

City of Barrie
c/o Clerk's Office
70 Collier Street
Barrie ON, L4M 4T5

March 23, 2015

Re: Permitted Uses within Industrial Section of City's Comprehensive Zoning

Attn: Mayor Lehman and Members of City Council

PBM Realty Holdings Inc. has reviewed the City of Barrie Staff Report on Permitted Uses with Industrial Section of the City's Zoning By-Law (PLN023-14 September 8, 2014). This report was created to outline and address comments made by industrial stakeholders regarding proposed changes to the City's Official Plan and Comprehensive Zoning By-Law.

PBM would like to thank the City of Barrie for the inclusion in the process and the opportunity to speak at the February 23, 2015 Infrastructure, Investment and Development Services Committee meeting. Based on that feedback we understand the definition of Medical Marijuana Production Facility has removed the word "stand-alone" to align with the Health Canada legislation. This change is appreciated based on feedback we received from potential tenants in vacant industrial land.

Through this review process PBM Realty still disagrees with the Staff conclusion after considering original stakeholder feedback (reference PLN23-14 item 27 and PBM Realty May 26, 2014 letter to Council). Staff concluded that the additional uses proposed should not be added to the Highway Industrial zone as "these uses do not require highway 400 exposure" (PLN023-14 – item 27 & 28).

PBM would ask that City Council still consider some additional uses be looked at further to reduce vacancy and make Barrie competitive with other municipalities. PBM Realty's requested changes are mostly adding uses to the Highway Industrial Zone, as shown in Appendix 1. Allowing more permitted uses would also decrease the amount of City tax revenue lost on vacancy credits.

PBM Realty shares the Staff concerns noted in the Report, that property with highway 400 frontage should maintain a high level of design and standards. Currently Barrie's Highway Industrial Zone has issues with under development land, vacant industrial and poorly maintained properties. By adding more allowable uses the goal of an attractive city thoroughfare will be more realistic and timely.

Thank you for reviewing our submission as part of your public process. I am available to meet with staff and to be part of any future consultations that may arise during the development of this by law revision.

Best Regards,

Phillip Moore
General Manger
PBM Realty Holdings Inc.
191 John Street, Barrie, Ontario L4N 2L2
Phone:705-737-6526 Email: pcmoore@moorepackaging.com

Appendix 1 - Changes to Use in Industrial Zones Including PBM Realty Requests

Requested Additional Permitted Uses

Highway Industrial - (formally EM2)

- Building Supply Centre (without exposed storage)
- Self-Storage (enclosed)
- Fitness or Health Club
- Recreational Establishment
- Kennel in wholly enclosed buildings
- Veterinary Clinic
- Commercial School
- Industrial School

General Industrial (formally EM4)

- Commercial School
- Recreational Establishment

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May 26, 2014

Attn: Mayor Lehman and Members of Council

PBM Realty Holdings Inc. has reviewed the City of Barrie Staff Report on Permitted Uses with Industrial Section of the City's Zoning By-Law (PLN011-14 March 31, 2014). This report was created as a result of the Use Rationalization Review.

PBM Realty commends the City on reevaluating industrial zoning and proactively addressing under used industrial space as well as planning for future industrial zones. As part of the City Staff review there was some consultation with stakeholders, however PBM Realty would ask that some additional uses be looked at further to reduce vacancy and make Barrie competitive with other municipalities. PBM Realty's requested changes are mostly adding uses to the Highway Industrial Zone, as shown in Figure 1.

PBM Realty shares the concerns noted in the Report, that property with highway 400 frontage should maintain a high level of design and standards. Currently Barrie's Highway Industrial Zone has issues with under development land, vacant industrial and poorly maintained properties. By adding more allowable uses the goal of an attractive city thoroughfare will be more realistic and timely.

PBM Realty has operated in Barrie since 1986 and currently manages over 1 million square feet of industrial space. With this experience and shared vision of a competitive Barrie we are making these recommendations based on actual client lease/buy requests. Many of the client requests we receive from businesses would not be identified by City Staff as they never make any formal application for an amendment, based on the time and resource risk of an application.

Thank you for reviewing our submission as part of your public process. I am available to meet with staff and to be part of any future consultations that may arise during the development of this by law revision.

Best Regards,

Phillip Moore
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Figure 1 - Draft Changes to Use in Industrial Zones Including PBM Realty Requests

- Currently only permitted in the existing Service Industrial (EM3) Zone
- Proposed new use in zone
- PBM Realty Request

| USES | ZONING | | | |
|-----------------------------------------------------------------|--------------------------------------------|--------------------------------------|--------------------------------------|-----------------------------------------|
| | Light Industrial (formally EM1 and EM2) | Highway Industrial (formally EM2) | General Industrial (formally EM4) | Restricted Industrial (formally EM5) |
| Abattoir | | | | X |
| Animal Shelter | X | | X | |
| Bakery | X | X | X | |
| Concrete Product Manufacturing | | | X | |
| Concrete Ready Mix Plant | | | | X |
| Excavation and Processing of Mineral Aggregate Resources | | | | x |
| Foundry | | | x | x |
| Manufacturing and Processing in Wholly Enclosed Buildings | x | x | x | x |
| Manufacturing, Refining, or Rendering of Noxious Products | | | | x |
| Material Recovery Facility X(1) X(1) | | | x | x |
| Outdoor Storage | | | x | x |
| Outdoor Storage of Sand, Gravel, Stone, Soil or Salt | | | | x |
| Printing and Publishing | x | x | x | |
| Rail Transfer Facility | x | x | x | |
| Recyclable Materials Transfer Station | | | x | x |
| Recycling Facility Concrete and/or Asphalt | | | | x |
| Rental Store Excluding Video and Electronic Rentals | x | | x | |
| Research/Development Facility | x | x | x | |
| Self Storage | | x | x | |
| Truck Terminal | | | x | |
| Warehousing in wholly enclosed buildings excluding self storage | x | x | x | |
| Wholesale Establishment | x | x | x | |
| Commercial Uses | | | | |
| Accessory Employee Use | x | x | x | x |
| Accessory Retail | x | x | x | |
| Adult Entertainment Parlour | | | x | |
| Assembly Hall | x | x | | |
| Automotive Repair Establishment | x | | x | |
| Bank | x | x | | |
| Building Supply Centre | x | | x | |
| Car Wash | x | | x | |
| Conference Centre | x | x | | |

| | | | | |
|-----------------------------------------------------|---|---|---|---|
| Custom Workshop | x | | x | |
| Data Processing Centre | x | x | x | |
| Drive Through Facility | x | x | x | |
| Dry Cleaning Establishment | x | | x | |
| Fitness or Health Club | x | x | | |
| Golf Driving Range (outdoor) | | | x | |
| Hotel, Motel | x | x | | |
| Miniature Golf (outdoor) | x | | | |
| Nursery or Garden Supply Centre | x | | x | |
| Office | x | x | x | |
| Office, Medical | x | x | | |
| Outdoor Display and Sales Area | x | | x | |
| Photography Studio | x | | | |
| Recreational Establishment | x | x | x | |
| Restaurant as part of multitenant building | x | x | x | |
| Service Store | x | | x | |
| Trade Centre | x | x | | |
| Transmission Establishment, Cellular and Electronic | | | x | x |
| Veterinary Clinic | x | x | x | |
| Agricultural Uses | | | | |
| Heavy Equipment Dealer | | | x | |
| Kennel | | | x | |
| Kennel in wholly enclosed buildings | x | x | | |
| Institutional Uses | | | | |
| Commercial School | x | x | x | |
| Day Nursery | x | | | |
| Industrial School | x | x | x | |
| | | | | |
| Place of Worship | x | | | |
| Private Academy, Philanthropic or Religious School | x | | | |
| Funeral Service Provider | x | | | |
| Private Club | x | | | |