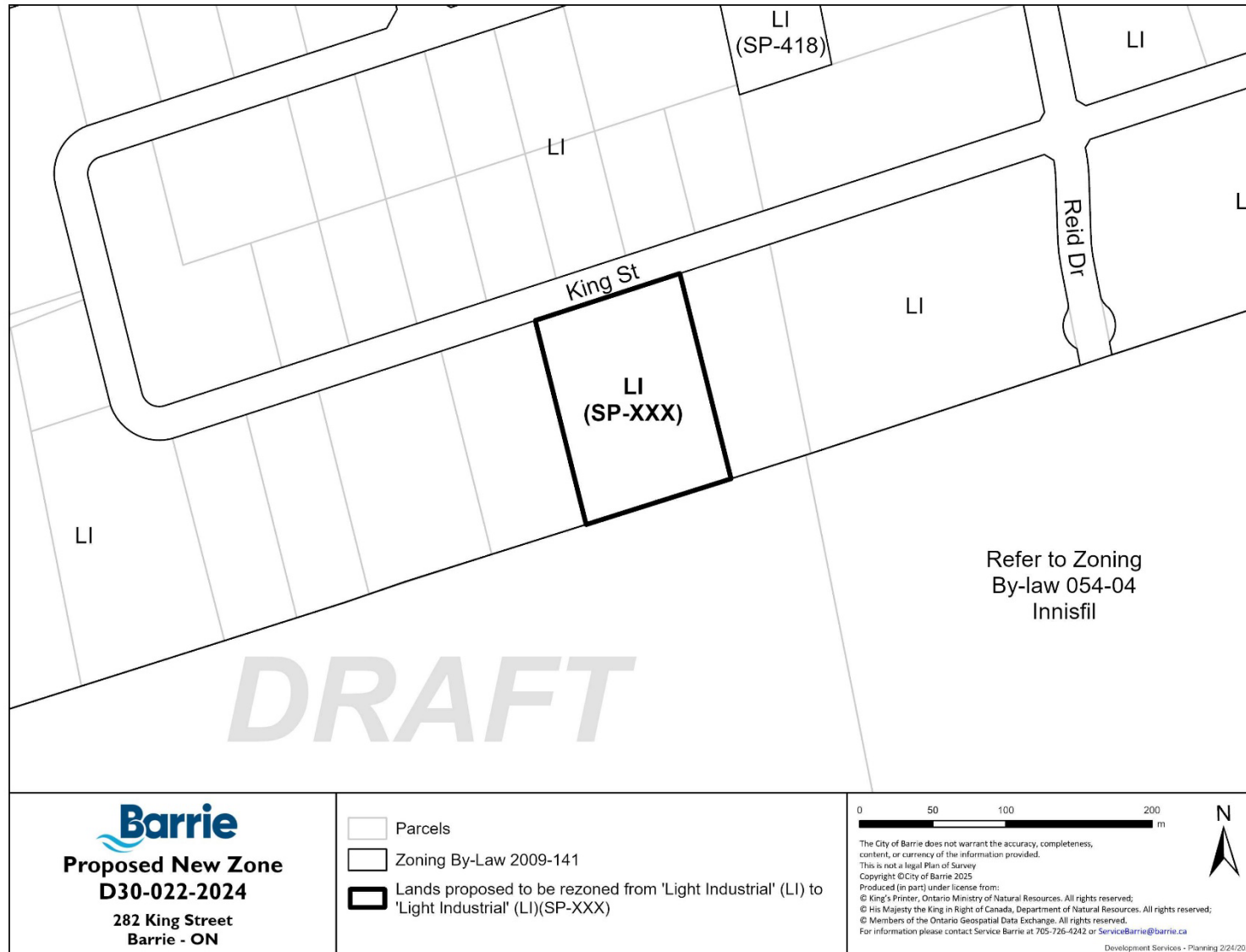
READ a third time and finally passed this ____ day of ____, 2025.

THE CORPORATION OF THE CITY OF BARRIE

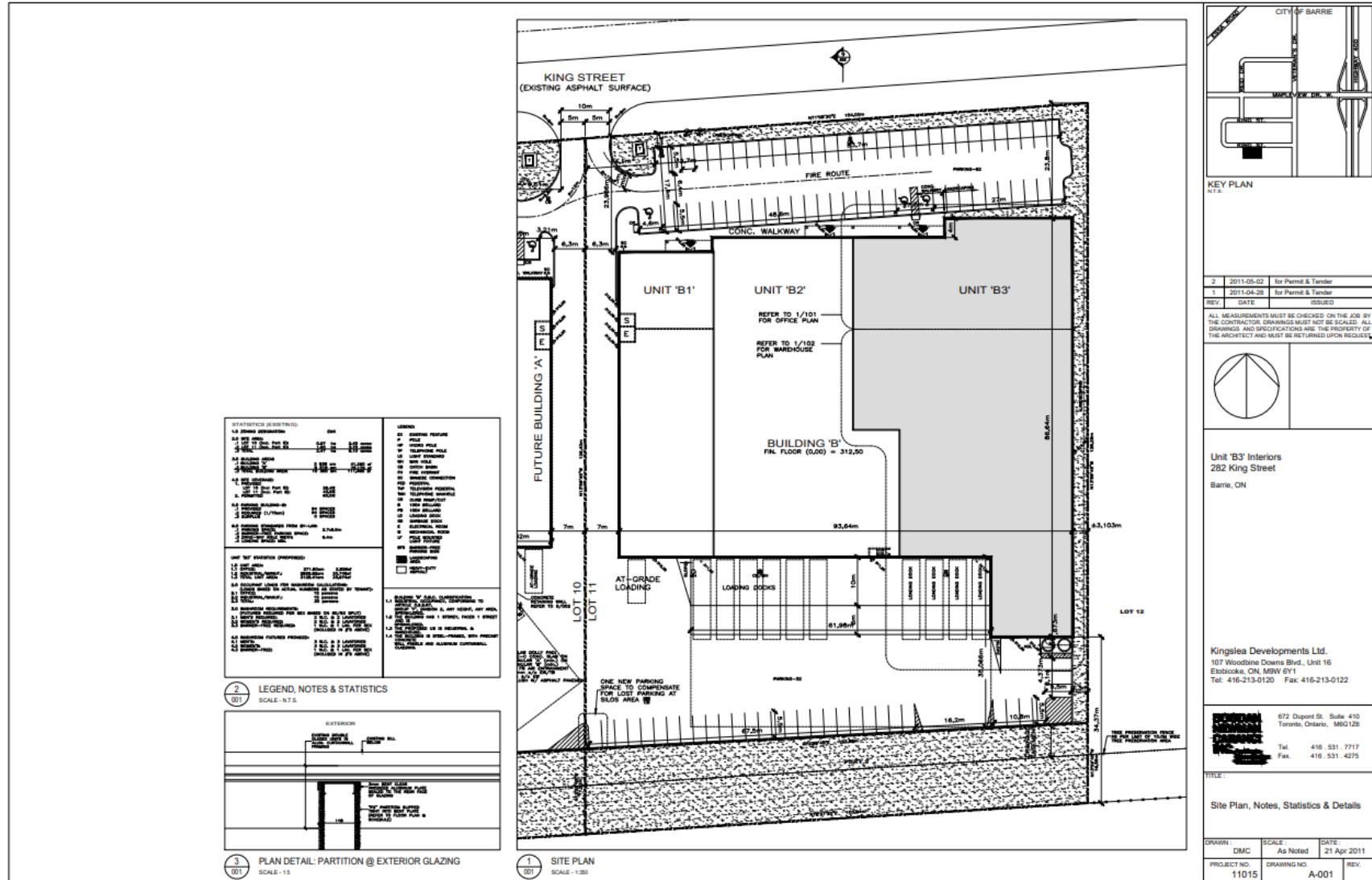
MAYOR – A. NUTTALL

CITY CLERK – WENDY COOKE

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



Appendix B – Existing Site Plan



Appendix C – Planning Analysis

Provincial Planning Statement (2024) (PPS)

Staff have reviewed the relevant policies and are of the opinion that the development is 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 regeneration of these lands shall be promoted. 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 and future businesses. The proposed development supports the policies of the PPS as the lands are located within a Settlement Area, are serviced by existing municipal infrastructure and services, and would provide for a range of employment uses that are compatible with the existing uses in the area.

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 conforms to the policies that guide development on the subject lands. As noted, the subject lands are designated Employment Area - Industrial on Map 2 – Land Use Designations in the City of Barrie Official Plan. Section 2.6.10 of the Official Plan indicates these lands are intended to recognize and permit industrial type uses which are sensitive to encroachment and must be protected over the long term to ensure the economic prosperity of the City.

Policies 2.6.10.1 and 2.6.10.2 permit a variety of employment uses, including but not limited to manufacturing, warehousing, storage, assembly and processing, ancillary retail and/or commercial uses that support primary industrial uses, and office. Non-industrial ancillary uses will only be permitted where they do not interfere or detract from the primary industrial function of the area and new retail or commercial uses as part of a multi-tenanted building may be permitted if it is ancillary or accessory to the primary use and is no larger than 25 percent of the gross floor area of the existing building or structure.

The subject lands are developed with an existing three-unit multi-tenanted building totaling 6,530 square metres in size. Existing uses on site consist of light manufacturing and warehousing. The proposed automotive sales and leasing establishment would be located within unit B1 of the existing building, which is 1,232 square meters in size, thereby representing approximately 19 percent of the total gross floor area of the existing building. One half of the unit would be devoted to office use for automotive sales and leasing, while the balance of the space would be for storage.

In staff's opinion, the proposed automotive sales and leasing establishment is considered ancillary to the existing multi-tenanted building and would not interfere or detract from the primary industrial function of the site and surrounding area. Further, the proposed use would not exceed 25 percent of the total gross floor area of the existing building and would provide a service for existing industrial users in the area. For these reasons and those

described above, staff are of the opinion that the proposed development conforms with the Employment Area – Industrial designation of the Official Plan which applies to the subject lands.

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 development with a 3-unit multi-tenanted building. There are 94 existing parking spaces on site and existing loading spaces are provided at the rear of the building. The proposed automotive sales and leasing establishment is intended to occupy one unit of an existing building. One half of the unit would be dedicated to office use for automotive sales and leasing, while the balance of the unit would be dedicated to storage. There are no exterior alterations proposed to the site to accommodate the proposed use. The proposed use will present no changes the fire route, aisle widths, frontage or setbacks and adequate parking is provided at the front and rear of the building to serve the existing and proposed uses on site.

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. To ensure that the primary use of the property remains light industrial, staff are recommending that the proposed automotive sales and leasing establishment be restricted to a maximum of 25 percent of the total gross floor area of the existing building as reflected in the recommended motion. 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 it is restricted to a maximum of 25 percent of the total gross floor area of the building in accordance with the City's Official Plan.