

Statutory Public Meeting

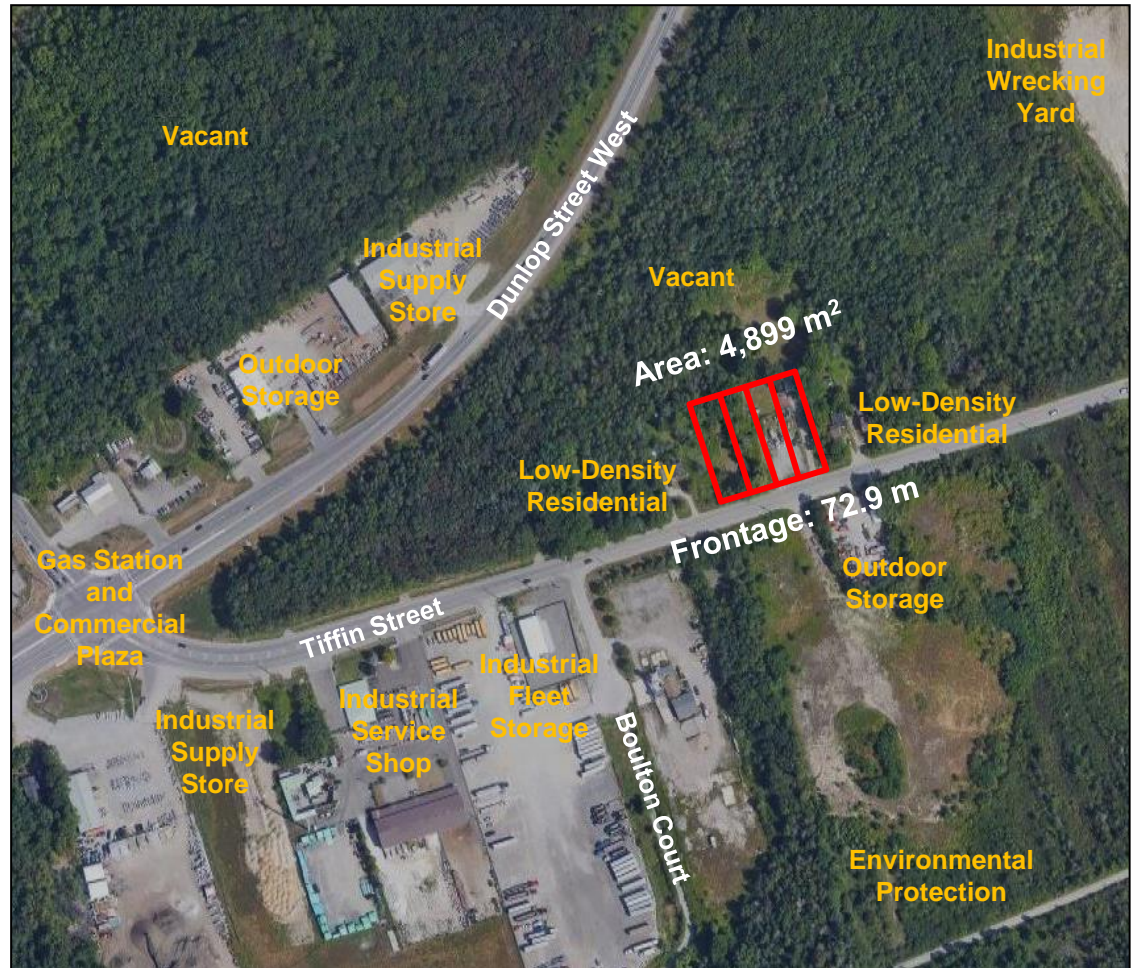
518-524 Tiffin Street

**Official Plan Amendment
Zoning By-law Amendment**



Site Location & Surrounding Land Uses

- Total of 4 properties
- Total Lot Area: 4,899 m² (0.48ha)
- Total Frontage: 72.9 m
- Property depth 67.3 m
- Contains one-storey building in northeast corner of site (226 m²).



Area Context

North: 630 Dunlop Street West



West: 551 Tiffin Street



West: 530 Tiffin Street



South: 517 Tiffin Street



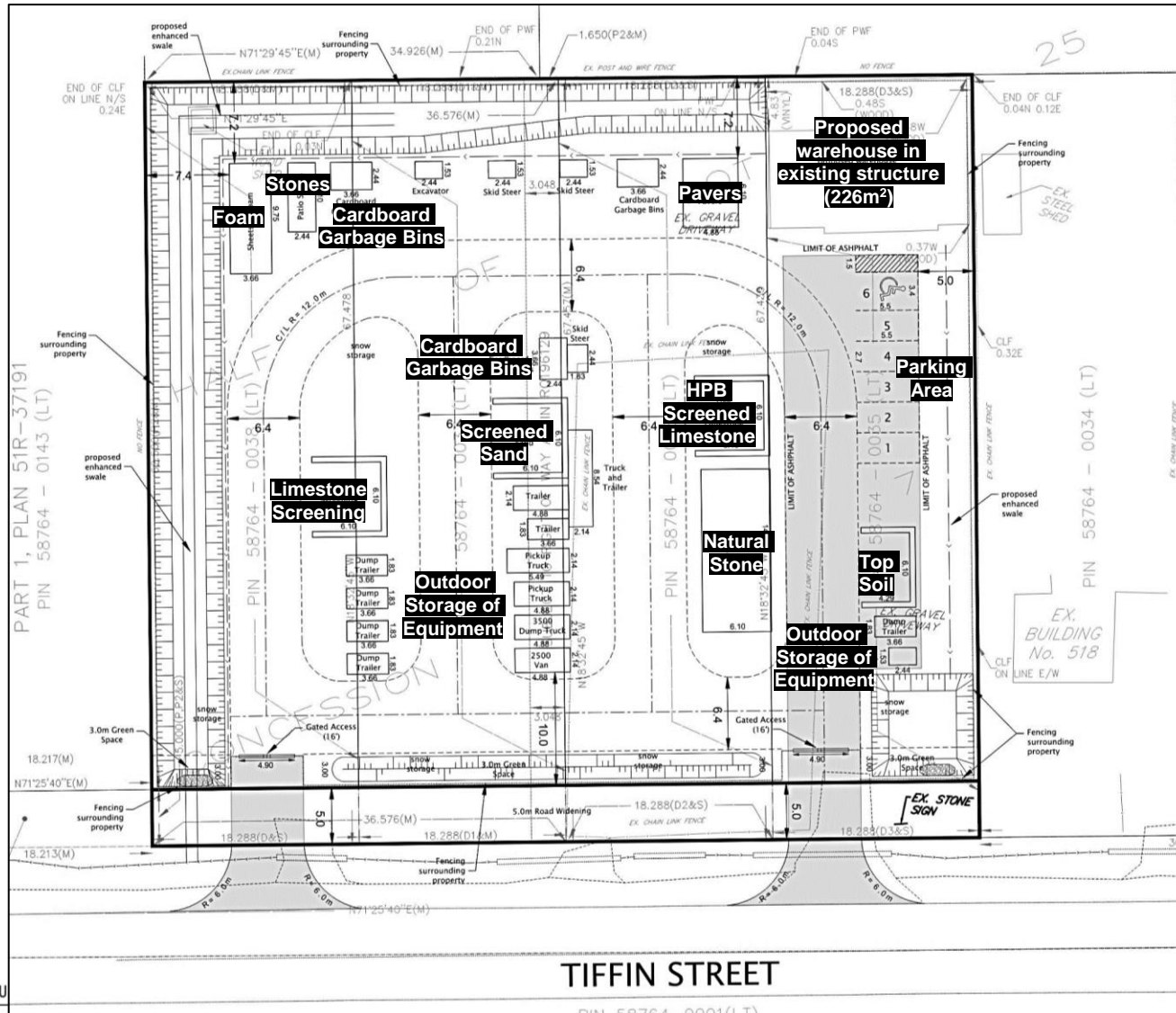
Southeast: Tiffin Street



East: 514-516 Tiffin Street



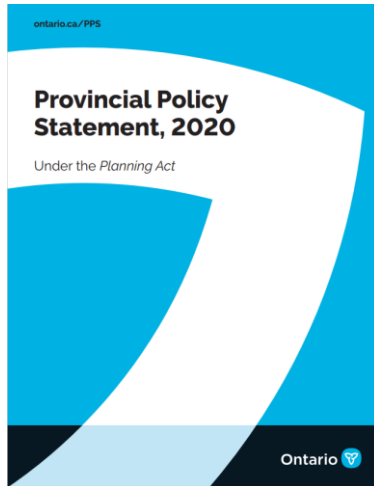
Proposed Development Concept



Submitted Planning Applications

- **Official Plan Amendment:** Redesignate lands to General Industrial with Defined Policy Area to permit proposed land uses.
- **Zoning By-law Amendment:** Rezone lands to General Industrial Special Provision (GI)(SP-XX) to permit proposed land uses and varied development standards.

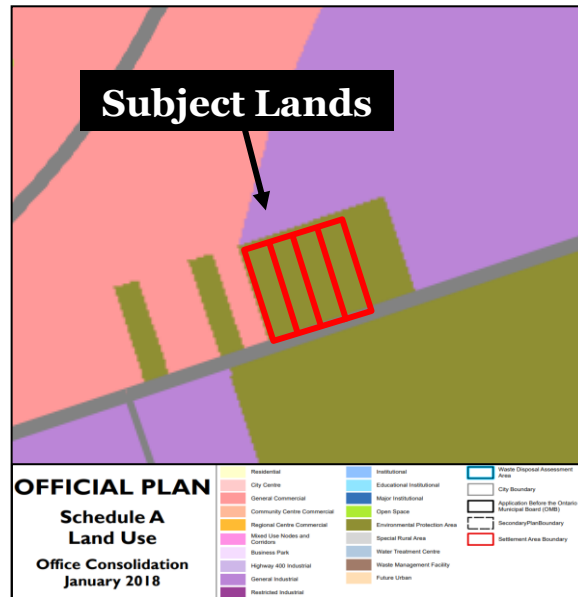
Provincial Policy Statement (PPS) & A Place to Grow: Growth Plan (APTG)



- The proposed development will utilize land that is within the settlement area of the City of Barrie and adjacent to the built-up boundary. The proposed industrial uses do not alter the existing built form on the lands and will be compatible with the surrounding area (PPS S.1.1.1.).
- The City of Barrie is identified as a primary settlement area. The proposed development will facilitate strategic employment growth within the settlement area of the City of Barrie as the lands will be designated and zoned for industrial uses (APTG S.6.3).
- The lands are generally located within an employment area and will be designated and zoned for industrial uses. The development of the lands contributes to the City maintaining a range of employment uses, which supports the economic activity in the area. The lands are in proximity to local public transit routes and Highway 400, where lands are encouraged to contain warehousing and appropriate associated uses (APTG S.2.2.5).
- The Environmental Impact Study concluded that no natural heritage resources were identified on the subject property, and there are no anticipated negative impacts to adjacent natural heritage features (APTG S.4.2.2)(PPS S.2.1).

Proposed Official Plan Designation

Existing Designation

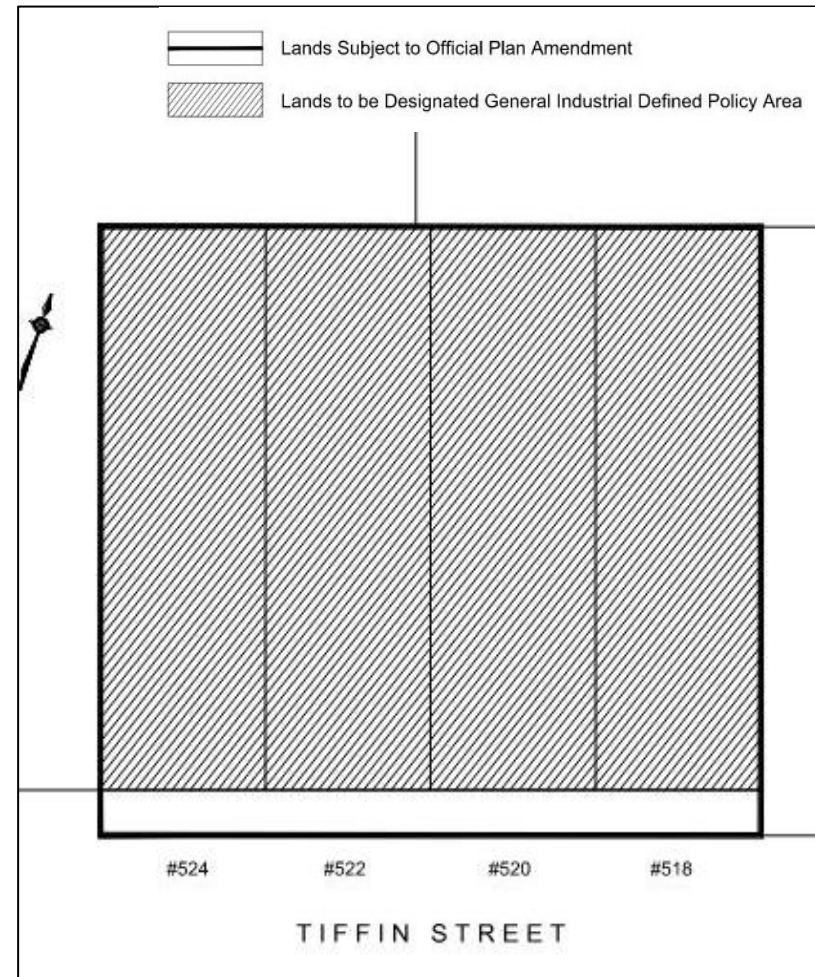


Existing Official Plan Designation:
Environmental Protection Area

Adopted New Official Plan Designation:
Employment Area – Industrial

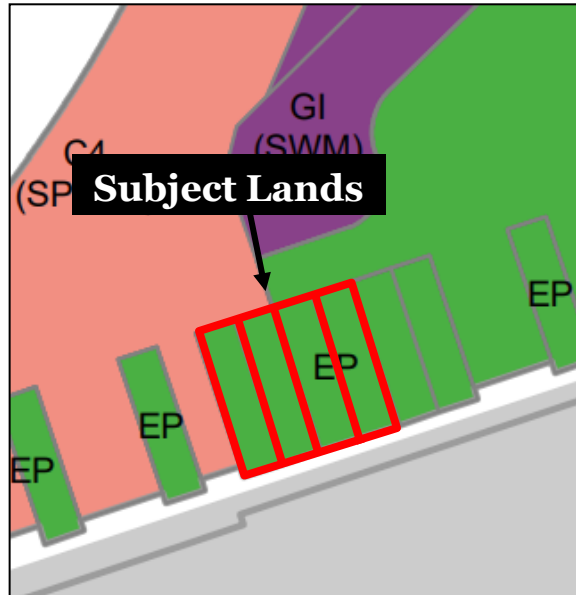
Proposed Designation:
General Industrial Defined Policy Area –
Permit warehousing and outdoor storage and permit the proposed outdoor storage to be in the front yard.

Proposed Designation



Proposed Zoning By-law Amendment

Existing Zoning

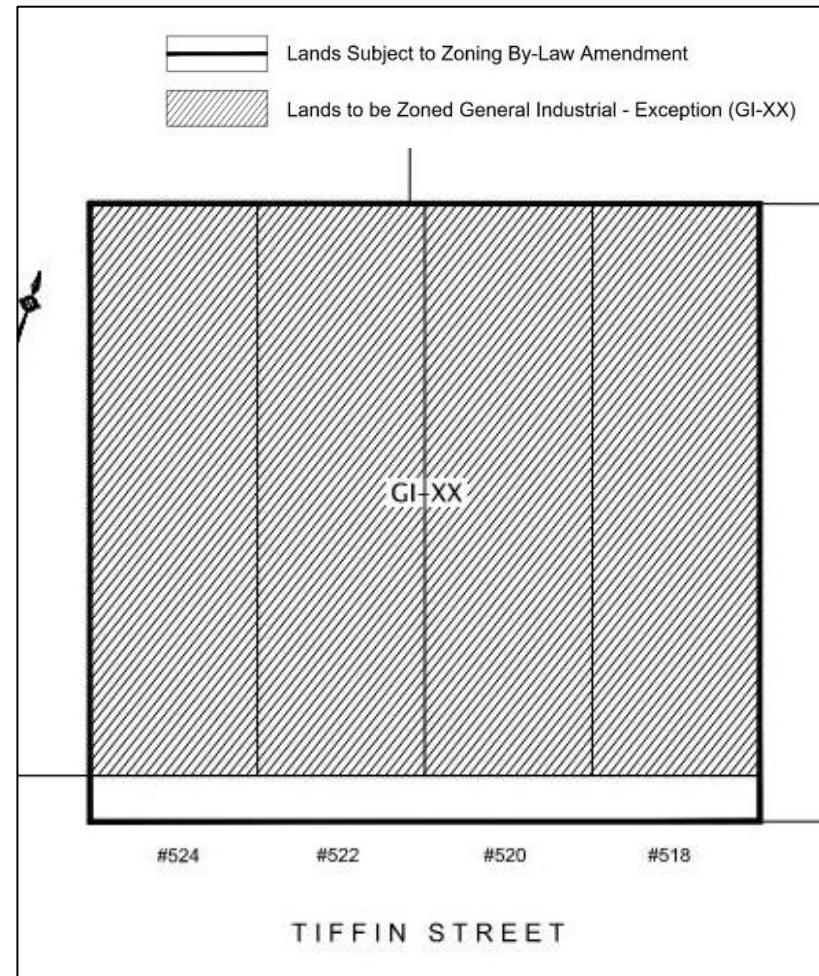


Proposed Zoning:

General Industrial Exception (GI-XX)

- Permit warehousing and outdoor storage of sand, gravel, stone, or soil
- Reduced interior side yard setback and rear yard setback for existing building
- Permit outdoor storage in front yard
- Continuous landscape buffer not required where existing building is located

Proposed Zoning

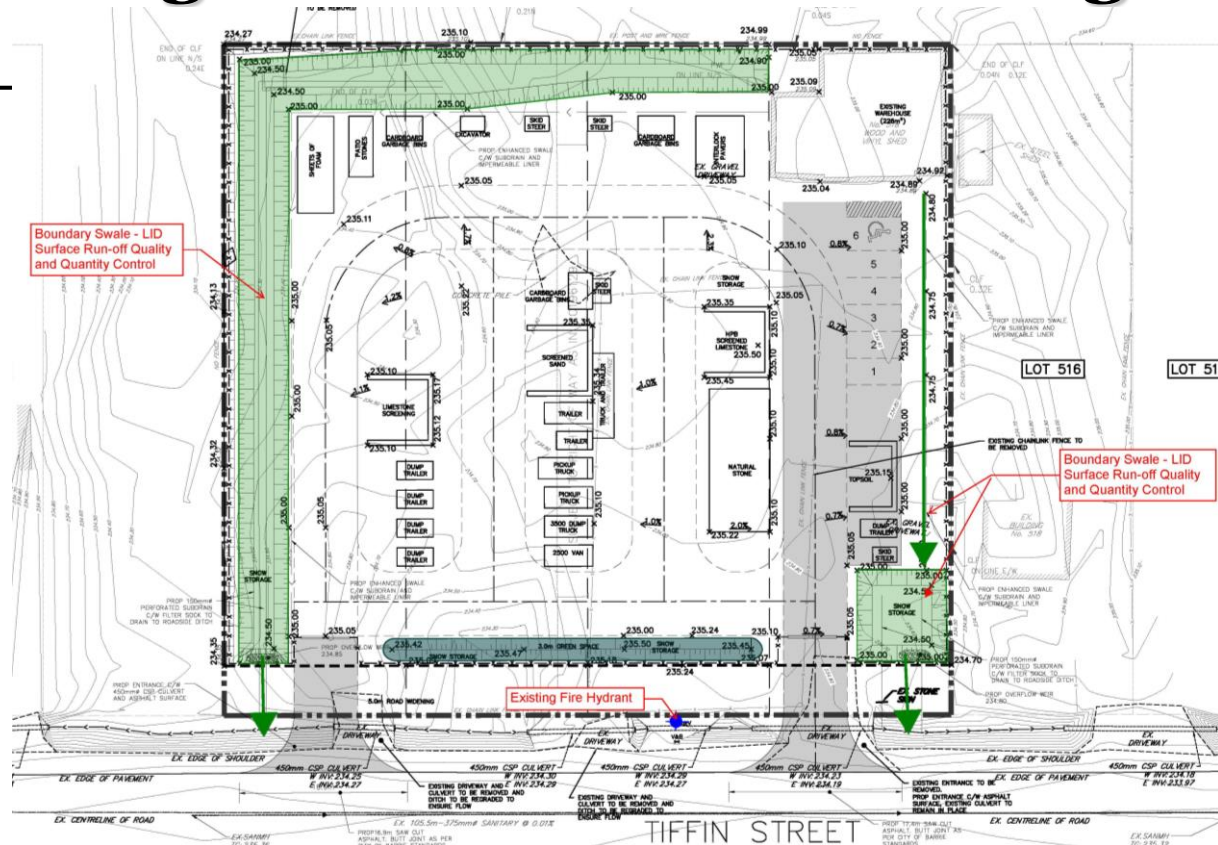


Environmental Conclusions

- Schedule H of Official Plan identifies an overlay of Natural Heritage Resources on the subject lands
- No natural heritage resources are present based on field investigations conducted in 2021 and to date in 2022
- Adjacent lands contain an overlay of 'Level 1 with existing development designation subject to Section 3.5.2.4d' and Category 3 in Schedule H
 - Unevaluated wetlands on adjacent lands to the north of the subject properties. The limits of this wetland will be confirmed on-site with the Lake Simcoe Region Conservation Authority (LSRCA) in June 2022.
 - Site investigations in 2021 and to date in 2022 found no evidence of habitat for Species at Risk (SAR), Significant Wildlife Habitat or other ecological functions associated with the adjacent wetland or woodlands.
 - No development will occur in the unevaluated wetland and no impacts are anticipated.
- Tributary of Dymont's Creek present in the road allowance of Tiffin Street to the south of the property. No flow observed in watercourse in 2021 or early 2022. Enhanced SWM on site as a result of the proposed applications will provide a benefit to tributary, by treating water as it leaves the site. No impacts to this watercourse are anticipated.



Servicing and Stormwater Management



Stormwater Management

- Existing soils have poor drainage characteristics
- Ground water is high between 0.9m & 1.2m below surface
- Surface storage ditches to address quality and quantity requirement

Site Servicing/Grading

- Existing topographical relief of approximately 0.3m north to south across the site
- Existing Fire Hydrant fronting property provides required fire protection
- No sanitary or water service required or provided

Conclusion

- The proposed applications will facilitate proposed industrial uses on a site that is within the settlement boundary of the City of Barrie, and adjacent to the built-up area and in an area identified by the City for employment uses.
- The proposed applications are in conformity with the A Place to Grow: Growth Plan policies, as well as are consistent with the Provincial Policy Statement policies.
- The development will be compatible with the surrounding employment land uses.
- Lands are currently disturbed with no identified natural heritage features.
- Proposed development conforms to the applicable Designated Policies of the Lake Simcoe Protection Plan including 4.8-DP as it relates to proper stormwater management
- Applications conform to the applicable policies of the City of Barrie Official Plan.