

**TO: MAYOR, J. LEHMAN, AND MEMBERS OF PLANNING COMMITTEE**

**WARD: 5**

**FROM: J. SIDHU, PLANNER, EXT 5153**

**NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES**

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

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE OFFICIAL PLAN AND ZONING BY-LAW – 518, 520, 522, AND 524 TIFFIN STREET**

**DATE: JUNE 21, 2022**

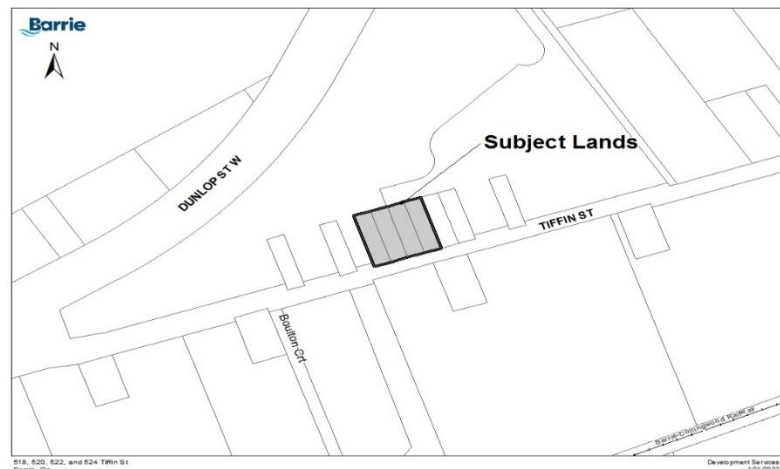
The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting regarding applications for an Official Plan Amendment and Zoning By-law Amendment submitted by The Jones Consulting Group Ltd., on behalf of Pioneer Family Pools Barrie Inc., to facilitate the future development of the property known municipally as 518, 520, 522, and 524 Tiffin Street and legally described as Part of Lots 25, Concession 7, City of Barrie. The subject lands are located on the north side of Tiffin Street, south of Dunlop Street West and east of Miller Dive.

The applicant is proposing to amend Schedule 'A' – Land Use in the Official Plan to change the designation of the subject lands from 'Environmental Protection Area' to 'General Industrial' and to amend the zoning on the subject lands from 'Environmental Protection' to 'General Industrial with Special Provisions' (GI)(SP-XXX). The applications, if approved, would facilitate the use of land for warehousing and indoor/outdoor storage of construction materials associated with Pioneer Family Pools and Spas (Appendix 'A' Conceptual Site Plan).

The submission materials associated with the subject applications are available for viewing on the City's Proposed Developments webpage under [Ward 5 – 518, 520, 522, and 524 Tiffin Street](#).

### Background

The subject lands are rectangular in shape and comprise 0.5 hectares (1.24 acres) with approximately 72.9 metres of frontage along Tiffin Street. Currently a one-storey building exists toward the northeast corner of the lands and a lightly forested area is located towards the west side, that funnels into a densely forested area to the north. The lands are surrounded by existing industrial and commercial uses, with two single detached residential dwellings located to the immediate west.



The Applicant is proposing to develop the subject lands to support their existing primary business, Pioneer Family Pools and Spas, which is located at 42 Anne Street. The subject lands would facilitate the outdoor/indoor storage and warehousing needs associated with the Applicant's existing pool business, while 42 Anne Street will house the retail store and main offices. The specific proposed uses related to each portion of land are provided below.

- Lands located at 518 Tiffin Street will contain the existing building, parking spaces and a portion of the outdoor storage area. The existing building currently has a gross floor area of approximately 226 square metres (2433 square feet) and will be utilized for indoor storage and warehousing. The site will have a gated access to Tiffin Street and contain six (6) parking spaces. Outdoor storage will be located in the front yard.
- Lands located at 520 Tiffin Street will contain outdoor storage of various materials associated with pool/spa construction.
- Lands located at 522 and 524 Tiffin Street will contain outdoor storage of various materials associated with pool/spa construction, as well as vehicles and equipment. Lands located at 524 Tiffin are proposed to have a gated access.

The application was submitted to the City and deemed complete on May 11, 2022. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

#### Neighbourhood Meeting

A Neighbourhood Meeting was held on March 03, 2022, with approximately 6 residents and Ward 5 Councillor Robert Thomson, Planning staff and the applicant's consulting team in attendance.

Residents provided comments regarding matters such as:

- Desire to see higher quality design implemented to improve the streetscape of Tiffin Street;
- General construction impacts on the site, surrounding area and timelines;
- Concerns with the environmental impact to the site; and
- General site layout questions as it relates to gross floor area, surrounding land uses, and snow storage.

#### Zoning – Site Specific Provisions

The applicant is proposing outdoor storage of sand, gravel, stone, or soil be included in the permitted uses for Industrial Zones. The proposed site-specific zoning standards are listed in Table 1 below.

**Table 1: Proposed Site-Specific Zoning Provisions – 518, 520, 522, and 524 Tiffin Street**

<b>Standard</b>	<b>Required</b>	<b>Proposed</b>
<b>General Industrial Zone - GI</b>		
Minimum Interior Side Yard Setback	3 metres	0 metres
Minimum Rear Yard Setback	7 metres	0 metres
<b>Standard</b>	<b>Required</b>	<b>Proposed</b>
<b>General Provisions and General Standards</b>		
Section 4.8.2.2 - Continuous Landscape Buffer	Where any lot in an Industrial Zone abuts a lot in a Commercial, Institutional, Open Space or Environmental Protection Zone, <b><u>a continuous landscaped buffer area of a minimum width of 3m</u></b> shall be provided along the abutting lot line of the lot.	Permit a continuous landscaped buffer of 0 metres
Section 4.11.1.1 Setbacks	Any outdoor storage use or outdoor storage associated with any other permitted use shall maintain the same setbacks as required for the zone in which it is permitted. <b><u>No outdoor storage use or outdoor storage is permitted in the front yard</u></b> or the minimum exterior side yard of any lot.	Permit outdoor storage within the front yard
Section 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 <b><u>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.</u></b> 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.	Continuous fence constructed along the lot line around the perimeter of the site to screen the outdoor storage from view from the street or lot

Planning and Land Use Matters Under Review:

The subject applications are currently undergoing a detailed technical review by City staff and external agencies, including the Lake Simcoe Region Conservation Authority (LSRCA). The primary planning and land-use related items being considered at this time include:

- Compatibility and consistency of the proposed development with the existing approvals and anticipated development in the area;
- The appropriateness of site-specific zoning provisions being requested;
- The impact of the proposed uses on the environmentally protected lands in and around the subject lands and confirmation of the development limits of the site; and
- An understanding of the functionality of the site as proposed, including, but not limited to, parking, landscaping, amenities, screening of the open storage, pedestrian connectivity and safety, and vehicular access/circulation.

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Next Steps

Staff will continue to work with the applicant and their consulting team to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and our agency partners.

All technical comments received, as well comments provided in the Public Meeting, will be considered during the review of this application. These items may require revisions or updates to the plans and reports submitted in support of this application. A staff report providing a recommendation to Planning Committee on the proposed Official Plan and Zoning By-law Amendments is anticipated to be brought forward in fourth quarter of 2022 for Planning Committee's consideration. If approved, a subsequent application for Site Plan Control would be required.

If you have any questions, please contact the planning file manager, Jaspreet Sidhu at 705-739-4220 ext. 5153 or via email at [jaspreet.sidhu@barrie.ca](mailto:jaspreet.sidhu@barrie.ca).

Attachments:

Appendix 'A' – Conceptual Site Plan

**Conceptual Site Plan**

