

AMENDMENT NO. 83

TO THE

CITY OF BARRIE

OFFICIAL PLAN

OFFICIAL PLAN
FOR THE
CITY OF BARRIE
Amendment No. 83

Amendment No. 83 to the City of Barrie Official Plan was prepared by the Barrie Planning Committee and was recommended to the Council of the City of Barrie under the provisions of the *Planning Act*, on the 21st day of September 2022.

Mayor – J.R. Lehman

City Clerk – Wendy Cooke

This amendment was adopted by the Corporation of the City of Barrie by **By-law No. 2022-XXX** in accordance with the provisions of the *Planning Act*, on the 21st day of September 2022.

Mayor – J.R. Lehman

City Clerk – Wendy Cooke



Bill No. 090

BY-LAW NUMBER 2022-XXX

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (OPA No. 83).

WHEREAS, Section 21 of *The Planning Act*, R.S.O., 1990 Chapter P.13 authorizes Council to initiate an amendment to or repeal of any Official Plan that applies to the municipality;

AND WHEREAS, by Resolution **22-P-XXX**, the Council of the Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan;

NOW THEREFORE, the Council of the Corporation of the City of Barrie enacts as follows:

1. Amendment No. 83 to the City of Barrie Official Plan attached to and forming part of this by-law, is hereby adopted.

READ a first and second time this 21st day of September 2022.

READ a third time and finally passed this 21st day of September 2022.

THE CORPORATION OF THE CITY OF BARRIE

Mayor – J.R. Lehman

Clerk – Wendy Cooke

This Amendment No. 83 to the Official Plan for the City of Barrie which has been recommended by the Barrie Planning Committee and adopted by the Council of the Corporation of the City of Barrie, is hereby approved in accordance with the *Planning Act* as Amendment No. 83 to the City of Barrie Official Plan.

Date

City Clerk – Wendy Cooke

OFFICIAL PLAN AMENDMENT NO. 83

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**AMENDMENT NO. 83
TO THE CITY OF BARRIE
OFFICIAL PLAN**

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the City of Barrie consists of three parts:

PART A - THE PREAMBLE consists of the purpose, location and basis for the Amendment and does not constitute part of this amendment.

PART B - THE AMENDMENT sets out the actual Amendment and consists of the following text and schedules which constitute AMENDMENT NO. 83 to the Official Plan of the City of Barrie.

PART C - THE APPENDIX consists of a list of information pertinent to this Amendment in the form of a record of City of Barrie Council's actions (Public Meeting Minutes, Staff Report, and Council Resolution) and does not constitute part of this amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is to amend Schedule A – Land Use to designate a portion of the subject lands as 'Restricted Industrial', modify the boundary of the 'Environmental Protection Area', and add a Defined Policy area to Section 4.8 and Schedule C – Defined Policy Area of the City of Barrie Official Plan to permit a 'Restricted Industrial' use on a portion of the property legally described as Part of the South Half of Lot 9, Concession 11, City of Barrie municipally known as 140 Lockhart Road.

LOCATION

The subject lands are located on the north side of Lockhart Road, immediately west of the Barrie Collingwood Railway (BCRY). Welham Road terminates in a cul-de-sac at the north limit of the property and is required to be extended to intersect with Lockhart Road as part of this development. The subject lands are vacant and are 20.6 hectares in area with 406.27 metres of frontage on Lockhart Road.

BASIS

The property municipally known as 140 Lockhart Road is currently designated as 'General Industrial' and 'Environmental Protection Area' on Schedule A – Land Use of the Official Plan. In accordance with Section 4.4.2.2 a), a 'Restricted Industrial' use is required to proceed by site specific amendment to the Official Plan and is further identified on Schedule C – Defined Policy Area with associated text in Section 4.8 describing the permit use as defined in the Zoning By-law. This amendment recommends approval of a 'Restricted Industrial' use identified as a Salvage Operation with Outdoor Storage on a portion of the subject lands.

The implementing zoning by-law includes a new definition for a Salvage Operation and zoning of the lands to 'Restricted Industrial with Special Provisions' (RI)(SP-621) as follows:

- a) Definition be added to Section 3.0 – Definitions:

SALVAGE OPERATION means a building and lot used for the crushing, dealing, processing, receiving, recovering, recycling, reselling, reusing, salvaging, or storing of scrap or salvage material from commercial, consumer, and industrial products and the associated equipment and machinery for sorting and separating materials such as a shredder, torch pit, shearer and bailer.
- b) A minimum required parking standard of 1 parking space per 140 square metres of gross floor area, whereas 1 parking space per 70 square metres is required.
- c) Any outdoor storage use or outdoor storage associated with any other permitted use shall be restricted to a maximum height of 12.25 metres except for outdoor storage of machinery or equipment, whereas any outdoor storage use or outdoor storage associated with any other permitted use shall be restricted to a maximum height of 4 metres except for outdoor storage of machinery and equipment.

In accordance with the requirements for supporting industrial development outlined in Section 4.4.2.1, lands within the vicinity of existing major highway interchanges and rail yards will be designated and preserved for manufacturing, warehousing and associated retail, office, and ancillary facilities where appropriate, and will be subject to the availability of required urban services including municipal sewer and water, adequate vehicular access, off-street parking and loading facilities. In addition, where industrial development includes components, such as open storage, which may have a negative impact on adjacent non-industrial uses, this component shall be confined to areas removed from residential areas and screened from public view.

The applicant has demonstrated that the proposal will utilize the existing infrastructure within the area, while building upon these services through the extension of Welham Road. The subject lands are designated for industrial development and not in proximity to sensitive land uses. The subject parcel is surrounded by industrial and employment uses including other lands designated and zoned as 'Restricted Industrial'. In addition, the 'Restricted Industrial' block abuts the rail line, which is proposed to be accessed by the Salvage Operation use by the owner/applicant Ram-Iron & Metals.

The lands designated as 'Environmental Protection Area' have been evaluated through an Environmental Impact Study (EIS) to confirm the feature boundaries, and subsequently modified to reflect the Lovers Creek Wetland Complex and supporting buffer area. The EIS completed to define the 'Environmental Protection Area' boundary has been reviewed and supported by Ministry of Natural Resources & Forestry (MNR) and the Lake Simcoe Region Conservation Authority (LSRCA).

Staff have reviewed the comments received and considered the proposed official plan amendment and zoning by-law amendment, having regard to conformity with relevant Provincial policies and the City's Official Plan. The proposed change in the land use designation from 'General Industrial' and 'Environmental Protection Area' to 'Restricted Industrial', 'General Industrial' and 'Environmental Protection Area', is considered appropriate and is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended, and the City's Official Plan.

PART B – THE AMENDMENT

DETAILS OF THE AMENDMENT

The Official Plan of the City of Barrie is amended by revising the Schedules and text of the Official Plan as follows:

1. Amend Schedule “A” – Land Use of the Official Plan for the property legally described as Part of the South Half of Lot 9, Concession 11, City of Barrie municipally known as 140 Lockhart Road to redesignate a portion of the lands identified as ‘General Industrial’ to ‘Restricted Industrial’, from ‘Environmental Protection Area’ to ‘Restricted Industrial’, from ‘Environmental Protection Area’ to ‘General Industrial’, and from ‘General Industrial’ to ‘Environmental Protection Area’, as illustrated by Schedule ‘A’ to Amendment No. 83.
2. Amend Schedule “C” – Defined Policy Areas of the Official Plan for a portion of the property legally described as Part of the South Half of Lot 9, Concession 11, City of Barrie municipally known as 140 Lockhart Road to identify Defined Policy Area (XX) for Restricted Industrial use, as illustrated by Schedule ‘B’ to Amendment No. 83.
3. Add text to Section 4.8 – Defined Policy Area of the Official Plan as follows:

Section 4.8.XX – Defined Policy Area (OO)

Lands shown on Schedule C – Defined Policy Areas, located in Block 1 of the future Plan of Subdivision for a portion of the property legally described as Part of the South Half of Lot 9, Concession 11, City of Barrie, municipally known as 140 Lockhart Road, shall permit a Salvage Operation and Outdoor Storage.

IMPLEMENTATION

An implementing Zoning By-law to re-zone the subject lands from ‘General Industrial’ (G1) to ‘Restricted Industrial with Special Provisions’ (RI)(SP-621), from ‘Environmental Protection’ (EP) to ‘Restricted Industrial with Special Provisions’ (RI)(SP-621), from ‘Environmental Protection’ (EP) to ‘General Industrial’ (GI) and from ‘General Industrial’ (GI) to ‘Environmental Protection’ (EP) will be presented concurrently with Official Plan Amendment No. 83. A new definition for a Salvage Operation has been proposed to reflect the use to facilitate the ‘Restricted Industrial’ designation and zoning of the lands to ‘Restricted Industrial with Special Provisions’ (RI)(SP-621) as follows:

- d) Definition be added to Section 3.0 – Definitions:

SALVAGE OPERATION means a building and lot used for the crushing, dealing, processing, receiving, recovering, recycling, reselling, reusing, salvaging, or storing of scrap or salvage material from commercial, consumer, and industrial products and the associated equipment and machinery for sorting and separating materials such as a shredder, torch pit, shearer and bailer.

- e) A minimum required parking standard of 1 parking space per 140 square metres of gross floor area, whereas 1 parking space per 70 square metres is required.

- f) Any outdoor storage use or outdoor storage associated with any other permitted use shall be restricted to a maximum height of 12.25 metres except for outdoor storage of machinery or equipment, whereas any outdoor storage use or outdoor storage associated with any other permitted use shall be restricted to a maximum height of 4 metres except for outdoor storage of machinery and equipment.

The future development of the lands will also be subject to review and approval through the Plan of Subdivision process, and Site Plan Control.

INTERPRETATION

The remaining provisions of the Official Plan, as amended from time to time, shall apply in regard to this amendment.

Schedule 'A' to attached By-law 2022-XXX



Schedule 'B' to attached By-law 2022-XXX



PART C - THE APPENDIX

RECORD OF COUNCIL ACTIONS

1. On June 1, 2021, a Public Meeting was held for the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications (21-P-014).
2. On September 13, 2022, Planning Committee received Staff Report DEV026-22 and accepted the recommendation of staff to approve the applications to:
 - g) Amend Schedule "A" – Land Use of the Official Plan for the lands known municipally as 140 Lockhart Road to redesignate a portion of the lands identified as 'General Industrial' to 'Restricted Industrial', from 'Environmental Protection Area' to 'Restricted Industrial', from 'Environmental Protection Area' to 'General Industrial', and from 'General Industrial' to 'Environmental Protection Area', as illustrated by Schedule A to Amendment No. XX.
 - h) Amend Schedule "C" – Defined Policy Areas of the Official Plan for a portion of the lands known municipally 140 Lockhart Road to identify Defined Policy Area (XX) for 'Restricted Industrial' use, as illustrated by Schedule B to Amendment No. XX.
 - i) Add text to Section 4.8 – Defined Policy Area of the Official Plan as follows:

Section 4.8.XX – Defined Policy Area (XX)

Lands shown on Schedule C – Defined Policy Areas, located in Block 1 of the future Plan of Subdivision for the property known municipally as 140 Lockhart Road, shall permit a Salvage Operation and Outdoor Storage.
3. On September 21, 2022, Council ratified the decision of Planning Committee to approve the applications for Official Plan Amendment and Amendment to the Zoning By-law as recommended by staff in Staff Report DEV026-22 (22-P-XXX).