



TO: GENERAL COMMITTEE

SUBJECT: ZONING BY-LAW AMENDMENT – 518 TO 524 TIFFIN STREET
(PIONEER FAMILY POOLS BARRIE INC.)

WARD: 5

PREPARED BY AND KEY CONTACT: D. SUDDABY, RPP, PLANNER, EXT. 4473

SUBMITTED BY: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

GENERAL MANAGER APPROVAL: B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Zoning By-law Amendment application submitted by the Jones Consulting Group on behalf of Pioneer Family Pools Barrie Inc., to rezone lands municipally known as 518, 520, 522 and 524 Tiffin Street from 'Environmental Protection' (EP) to 'General Industrial - Special Provision' (GI)(SP-XXX) and 'Open Space' (OS), be approved.
2. That the following site-specific provisions be referenced in the implementing Zoning By-law for the subject lands:
 - a) A minimum side yard setback of 0.0 metres shall be permitted adjacent to the existing building, whereas 3.0 metres is required;
 - b) A minimum rear yard setback of 0.0 metres shall be permitted adjacent to the existing building, whereas 7.0 metres is required;
 - c) A continuous landscape buffer will not be required along the portions of the applicable north and east lot lines adjacent to the existing building on-site, whereas a minimum 3 metre wide landscape buffer would be required;
 - d) Permit outdoor storage within the front yard of the subject lands; whereas outdoor storage is not permitted within the front yard;
 - e) A continuous fence be constructed along the lot lines around the perimeter of the site to screen the outdoor storage from view from the street, whereas fencing is required to be setback from the front, rear and side lot lines in accordance with the provisions for outdoor storage;
 - f) That the outdoor storage of sand, gravel, stone or soil shall be permitted, whereas outdoor storage of these materials is not permitted; and
 - g) That lands known municipally as 518, 520, 522 and 524 Tiffin Street shall be considered one lot for purposes of zoning interpretation and implementation.

-
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 DEV037-23.
 4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law.

PURPOSE & BACKGROUND

Report Overview

5. The purpose of this Staff Report is to recommend approval of an application for an Amendment to the Zoning By-law submitted by the Jones Consulting Group Ltd., on behalf of Pioneer Family Pools Barrie Inc., for lands municipally known as 518, 520, 522 and 524 Tiffin Street.
6. If approved, the application would permit indoor and outdoor storage and warehousing, including outdoor storage in the front yard, to facilitate the related landscaping component of the existing Pioneer Family Pools Barrie Inc., which currently operates their commercial store at 42 Anne Street South (see Conceptual Site Plan in Appendix “B” attached to Staff Report DEV037-23).

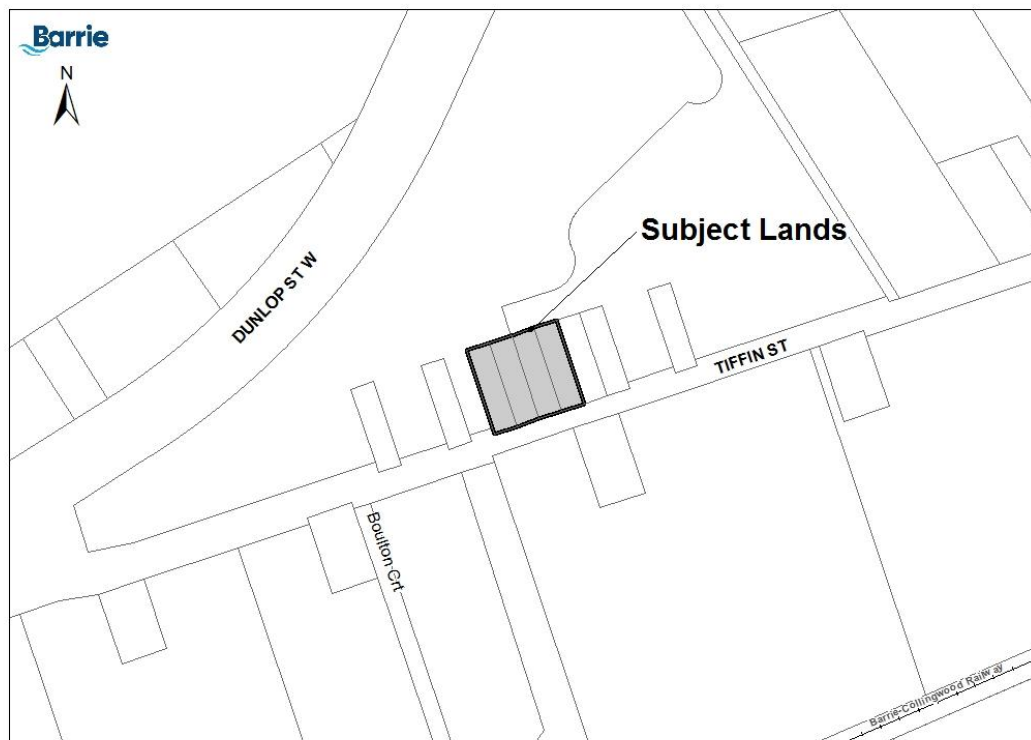
Background

7. At the time of application submission, the applicant had requested amendments to both the Official Plan (2010) and Zoning By-law 2009-141. Since the submission of the application, the City’s new Official Plan (2023) has come into force and effect. The new Official Plan designates the lands as “Employment Area – Industrial”, which reflects the land use designation required for the proposed warehousing and storage use of the property. An amendment to Schedule A Land Use of Official Plan (2010) would no longer be required as the land use designation is now in place by virtue of the approval of the City’s new Official Plan (2023).
8. In addition to the requested land use amendment to Official Plan 2010, a special policy area was also requested to permit an exemption to Section 4.4.2.1 (i) of the Official Plan which notes that where permitted, open storage areas shall be screened by planting, fences, buildings and/or landscaping, and shall generally be located in the rear yard. Given this is an existing site, with an existing building located toward the north-east corner of the site, storage in the rear yard would not be possible. However, the applicant is proposing to construct a landscape berm and install perimeter fencing to screen the storage area from Tiffin Street and adjacent properties. Therefore, planning staff are satisfied that the application conforms to this policy of the Official Plan and a special policy area would not be required.
9. Given the City’s new Official Plan (2023) has implemented the required industrial land use designation over the subject lands and a special policy area is not required, the Official Plan Amendment (OPA) previously requested by the applicant is no longer required. While the associated OPA application had proposed an Open Space designation in the northwest corner of the subject lands to recognize the required vegetative protection zone as required by the EIS, staff are satisfied that this can be implemented through the site-specific Zoning By-Law for the site.
10. With the conclusion of the technical review and public consultation process, which included a neighbourhood meeting on March 3, 2022 and public meeting on June 21, 2022, staff have determined that the proposal has regard for matters of provincial interest as outlined in the *Planning Act*, is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for

the Greater Golden Horseshoe (2019) as amended, and the City of Barrie Official Plan (2010). As such, this application is being recommended for approval.

Site and Location

11. The subject lands are located on the north side of Tiffin Street, south of Dunlop Street West and east of Miller Drive. The total area of the lands is approximately 4,935.7 square metres (0.5 ha), with approximately 72.9 metres of total frontage on Tiffin Street. The lands consist of four parcels which each having a lot area of approximately 1,230 square metres (0.12 ha) and a frontage of approximately 18 metres on Tiffin Street. A one-storey building currently exists on the north-east corner of the lands and will remain.
12. The existing and proposed land uses surrounding the subject property are as follows:
 - North: Vacant lands with multiple zones including Environmental Protection (EP), Light Industrial – Stormwater Management (LI)(SWM), Light Industrial – Special (LI)(SP-451), and General Commercial – Special (C4)(SP-451).
 - South: Tiffin Street, Environmental Protection lands and existing outdoor storage use which is zoned General Industrial – Hold (GI)(H-21).
 - East: Existing single detached residential dwellings.
 - West: Existing single detached residential dwelling.



Existing Policy

13. The application was deemed complete on May 11, 2022, prior to the approval of the new City of Barrie Official Plan (2023) which was approved by the Ministry of Municipal Affairs and Housing on April 11, 2023. Section 2.5.7 notes that applications deemed complete prior to the approval of this Plan by the Ministry of Municipal Affairs and Housing may continue towards final approval under the policy framework in place at the time the Notice of Complete Application was issued. This would include any subsequent implementing approvals. As such, the application has been reviewed against the policies of the City's former Official Plan (2010).
14. The City's former Official Plan (2010) designates the subject property as 'Environmental Protection' on Map A – Land Use.
15. The City's new Official Plan (2023) designates the subject property as 'Employment Area – Industrial' on Map '2' – Land Use Designation in the City of Barrie [Official Plan](#).
16. The lands are zoned 'Environmental Protection' (EP) in the City's [Comprehensive Zoning By-law 2009-141](#), as amended.

Background Studies

17. In support of the application, the following plans, reports and studies were submitted by the applicant. Copies of the submission material are available for viewing on the City's Proposed Developments webpage under [Ward 5 -518, 520, 522 and 524 Tiffin Street](#).
 - a) Planning Justification Report (The Jones Consulting Group Ltd, prepared April 2022)
 - b) Proposed Development – Site Plan *DRAFT* (The Jones Consulting Group Ltd, prepared April 2022, revised April 2023)
 - c) Archaeological Assessment – Stage 1 (Earthworks Archaeological Services Inc., prepared March 2022)
 - d) Functional Servicing Report (The Jones Consulting Group, prepared April 2022, revised April 2023)
 - e) Tree Preservation Plan/Inventory (Landmark Environmental Group Ltd., prepared February 2022, revised April 2023)
 - f) Preliminary Stormwater Management Report (The Jones Consulting Group, prepared April 2022, revised April 2023)
 - g) Environmental Impact Study (Roots Environmental, prepared March 2022, revised April 2023)
 - h) Hydrogeological and Technical Investigation (GEI Consultants, Prepared March 2022)
 - i) Source Water Protection Screening (Azimuth Environmental Consulting Inc., prepared March 2022, revised October 2022)

PUBLIC CONSULTATION

Neighbourhood Meeting and Public Meeting

18. A neighbourhood meeting was held on March 3, 2022 with 6 residents and Ward 5 Councillor and Deputy Mayor Robert Thomson, Planning Staff and the applicant's consulting team in attendance.
19. A Statutory Public Planning Meeting was held on March 2, 2023 to present the subject application to the Planning Committee. There was 1 member of the public who spoke along with the Deputy Mayor Thomson.

-
20. The comments and concerns expressed by residents both at the neighbourhood meeting and the public meeting, are outlined in the public comment section of Staff Report DEV037-23 (paragraphs 21 to 23) below. This list provides a summary of the comments as well as a corresponding response from staff to demonstrate that the issues have been considered in the review of this application to the greatest extent possible.

Public Comments

21. **High Quality Design**

Residents expressed a strong desire to see high quality design in order to improve the streetscape of Tiffin Street.

Staff have reviewed the proposed site plan and landscape plans attached as Appendix “B” and “C” to this report and note that additional landscape plantings and fencing will be completed along the Tiffin Street frontage, inclusive of a raised berm to reduce the visual impact associated with the proposed outdoor storage. More specific design details, including the fencing specifications (i.e. decorative metal fencing) adjacent to Tiffin Street will be further reviewed at the time of Site Plan Control.

22. **Environmental Impacts**

Residents expressed concerns with development on Environmental Protection lands and what studies were conducted in support of the proposal. Residents also inquired about whether environmental studies have taken place on any of the adjacent properties.

Development is not permitted within any Environmentally Protected lands and the applicant was required to undertake several studies along with consultation with the LSRCA to ensure the proposed development was permitted and would not create any adverse impacts to existing natural heritage features. Several supporting studies were submitted (refer to paragraph 17) to identify whether any natural heritage features were present on the subject lands or on adjacent properties. Through the EIS it was noted that there were no natural heritage features on the subject lands, however an unevaluated wetland and significant woodland are present on adjacent properties. The EIS recommended that a vegetative protection zone be applied to a portion of 524 Tiffin Street and that this area be zoned Open Space (OS) in order to restrict development and buffer the adjacent natural heritage features from the proposed use. Staff note that prior to development proceeding on adjacent lands, additional environmental work/studies would be required by the respective owner/applicant in consultation with the applicable Conservation Authority to ensure that there are no impacts to the existing natural heritage features and/or functions of the area.

23. **Reduced Setbacks**

A resident expressed concerns with the reduction in the rear and side yard setbacks to 0.0 metres.

Staff have reviewed the proposed site plan and note that the reduced setbacks are required to recognize existing and longstanding deficiencies associated with the existing building only. Any future development would be required to comply with the General Industrial – Special (GI)(SP-XXX) zone standards.

DEPARTMENT & AGENCY COMMENTS

24. The subject application was circulated to staff in various departments and to external agencies for review and comment.

-
25. **Development Services (Addressing)** staff noted that addressing comments will be provided at the time of a Site Plan Control application.
 26. **Development Services (Approvals)** staff do not have any objections to the approval of the proposed applications. If approved, Approvals staff are satisfied that any technical matters associated with the proposed development would be addressed through the subsequent Site Plan Control application.
 27. **Development Services (Parks Planning)** staff have no objections to the applications but note that no construction or site works are permitted within the established Vegetation Protection Zone buffer. Parks Planning staff are satisfied that any technical matters would be addressed through the subsequent Site Plan Control application.
 28. **Development Services (Transportation Planning)** staff do not have any concerns with the amendment and are satisfied that any technical matters associated with the proposed development would be addressed through the subsequent Site Plan Control application.
 29. **Building Department** has no comments or concerns regarding the proposed applications.
 30. **Infrastructure Services Department (Water Operations)** will review site servicing at the time of site plan control.
 31. **Finance (Development Charges Administration)** outlined that Development charges, education levies, cash in lieu of parkland will not be applicable to this outdoor storage.
 32. The **City's Risk Management Official (RMO)** does not have any objections to the approval of the proposed application. The RMO noted that deep drilling and/or construction activities are not permitted to occur on-site without formal consultation with the City. Additionally, building supports are not permitted to be constructed within the municipal supply aquifer, and permanent dewatering is not permitted. If approved, any technical matters associated with the proposed development would be addressed through the subsequent Site Plan Control application process.
 33. **The City's Environmental Officer from Waste Management and Environmental Sustainability** does not have any objections to the approval of the proposed application. If approved, any technical matters associated with the proposed development would be addressed through the subsequent Site Plan Control application process.
 34. **City's Waste Management and Environmental Sustainability Department (Environmental Sustainability Branch)** has reviewed the subject application and confirmed that the proposed development is not eligible for the Municipally Provided Front End Bin Program. The property would be required to pay for waste collection services through a private collection contract. Details regarding refuse programming for the site will be further reviewed through a subsequent Site Plan Control application.
 35. **The City's Fire Prevention Officer** has no concerns or objections with the application.
 36. The **Lake Simcoe Region Conservation Authority** has no objection to the passing of the proposed Zoning By-law Amendment.
 37. **Alectra Utilities** has no objections to the approval of the proposed applications.

ANALYSIS

Policy Planning Framework

38. The following provides a review of the application in accordance with applicable Provincial and municipal policy documents.

Ontario Planning Act, R.S.O. 1990

39. Section 2 of the *Planning Act* requires that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, shall have regard to, among other matters, matters of provincial interest such as, but not limited to, the protection of ecological systems, including natural areas; the adequate provision and efficient use of transportation; sewage and water services and waste management systems; the adequate provision of a full range of housing, including affordable housing; the resolution of planning conflicts involving public and private interests; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; the promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and the mitigation of greenhouse gas emissions and adaptation to a changing climate. The *Planning Act* can be found in its entirety at the following link: <https://www.ontario.ca/laws/statute/90p13>.
40. The proposed development is consistent with this legislation given that it is located within the settlement area of Barrie and within an area that has been identified for industrial development; will efficiently utilize planned and available infrastructure (sewage, water and waste management systems); provides for industrial development that will create employment opportunities and the open space use has been located to preserve natural areas, features or their functions and to be compatible with adjacent uses.

Provincial Policy Statement (2020) (PPS)

41. The Provincial Policy Statement (2020) (PPS) provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for managing growth for regulating the development and use of land. The PPS can be found in its entirety at the following link: <https://www.ontario.ca/page/provincial-policy-statement-2020>.
42. Section 1.1 of the PPS promotes efficient development and land use patterns that accommodate a range of uses to meet long term needs and avoid development patterns that may cause environmental concerns. New development should occur adjacent to and within existing built-up areas and have a compact, efficient form to accommodate projected needs. The subject lands are located within an existing industrial area and the site has been designed to efficiently use the available land and infrastructure, and to ensure compatibility with adjacent industrial uses.
43. Section 1.3 requires that planning authorities promote economic development and competitiveness and a diversified economic base by providing a mix of employment uses to meet long term needs and maintaining a range and choice of suitable sites for employment uses. Section 1.7 also promotes opportunities for economic development and community investment readiness. The proposed development will generate employment opportunities that will contribute to the long term needs of the City.
44. Section 2.1 provides policies that protect Natural Heritage Features for the long term. Development within natural heritage features or on lands adjacent to natural heritage features is only permitted if demonstrated that there will be no negative impacts on the features or their ecological functions.

An Environmental Impact Study was submitted which supports the applications and identified that there were no Natural Heritage Features on the subject lands but on adjacent properties. The EIS recommended a Vegetative Protection Zone which is proposed to be zoned Open Space to ensure there are no negative impacts to the abutting Natural Heritage Feature. The application is supported by the Lake Simcoe Region Conservation Authority (LSRCA).

45. Although not included in detail, staff have reviewed the relevant policies and are of the opinion that the development is consistent with the applicable policies of the Provincial Policy Statement (2020).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan)

46. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan), as amended, is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment and natural resources, and helps communities achieve a high quality of life. It provides a framework for implementing Ontario's vision for building strong, prosperous communities by managing growth and it establishes the long-term framework for where and how the region will grow. The Growth Plan can be found in its entirety at the following link: <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>
47. The Growth Plan is intended to provide direction for municipalities in areas related to intensification of existing built-up areas with a focus on strategic growth areas, including urban growth centres and major transit station areas. The primary focus of the Growth Plan is on building complete communities that are well-designed to meet people's daily needs; offer a variety of transportation choices; and accommodate people at all stages of life by providing an appropriate mix of jobs, local services, public service facilities and a full range and mix of housing options to meet various incomes and household sizes.
48. Section 2.2.5 supports economic development and competitiveness by ensuring the availability of sufficient land, at appropriate locations for a variety of employment uses to accommodate forecasted employment growth. Lands located adjacent to or near major goods movement facilities and corridors are to be areas for manufacturing, warehousing and logistics and appropriate associated uses and facilities. The subject lands are intended to be developed for industrial uses and are within an industrial/employment area providing a wide range of economic activities. The applications will facilitate the provision of serviced industrial lands in proximity to major movement corridors on which to accommodate forecasted growth.
49. Staff have reviewed the relevant policies in detail and are of the opinion that the development conforms with all the applicable policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended.

Lake Simcoe Protection Plan (LSPP)

50. The Lake Simcoe Protection Plan (LSPP) is a policy and implementation document that guides efforts to protect and restore the ecological health of the Lake Simcoe watershed. The subject application has been reviewed in detail by the Lake Simcoe Region Conservation Authority (LSRCA) for conformity with the LSPP.
51. Staff at the LSRCA have provided comments that the proposed zoning for General Industrial and Open Space uses are consistent with the policies of the LSPP.

Former City of Barrie Official Plan, 2010 (OP)

52. The Official Plan provides guidance for consideration of land use changes, the provision of public works, actions of local boards and private enterprise and municipal initiatives. It gives direction for implementing by-laws, guidelines for more detailed planning and the means for controlling growth so that the City's capacity to provide a healthy community environment is not exceeded. The City's former Official Plan can be found in its entirety at the following link: <https://www.barrie.ca/sites/default/files/2022-07/Official%20Plan%20-%20January%202018.pdf>
53. As referenced above, the application is being reviewed against the City's former Official Plan (2010). Several policies in the Official Plan (2010) generally support the proposed development including directing growth to maximize the use of existing services and infrastructure and encouraging the continued expansion and diversification of the City's economic base.
54. Section 2.3 provides assumptions upon which the City's Official Plan are based, identifying that mixed land uses and increased density represent an opportunity to develop complete communities and that increased self-sufficiency will be achieved in employment as more people both live and work in the City. The proposed development is consistent with this policy by proposing an industrial development concept that utilizes existing infrastructure and services.

Growth Management

55. Growth management policies in Section 3.1.1 (a), (b) and (e) set several goals relevant to the application including accommodating projected needs for residential, employment and other lands to achieve a complete community with appropriate mix of uses including jobs and local services, encouraging the continued expansion and diversification of the economic base to strengthen the City's role as an employment centre and achieve an appropriate balance between employment and residential uses and directing growth to take advantage of available infrastructure.
56. If approved, the subject application will result in the development of a property that is located within a recognized industrial area of the City. The proposed development will permit the expansion of an existing business within the City (Pioneer Family Pools Barrie Inc.), creating jobs for the City's residents and thereby assisting the City in strengthening its role as an employment centre. The proposal will be developed on planned municipal services that will be available to the subject lands.

Natural Heritage Resources

57. Schedule "H" depicts Natural Heritage Resources in the City of Barrie, identifying of the subject lands as a Level 1 with existing development and Level 3 Resources. As noted above, an Environment Impact Study (EIS) was submitted with the application which supports the proposed development and the modifications to the site designated as 'Environmental Protection Area' and zoned as 'Environmental Protection' (EP).
58. The subject lands are approximately 38 metres from the Bear Creek Provincially Significant Wetlands. A small area of unevaluated wetlands was identified on the west side of the subject lands. A small portion (104 square metres) of the unevaluated wetland is proposed to be removed from the subject lands. Wildlife surveys on the property found no significant features within the wetland areas to be removed. No significant woodlands or valleylands were found on the subject lands. Mitigative measures are anticipated through the rezoning and site plan approval process to ensure that no negative impacts occur on the regulated natural heritage features, which will be reviewed by the LSRCA.

-
59. In accordance with section 3.5.2.4 (b), an amendment to the Official Plan is not required to amend Schedule "H" – Natural Heritage Resources as it is intended as an overlay that represents existing features.

Drinking Water Protection

60. Schedule G of the Official Plan identifies areas of vulnerability for drinking water sources, including Wellhead Protection Areas (WHPAs), Intake Protection Zones (IPZs), and Issues Contributing Areas. Development, site alteration and proposed land uses that involve the storage or manufacture of pathogens, chemicals or dense aqueous phase liquids shall be prohibited in vulnerable areas identified on Schedule G, where they would constitute a significant drinking water threat. The lands are identified to be within WHPA - B (2 Year Capture Zone). A Screening Form for Source Water Protection was completed by Azimuth Environmental which concludes that no source water protection threat exists for the intended property use. The application has been reviewed by the City's Risk Management Officer and no concerns were identified with respect to the proposed Zoning By-law Amendment.

Environmental Protection Areas

61. An Environmental Impact Study was submitted with the application in support of the proposed development. As referenced above, the lands have already been redesignated from Environmental Protection to Employment Area – Industrial in accordance with the new Official Plan (2023). Planning staff have reviewed the relevant policies in detail and are of the opinion that the proposed development conforms to the policies of the Official Plan.
62. As noted above, an Official Plan Amendment is no longer required due to the approval of the City's new Official Plan (2023). In accordance with the City's new Official Plan (2023), the subject lands are designated 'Employment Area – Industrial' on Map 2 – Land Use Designations. The Employment Area – Industrial designation permits uses such as manufacturing and fabrication, distribution facility/warehousing/storage, assembly and processing and ancillary retail and/or commercial supporting a primary industrial use. The implementation of the new Official Plan permits the proposed use of the property. Consideration has been given to factors such as site functionality, availability of services, infrastructure, site and building design, and compatibility between land uses.
63. As discussed throughout this report, the proposed development is appropriate for the subject lands given the context of the site and surrounding area. The site is located within an existing industrial area and municipal services are available. In addition, the City's minimum parking standards have been complied with, waste management areas have been identified and there are viable landscape buffers to provide screening, as well as safe driveway access. Furthermore, the LSRCA has reviewed the application and are in support of the Vegetative Protection Buffer that will be implemented through the site-specific zoning and site plan control process. Together, the existing building and site design features demonstrate the proposal is appropriate for the intended use and development of the lands, it can be supported by planned municipal services and infrastructure, and is generally compatible with surround land uses. If approved, the property would be subject to a subsequent Site Plan Control application.

Comprehensive Zoning By-law 2009-141 – Site Specific Zoning Provisions

64. As noted above, the application proposes to rezone the current 'Environmental Protection' zoning over the subject lands to 'General Industrial with Special Provisions' (GI)(SP-XXX) and 'Open Space' (OS). Table 1 below illustrates the proposed site-specific zone provisions as it relates to the proposed development with further explanation of each in paragraphs 65 to 73 below.

Table 1: Site-specific Zoning Provisions

Minimum Zone Standard	Required by Zoning By-law 209-141 General Industrial (GI)	Proposed General Industrial – Special Provision (GI)(SP-XXX)
Table 7.3 - Interior Side Yard Setback	3.0 metres	0.0 m (recognize existing building)
Table 7.3 - Rear Yard Setback	7.0 metres	0.0 m (recognize existing building)
4.8.2.2 – Landscape Buffer	Where any lot in an Industrial Zone abuts a lot in a Commercial, Institutional, Open Space or Environmental Protection Zone, a continuous landscaped buffer area of a minimum width of 3 m shall be provided along the abutting lot line of the lot.	0.0 metres along the north and east portions of the lot adjacent to the existing building
4.11.1.1 – Outdoor Storage	Not permitted in front yard	Permit outdoor storage within the front yard
4.11.1.3 - Fencing	Any permitted outdoor storage or outdoor storage use which adjoins a street or a lot in any zone other than the zone in which the outdoor storage is located shall be screened from view from the street or lot through the erection and maintenance of a stone or masonry wall or chain link fence and appropriate landscaping screen and no such enclosure shall be less than two (2) metres in height. The fence shall maintain the same setback as required for the outdoor storage. Where the height of the outside storage exceeds the height of the fence, coniferous planting shall be provided between the fence and the lot line along the street.	A continuous fence is to be constructed along the entire perimeter of the subject lands to screen the outdoor storage from view from the street.
Table 7.2 - Outdoor storage of sand, gravel, stone, soil or salt	Not permitted	To be permitted

Minimum Rear and Side Yard Setbacks

65. The applicant is proposing minimum rear and side yard setbacks of 0.0 metres, whereas minimum setbacks of 7.0 metres and 3.0 metres, respectively, are required in the General Industrial (GI) zone. The 0.0 metre setback is required to recognize the existing and longstanding deficiencies associated with the existing building on-site. Staff note that no new development is proposed at these deficient setbacks.
66. The intent of the minimum rear and side yard setbacks is to allow for appropriate separation between existing and proposed development and abutting properties. The rear yard abuts an environmentally zoned parcel, owned by the City of Barrie. The reduced side yard setback is located adjacent to the rear yard of an existing single detached residential dwelling, also zoned Environmental Protection (EP). Given that these variances are existing and longstanding, staff are

of the opinion that they will not create any negative impacts as no new development is being proposed. As reflected in the recommended motion, staff are recommending that the reduced rear and side yard setbacks be restricted to the existing building only and that any new development shall be required to comply with the minimum zone standards of the General Industrial (GI) zone.

Landscape Buffer

67. The application is proposing a reduced landscape buffer of 0.0 metres adjacent to the side and rear yards of the existing building, whereas 3.0 metres is required. The intent of the landscape buffer is to allow for privacy between developments and ensure proper planting areas and drainage can occur. Staff note that the reduced landscape buffer is proposed adjacent to the existing building only and does not apply to the entirety of the lot. The remainder of the lot will meet or exceed the minimum requirements for the landscape buffer.

Outdoor Storage in Front Yard

68. The application is proposing outdoor storage within the front yard, whereas the Zoning By-law does not permit outdoor storage in the front yard or exterior side yard of any lot. The definition of front yard shall mean the open space extending across the full width of the lot line between the front lot line and the front wall of any main building on the lot.
69. The intent of restricting outdoor storage within the front yard is to ensure the outdoor storage is screened from the street. Given the location of the existing building at the rear of the subject lands, it would not be possible for the outdoor storage to be located within the rear yard of the subject lot. Though a subsequent site plan control process, details of a vegetative buffer, inclusive of a raised landscape berm and perimeter fencing to screen the outdoor storage area will be required.

Fencing

70. The applicant is proposing a continuous fence along the entire perimeter of the subject lands to screen the outdoor storage from view from the street, whereas the Zoning By-Law requires the fencing to meet the setbacks requirements for outdoor storage. This provision would require that perimeter fencing be setback a minimum of 7.0 m from the front and rear lot lines and 3.0 metres from a side yard.
71. The intent of having the fencing meet the zone setbacks is to allow for the landscape buffers to screen the fence. However, relocating the fence to the perimeter of the property will be in-keeping with the fences in the surrounding area and the applicant will ensure the property is secure. Through a subsequent site plan control process the fence details (i.e. wood privacy, chain-link and/or decorative metal) will be further reviewed and determined to the satisfaction of Development Services staff.

Outdoor Storage of Sand, Gravel, Stone, Soil or Salt

72. The applicant is proposing the outdoor storage of sand, gravel, stone, soil or salt, whereas the Zoning By-Law only permits the storage of these materials within the Restricted Industrial zone. The intent of restricting these materials is to ensure they are appropriately buffered from more sensitive land uses, such as residential. There are other Restricted Industrial zones along Tiffin Street. The storage of these materials is a direct relation to the proposed use, being the landscaping component of Pioneer Pools, and without these permissions, they would be unable to operate and store their materials. The EIS has also indicated that the storage of these materials would not negatively affect the adjacent natural heritage features.

-
73. In summary, staff have reviewed the proposed amendments to the Zoning By-law and are of the opinion that they are minor and meet the intent of the Zoning By-law. The proposed amendments are based on the existing site conditions and utilizing the existing building on the lands. Planning staff are in support of the proposed amendments as proposed.

Site Plan Control

74. Subject to Council approval of the proposed Zoning By-law Amendment application, the proposed development would be subject to Site Plan Control per Section 41 of the *Planning Act* and in accordance with By-law 99-312. Site Plan Control will address the development and design of the built form, setbacks, building orientation/placement/massing, parking, landscaping, fencing and lighting. The Site Plan process will ensure the development complies with all municipal standards and provides an appropriate interface with adjacent properties and streets.

Summary

75. Staff have reviewed the comments received and considered the Zoning By-law Amendment application, having regard to conformity with relevant Provincial and City planning policies. In staff's opinion, the proposed Zoning By-law Amendment to allow for the warehousing and storage of aggregate materials associated with the landscaping component of the existing Pioneer Pools on Anne Street conforms with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), Lake Simcoe Protection Plan and the City's Official Plan.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

76. The following environmental and climate change impact matters have been considered in the development of the recommendation:
- a) The 'Environmental Protection' (EP) zone associated with the subject lands has been removed in accordance with the Environmental Impact Study (EIS) completed in support of the subject application and the approval of the City's new Official Plan (2023) which designates the lands Employment Area - Industrial. The EIS was reviewed and approved by staff at LSRCA.

ALTERNATIVES

77. The following alternatives are available for consideration by General Committee:

Alternative #1

General Committee could refuse the application and maintain the existing zoning of 'Environmental Protection' (EP) over the subject lands.

This alternative is not recommended as Planning Staff have undertaken a full review and are of the opinion that the proposal conforms to the applicable planning policies. The Environmental Impact Study supports the removal of the EP zoning over the lands and the proposed use of the property. Staff have also supported the site-specific standards required for this use at this location based on the justification provided by the applicant.

Alternative #2

General Committee could alter the proposed recommendation by approving the Zoning By-law Amendment without the site-specific provisions requested.

This alternative is not recommended as it would not allow the applicant to effectively use the property for the warehousing and storage of aggregate materials associated with the landscaping component of the existing Pioneer Family Pools Barrie Inc. located at 42 Anne Street South.

FINANCIAL

78. The subject application, if approved, would permit the development of a 'General Industrial' (GI) use on the subject lands. It is not possible to estimate the assessed value of the subject property at this time; however, assessed value of the future development is anticipated to be greater than the current assessed value of the property given the current Environmental Protection (EP) zoning over the lands and will therefore increase the amount of property tax that is collected on the subject site as of the time of writing this report.
79. There are no building permit fees anticipated as the applicant is not proposing any further development of the property at this time.
80. Development charges, education levies, cash in lieu of parkland will not be applicable to the proposed use for warehousing and outdoor storage and no new development is proposed for the lands.

LINKAGE TO 2022-2026 STRATEGIC PLAN

81. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:
- Affordable Place to Live - Open for business environment to help encourage job creation
82. In accordance with Council's goals, approval of the subject application will permit the expansion of the landscaping component associated with the existing Pioneer Pools thereby encouraging job creation as employees will be required to operate and maintain the new facility.

Attachments:

- Appendix "A" – Draft Zoning By-law Amendment
- Appendix "B" – Conceptual Site Plan
- Appendix "C" – Conceptual Landscape Plan

APPENDIX "A"

Draft Zoning By-Law Amendment



Bill No. XXX

BY-LAW NUMBER 2023-XXX

A By-law of The Corporation of the City of Barrie to amend 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 described as Part of Lot 25, Concession 7, Geographic Township of Vespra, City of Barrie, municipally known as 518, 520, 522 and 524 Tiffin Street, from 'Environmental Protection' (EP) to and 'General Industrial – Special Provision' (GI)(SP-XXX) and 'Open Space' (OS).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 23-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 on lands known as 518, 520, 522 and 524 Tiffin Street from Environmental Protection (EP) to 'General Industrial - Special Provision' (GI)(SP-XXX) and 'Open Space' (OS) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provisions set out in Section 4.0 and 7.0 of By-law 2009-141, the lands known municipally as 518, 520, 522 and 524 Tiffin Street shall be considered one lot for purposes of zoning interpretation and implementation in the 'General Industrial – Special Provision' (GI)(SP-XXX) zone.
3. **THAT** notwithstanding the provisions set out in Section 4.8.2.2, of By-law 2009-141, a continuous landscape buffer of 0.0 metres is permitted directly adjacent to the existing building in the 'General Industrial – Special Provision' (I)(SP-XXX) zone, in accordance with Schedule "B" attached to this By-law.
4. **THAT** notwithstanding the provisions set out in Section 4.11.1.1, of By-law 2009-141, outdoor storage is permitted in the front yard in the 'General Industrial – Special Provision' (GI)(SP-XXX) zone.



-
5. **THAT** notwithstanding the provisions set out in Section 4.11.1.3 of By-law 2009-141, fencing shall be permitted along all lot lines in the 'General Industrial – Special Provision' (GI)(SP-XXX) zone, in accordance with Schedule "B" attached to this By-law.
 6. **THAT** notwithstanding the provisions set out in Section 7.2.1 Table 7.2 of By-law 2009-141, outdoor storage of sand, gravel, stone, soil or salt shall be permitted in the 'General Industrial– Special Provision' (GI)(SP-XXX) zone.
 7. **THAT** notwithstanding the provisions set out in Section 7.3.1, Table 7.3 of By-law 2009-141, a minimum side yard setback of 0.0 metres adjacent to the existing building is permitted in the 'General Industrial – Special Provision' (GI)(SP-XXX) zone, in accordance with Schedule "B" attached to this By-law.
 8. **THAT** notwithstanding the provisions set out in Section 7.3.1, Table 7.3 of By-law 2009-141, a minimum rear yard setback of 0.0 metres adjacent to the existing building is permitted in the 'General Industrial – Special Provision' (GI)(SP-XXX) zone, in accordance with Schedule "B" attached to this By-law.
 9. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands as shown in Schedule "A" to this By-law shall apply to the said lands except as varied by this By-law.
 10. **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 September, 2023.

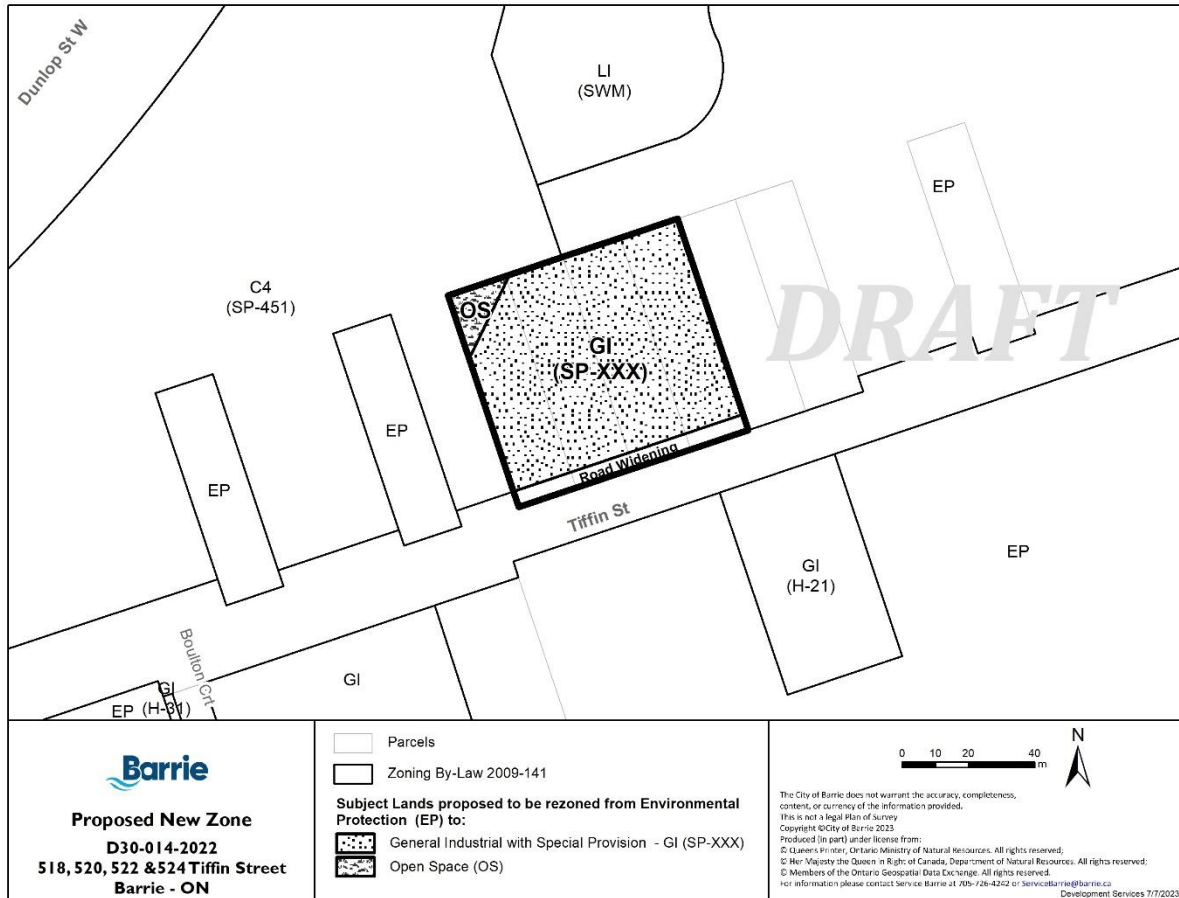
READ a third time and finally passed this ____ day of September, 2023.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – A. NUTTALL

CITY CLERK – WENDY COOKE

Schedule "A" to Attached By-law 2023-XXX

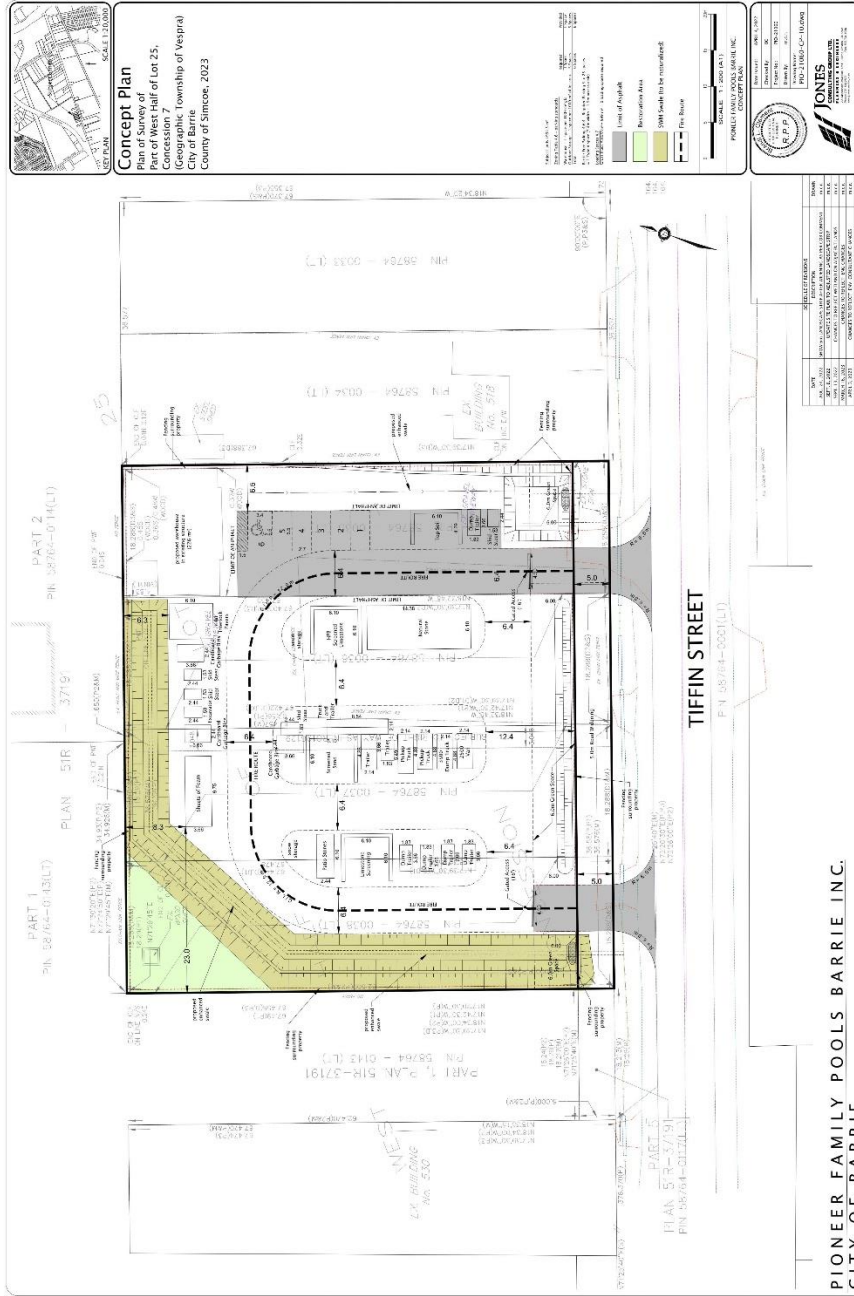


THE CORPORATION OF THE CITY OF BARRIE

MAYOR – A. NUTTALL

CITY CLERK – WENDY COOKE

Schedule "B" to Attached By-law 2023-XXX

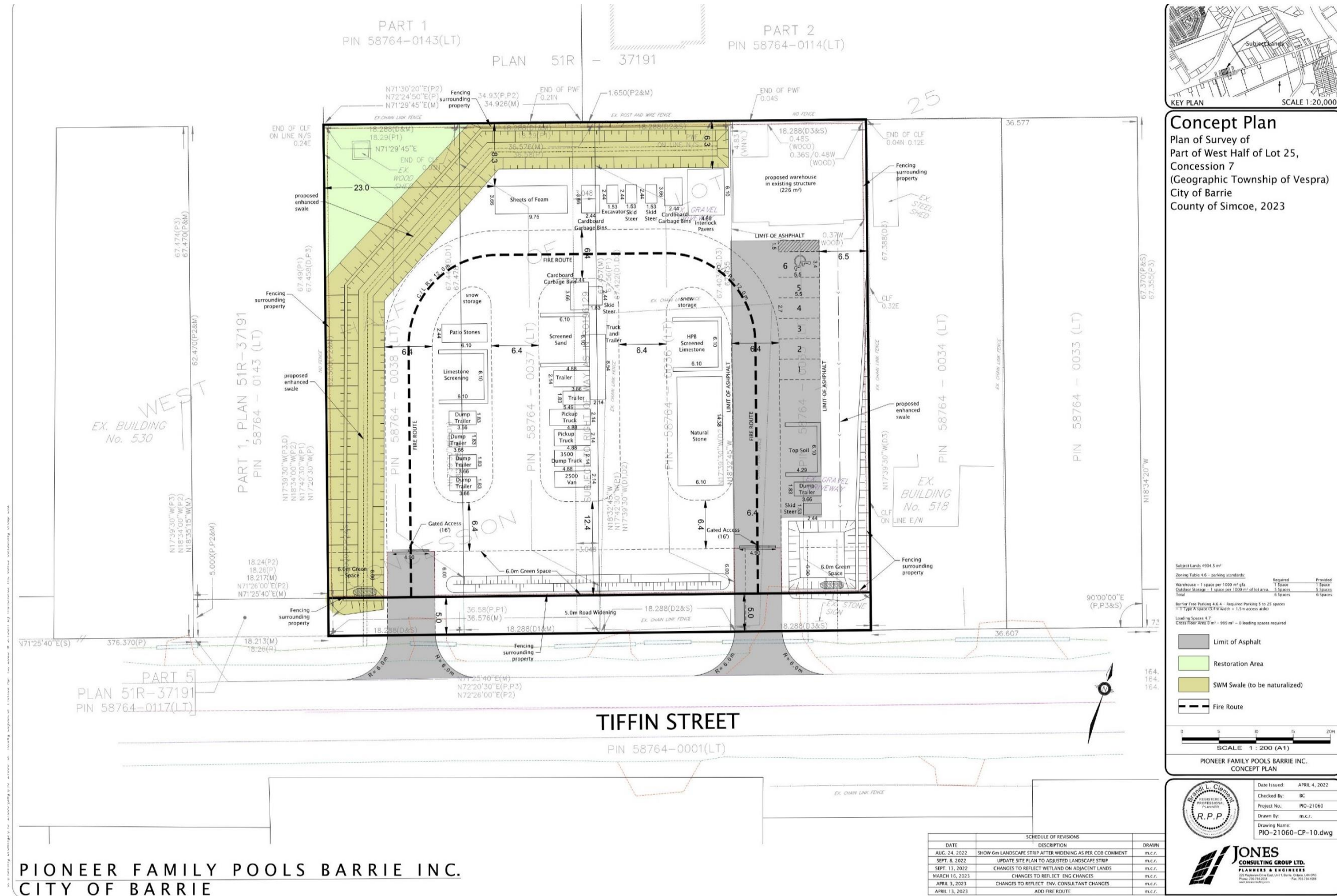


THE CORPORATION OF THE CITY OF BARRIE

MAYOR – A. NUTTALL

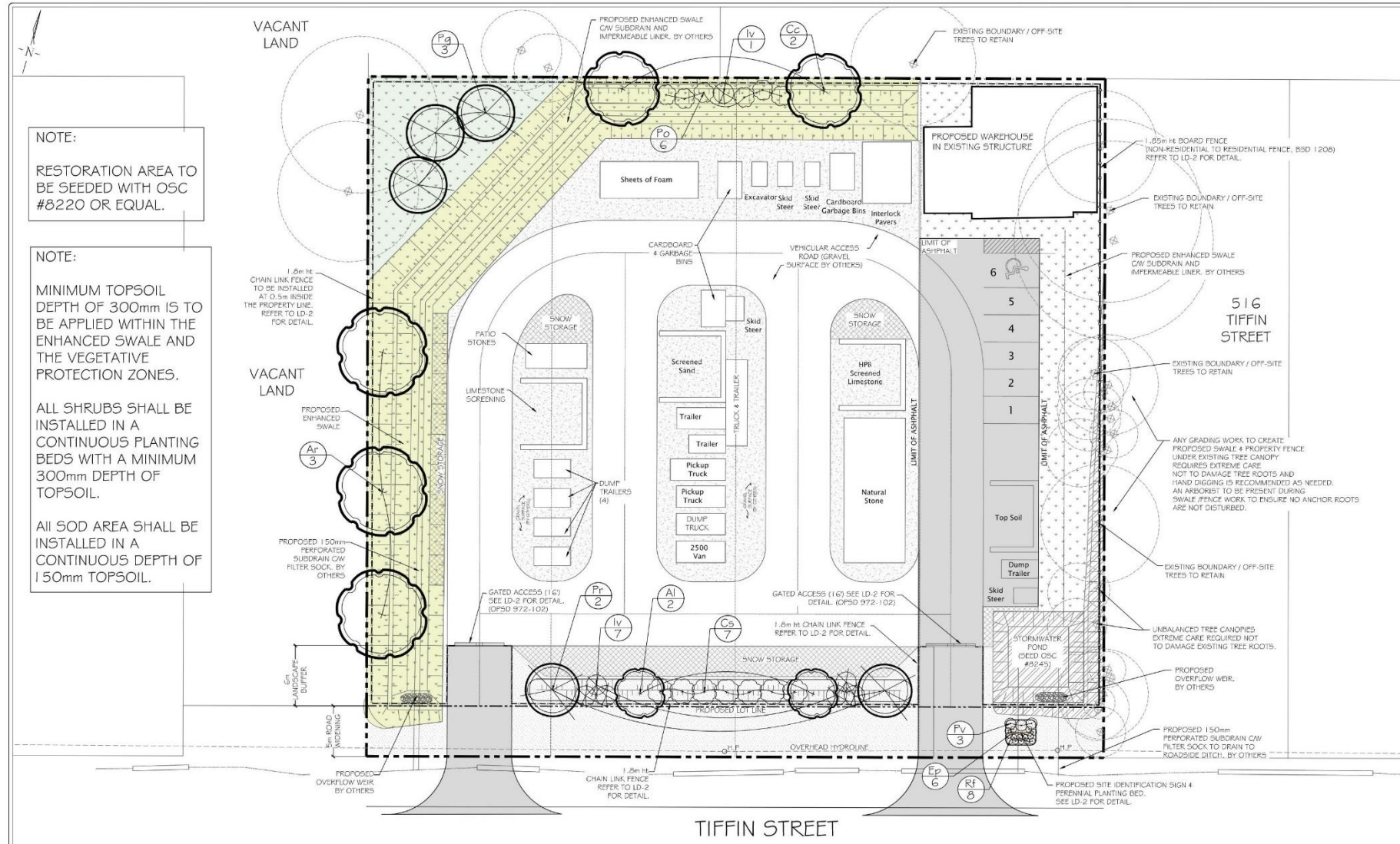
CITY CLERK – WENDY COOKE

APPENDIX "B"
Conceptual Site Plan



PIONEER FAMILY POOLS BARRIE INC.
CITY OF BARRIE

APPENDIX "C"
Conceptual Landscape Plan

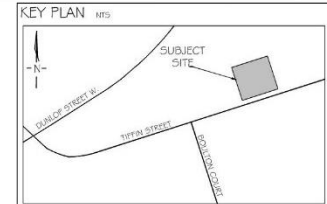


NOTE:
RESTORATION AREA TO BE SEEDED WITH OSC #8220 OR EQUAL.

NOTE:
MINIMUM TOPSOIL DEPTH OF 300mm IS TO BE APPLIED WITHIN THE ENHANCED SWALE AND THE VEGETATIVE PROTECTION ZONES.

ALL SHRUBS SHALL BE INSTALLED IN A CONTINUOUS PLANTING BEDS WITH A MINIMUM 300mm DEPTH OF TOPSOIL.

ALL SOD AREA SHALL BE INSTALLED IN A CONTINUOUS DEPTH OF 150mm TOPSOIL.

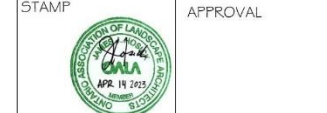


GENERAL NOTES
The Client and its contractors are responsible for all utility locations and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works.
The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to allow time for the review and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.
Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.
All specifications and drawings are instruments of service and are the property and copyright of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction.
The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void.
It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings.
The Landmark Environmental Group Ltd. is not responsible for the accuracy of the third party information (eg. Survey, Architectural, Engineering, etc.). If there are any discrepancies, the Contractor will refer to the appropriate base drawing (topography and report) discrepancies on the Landscape Drawings to the Landscape Architect.
© Copyright Landmark Environmental Group Ltd.

LEGEND

	PROPOSED DECIDUOUS TREE		PROPOSED CONIFEROUS TREE		PLANT KEY
	PROPOSED DECIDUOUS SHRUBS		PROPOSED EVERGREEN SHRUBS		PERENNIALS / GRASSES
	EXISTING TREES TO RETAIN		RESTORATION AREA LIMIT		NATURALIZATION AREA LIMIT
	SOD AREAS (250mm)		SNOW STORAGE AREA (2'00")		GARDEN MULCH (200mm)
	SEED AREAS (EVALUATED MIX)		LOW MAINTENANCE RETENTION BASIN (NATIVE SEED MIX)		STORAGE YARD (GRAVEL SURFACE BY OTHERS, 700mm)
	OSCR AREAS (150mm)		PROPOSED OVERFLOW WEIR (BY OTHERS)		
	PROJECT BOUNDARY		CHAIN LINK FENCE (850'21" x 1.2m H x 220H)		
	WOOD FENCE (850'2105, 1.2m H x 62H)				
	PROPOSED SWALE (BY OTHERS)				

4	APRIL 14, 2023	R.T.	AS PER UPDATED GRADING
3	SEPT 23-23	R.T.	AS PER SITE PLAN UPDATES
2	APRIL 20, 2022	R.S.	AS PER SITE PLAN UPDATES & LANDSCAPE CONSULT JOBSHEET
1	APRIL 07-22	B.R.	AS PER SOW SITE PLAN
NO.	DATE	BY	R.E.V.I.S.I.O.N.S



ASTRAL COURTESY SIMCOE COUNTY GIS
SITE PLAN 4 GRADING PROVIDED BY JONES CONSULTING GROUP LTD. (PO-21060-CP-4.DWG TRANS ON APRIL 3, 2023)

LANDMARK ENVIRONMENTAL GROUP LTD.
LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS
OFFICE: 705-796-1122
info@LEGroupLtd.com
www.LEGroupLtd.com

CLIENT: PIONEER POOLS

PROJECT: 518-524 TIFFIN STREET STORAGE YARD DEVELOPMENT

DRAWING: LANDSCAPE PLAN

SCALE BAR: 0 4 8 12
Scale = 1:200

PROJECT NO.:	LA 656-22	SCALE:	1:200
MUNICIPAL FILE NO.:	D28-082-2021	DATE:	FEBRUARY 28, 2022
DRAWN BY:	5.K	CHECKED BY:	J.H
		DRAWING No.:	L-1

PLANT DENSITY CALCULATIONS

AREA: 4934.60 SQUARE METERS		TYPE: INDUSTRIAL	
REQUIRED MIN. TOTALS	PROPOSED TOTALS	VEGETATION TYPE	REQUIRED SIZING
7	7	DECIDUOUS TREES	60mm CAL.
5	5	EVERGREEN TREES	2m HT
13	13	DECIDUOUS SHRUBS	0.6-1.2m HT
7	7	EVERGREEN SHRUBS	0.45m SPR / 1.2m HT

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
DECIDUOUS TREES				
Al	2	<i>Amelanchier laevis</i>	Allegheny Serviceberry (Clump)	60mm cal/WB
Ar	3	<i>Acer rubrum</i>	Red Maple	60mm cal/WB
Cc	2	<i>Carpinus caroliniana</i>	Blue Beech	60mm cal/WB
EVERGREEN TREES				
Pg	3	<i>Picea glauca</i>	White Spruce	2m ht WB
Pr	2	<i>Pinus resinosa</i>	Red Pine	2m ht WB
DECIDUOUS SHRUBS				
Cs	7	<i>Cornus sericea</i>	Red Osier Dogwood	2 gal pot/60cm ht
Po	6	<i>Physocarpus opulifolius</i>	Common Ninebark	2 gal pot/60cm ht
EVERGREEN SHRUBS				
Iv	7	<i>Ilex verticillata</i>	Winterberry	2 gal pot/60cm ht
PERENNIALS & GRASS SPECIES				
Ep	6	<i>Echinacea purpurea</i>	Purple Coneflower	1 gal pot/60cm ht
Fv	3	<i>Panicum virgatum</i>	Switch Grass	2gal pot/60cm ht
Ri	8	<i>Rudbeckia fulgida</i>	Black-eyed Susan	1 gal pot/60cm ht

SEED MIX DETAIL

TYPE: OSC# 8220
APPLIED BY HYDROSEED METHOD AT A RATE OF 200kg/100m² OR 22-22kg/1m²

CONTAINS:
VIRGINIA WILD RICE (*ELYNUS VIRGINICUS*),
FOUR CORNERS BARNARD'S SCARLET,
FOX SEDGE (*CAREX LASPHEROLEA*),
FOAL BILGEBERRY (*POA PAUCIFLORA*),
ADDITIONALLY:
DO APPLY SURFACE EXPOSURE SUCH AS ELYMUS CANADENSIS AT A RATE OF 25-25kg/ha.