



Sent via e-mail: [Logan.Juffermans@barrie.ca](mailto:Logan.Juffermans@barrie.ca)

May 27, 2022

**Municipal File No: D30-007-2022**  
**LSRCA File No.: OPZ-7163-020521**

Logan Juffermans  
Planner  
City of Barrie  
70 Collier Street  
Barrie, ON L4M 4T5

Dear Mr. Juffermans

**Re: Applications for Zoning By-law Amendment and Official plan Amendment, 320 Bayfield Street, City of Barrie**

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LSRCA staff have reviewed the above-noted applications for Zoning By-law Amendment and Official Plan Amendment. We understand the purpose and effect of these applications is to permit site specific self-storage uses on the subject lands, within the existing mall structure.

**Documents Received and Reviewed by Staff**

Staff have received and reviewed the following documents submitted with these applications:

- Planning Justification Report prepared by Corbett Land Strategies Inc.

Staff has reviewed these applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 179/06. The applications have also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies.

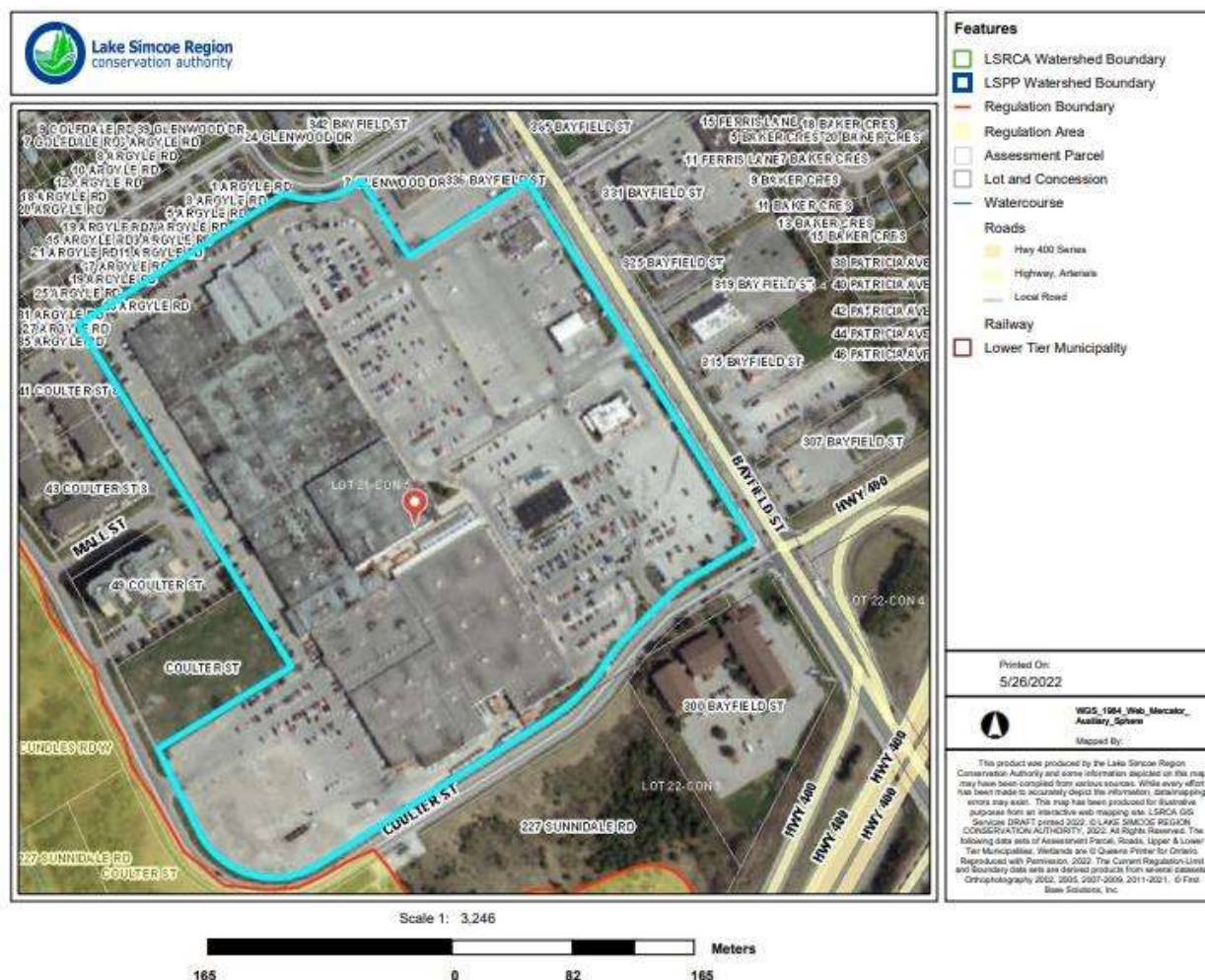
**Recommendation**

LSRCA has no objection to the approval of the ZBA and OPA.

**Site Characteristics**

Existing mapping indicates that the subject property is not within an area governed by Ontario Regulation 179/06 under the *Conservation Authorities Act*.

- The property is currently designated Community Centre Commercial in Schedule A of the City of Barrie Official Plan.
- The property is zoned Shopping Centre Commercial (C3) in City of Barrie Comprehensive Zoning By-Law 2009-141



### Delegated Responsibility and Statutory Comments:

1. LSRCA has reviewed the applications through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement. The site is not within the vicinity of any hazard lands and therefore the proposal is consistent with Section 3.1 of the PPS.
2. LSRCA has reviewed the applications as per our responsibilities as a regulatory authority under Ontario Regulation 179/06. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland. The site is not within a regulated area and will therefore will not require a permit from LSRCA.

### **Advisory Comments**

3. LSRCA has reviewed the applications through our responsibilities as a service provider to the City of Barrie through our role as a public body, pursuant to the *Planning Act*. The proposal will not result in the construction of a building greater than 500 square metres as the mall structure is existing. The proposal will also not result in new impervious area greater than 500 square metres. The proposal will therefore not trigger the major development policies of the LSPP or the Lake Simcoe Phosphorus Offsetting Policy (LSPOP). No further technical comments from LSRCA will be required.

### **Summary**

The proposal does not meet the definition of major development as defined by the Lake Simcoe Protection Plan (LSPP) and the Lake Simcoe Phosphorus Offsetting Policy (LSPOP). No further technical comments are required.

Should you have any questions, please contact the undersigned

Sincerely,

A handwritten signature in black ink, appearing to read 'Shawn Filson', with a stylized, cursive script.

Shawn Filson  
Planner 2, Planning and Development

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May 26, 2022

Logan Juffermans  
Planner  
City of Barrie  
70 Collier Street  
P.O. Box 400  
Barrie, ON  
L4M 4T5

FILE NO.: D30-007-2022

NOTICE OF A PUBLIC MEETING FOR A PROPOSED OFFICIAL  
PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT  
320 BAYFIELD HOLDING INC.  
320 BAYFIELD STREET (BAYFIELD MALL)  
CITY OF BARRIE

Dear Logan Juffermans:

Thank you for circulating notification with respect to a Notice for a proposed Official Plan Amendment and Zoning By-law Amendment at the property municipally addressed as 320 Bayfield Street. The re-development proposal seeks to permit site specific self-storage uses on the subject lands, within the existing mall structure. The current Official Plan designation is 'Community Centre Commercial' and the zoning is 'Shopping Centre Commercial' (C3) with both being amended to permit self-storage as part of the development application.

Simcoe County District School Board (SCDSB) planning staff have no objection to this proposed development. Staff note that a portion of the Bayfield Mall includes the use of the Simcoe Shores secondary school and adult learning centres continuous education program, and as such supports the comments made by the Fire Prevention Officer in the memorandum dated February 2021, to address any impacts on tenants related to appropriate fire separations (related File No. D28-003-2021).

Should you require additional information, please do not hesitate to contact this office.

Sincerely,



Kandas Bondarchuk, MCIP, RPP, CAHP  
Planner, Planning & Enrolment