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**TO:** **PLANNING COMMITTEE**

**SUBJECT:** **OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT  
140 LOCKHART ROAD**

**WARD:** **8**

**PREPARED BY AND KEY CONTACT:** **C. KITSEMETRY RPP, SENIOR PLANNER, EXT. 4430**

**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**

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**RECOMMENDED MOTION**

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions on behalf of 2640085 Ontario Inc. (Ram Iron & Metals) for lands known municipally as 140 Lockhart Road, attached as Appendix "A" to Staff Report Staff Report DEV026-22 be approved as follows:
  - a) 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.
  - b) 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.
  - c) 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.
2. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of 2640085 Ontario Inc. (Ram Iron & Metals) to re-zone a portion of the lands known municipally as 140 Lockhart Road from 'General Industrial' (G1) zone to 'Restricted Industrial with Special Provisions' (RI)(SP-XXX), from 'Environmental Protection' (EP) to 'Restricted Industrial with Special Provisions' (RI)(SP-XXX), from 'Environmental Protection' (EP) to 'General Industrial' (GI) and from 'General Industrial' (GI) to 'Environmental Protection' (EP), attached as Appendix "B" to Staff Report DEV026-022 be approved.
3. That the following Special Provisions for the 'Restricted Industrial with Special Provisions' (RI)(SP-XXX) zone be referenced in the site specific zoning by-law:

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- 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.
4. That the written and oral submissions received relating to these applications, have been on balance, taken into consideration as part of the deliberations and final decision related to the approval of the applications as amended, including matters raised in those submissions and identified within Staff Report DEV026-22.
5. That notwithstanding the formal requirements for Site Plan Control as identified in By-law 99-312, the block zoned as 'Restricted Industrial with Special Provisions' (RI)(SP-XXX) and the lots zoned as 'General Industrial' (GI) within the lands known municipally as 140 Lockhart Road shall be subject to Site Plan Control.
6. 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**

7. The purpose of this Staff Report is to recommend approval of applications for an Official Plan Amendment and an Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of 2640085 Ontario Inc. (Ram Iron & Metals) for lands known municipally as 140 Lockhart Road.
8. The purpose of the applications is to permit the 'Restricted Industrial' designation and 'Restricted Industrial' (RI) zone required for a new salvage operation for Ram Iron & Metals, concept illustrated in Appendix "C" attached to Staff Report DEV026-22. In addition, an 'Environmental Protection Area' is currently designated and zoned 'Environmental Protection' (EP), however modifications to the boundary are required based on the results of the Environmental Impact Study (EIS) completed for the Lovers Creek watercourse and supporting vegetative area. These lands will be dedicated to the City through the associated subdivision application. The development of property will proceed by an industrial Plan of Subdivision that includes one (1) 'Restricted Industrial' (RI) block, thirty-three (33) 'General Industrial' (GI) lots, the extension of Welham Road, and an 'Environmental Protection' (EP) area, as illustrated in Appendix "D" attached to Staff Report DEV026-22.
9. This report reviews the applications based on conformity with Provincial and City planning policies, as well as provides an overview of comments received through the technical review and public engagement processes. Staff have determined that the applications have regard for matters of provincial interest as outlined in the *Planning Act*, are consistent with the Provincial Policy

Statement (2020) and conform to the Growth Plan for the Greater Golden Horseshoe (2019), as amended, and the City of Barrie Official Plan (2010). As such, these applications are being recommended for approval.

### Site and Location

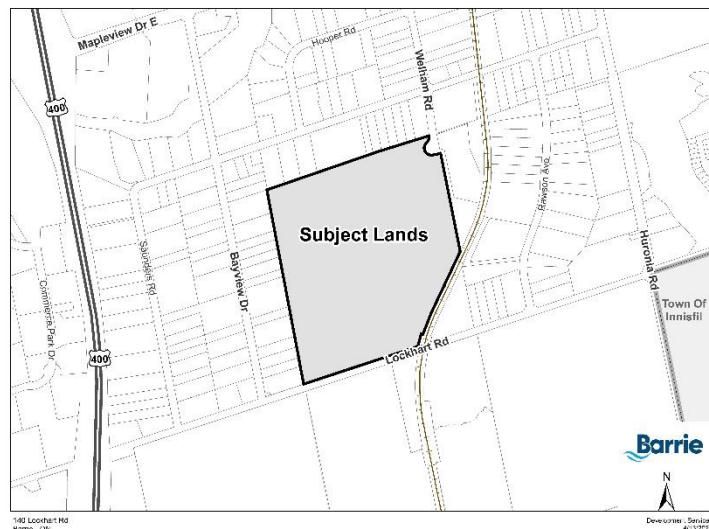
10. The subject lands are located on the north side of Lockhart Road, east of Highway 400 within the 400 East Industrial Planning Area. Welham Road terminates in a cul-de-sac at the north limit of the subject lands and the Barrie Collingwood Railway abuts the site along the east property line. The lands are known municipally as 140 Lockhart Road and legally as Part of the South Half of Lot 9, Concession 11, City of Barrie.
11. The subject lands are vacant, 20.6 hectares in area, with 406.27 metres of frontage on Lockhart Road. A watercourse intersects the subject lands along the southwest corner.
12. The existing land uses surrounding the subject property are as follows:

**North** General Industrial, Restricted Industrial (Lafarge Canada), Light Industrial.

**South** Rural lands, Agricultural lands, Innisbrook Golf Course.

**East** Rail line right-of-way (BCRY), General Industrial, Restricted industrial (Champlain Ready Mix Inc. and Coco Paving).

**West** General Industrial, Highway Industrial, Highway 400.



### Existing Policy

13. The subject lands are designated as 'General Industrial' and 'Environmental Protection Area' in the City of Barrie Official Plan and currently zoned 'General Industrial' (GI) and 'Environmental Protection' (EP) in Comprehensive Zoning By-law 2009-141.
14. On Schedule "H" – Natural Heritage Resources of the City's Official Plan, areas of the subject lands are identified as Level 1, Level 1 with Existing Development Permissions, Level 2 and Level 3.

### Background Studies

15. In support of the application, the following reports were submitted. Copies of the submission material are available online on the City's Proposed Developments webpage under [Ward 8 – 140 Lockhart Road](#).
  - Planning Justification Report (Innovative Planning Solutions dated March 2021)

- Functional Servicing and Preliminary Stormwater Management Report (WMI & Associates dated January 2021)
- Stage 1& 2 Archaeological Assessment & Stage 3 Archaeological Assessment of the Lockhart West Site (Irvin Heritage Inc. dated December 8, 2020)
- Preliminary Geotechnical Investigation Report (Cambium Inc. dated February 2, 2021)
- Hydrogeological Assessment (Cambium Inc. dated January 18, 2022)
- Environmental Impact Study (Cambium Inc. dated January 28, 2021)
- Woodlot Assessment (Cambium Inc. dated December 15, 2020)
- Traffic Impact Study (JD Northcote Engineering dated February 3, 2021)
- Erosion Hazard Assessment Tributary of Lover's Creek (Geomorphix dated January 7, 2022)
- Flood Hazard Assessment (WMI & Associates dated December 2021)
- Phase One Environmental Site Assessment (Golder Associates Ltd. dated July 26, 2018)

#### Public Consultation

16. A Statutory Public Meeting was held on June 1, 2021, to present the subject application to Planning Committee and the public. No verbal or written submissions were received from the public regarding these applications.

#### Department and Agency Comments

17. The subject application was circulated to staff in various departments and to external agencies for review and comment.
18. **Lake Simcoe Region Conservation Authority (LSRCA)** staff advised that they have no objections to the approval of these applications. Additional analysis of the technical details for site development is required to be addressed through the Draft Plan of Subdivision and Site Plan Control application processes.
19. **Development Services (Approvals)** staff advised that they have no objections to the applications. Staff advised the Functional Servicing Report effectively demonstrates that adequate services will be available and that through subsequent detailed design will be able to satisfy all relevant design requirements. Additional analysis of the technical details for site development is required to be addressed through the Draft Plan of Subdivision and Site Plan Control application processes.
20. **Development Services (Transportation Planning)** staff have advised that they have no objection to the applications and have reviewed the proposed future alignment of Welham Road. Additional analysis of the technical details for site development will be required through the Draft Plan of Subdivision and Site Plan Control application processes. It should be noted that the study required for the full extension of Lockhart Road is not in the capital plan at this time, therefore the applicant will be required to construct the Welham Road Extension to the southern limits of the site terminating in a temporary cul-de-sac.
21. **Development Services (Parks Planning)** staff advised that they have no objections to the proposed Official Plan and Zoning By-law amendments. Additional analysis of the technical details for site development is required to be addressed through the Draft Plan of Subdivision and Site Plan Control application processes.
22. **Business Performance and Environmental Sustainability (Risk Management Official)** staff advised that they have no objections to the approval of these applications. Additional analysis of the technical details for site development, with particular regard to the Restricted Industrial use, is required to be addressed through the Draft Plan of Subdivision and Site Plan Control application processes.

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23. **Business Performance and Environmental Sustainability (Environmental Compliance Branch)** did not identify concerns regarding the applications. Staff noted that a Site Alteration Permit, Discharge Agreement, and a Fill Management Plan will be required.
  24. **Business Performance and Environmental Sustainability Department (Environmental Sustainability)** staff provided comments indicating the proposed development will not be eligible for Municipally Provided Front End Bin Program and would be required to pay for waste collection services through a private collection contract. The property may be eligible to utilize regular curbside collection services.
  25. **Transit Operations** staff requested that a 5 metre x 5 metre concrete pad be constructed for a transit on demand bus stop for workers at the Ram Iron & Metals facility. Additional details for site development will be addressed through the Site Plan Control application process.
  26. The **City's Fire and Emergency Services Department** did not identify any concerns regarding the applications but provided comments that will be addressed as part of the subsequent Site Plan Control application.
  27. **Infrastructure Services Department (Water Operations Branch)** requested modifications to the Functional Servicing Report relating to domestic and fire service connections to the municipal watermain. If approved, these items will be addressed through the Draft Plan of Subdivision and/or Site Plan Control application processes.
  28. **Corporate Asset Management - Barrie Collingwood Railway (BCRY)** staff advised that they have no objections to the approval of these applications. Additional analysis of the technical details for site development, with particular regard to the spur design and use of the railway for transportation of material, is required to be addressed through the Draft Plan of Subdivision and Site Plan Control application processes.
  29. The **Ministry of Transportation** identified no concerns in regard to the applications but advised that MTO Building & Land Use permit approvals are required prior to construction activity and provided Conditions for Draft Approval.
  30. **Canada Post** did not identify any concerns with the applications. If approved, any comments can be addressed through the subsequent Draft Plan of Subdivision and/or Site Plan Control application.
  31. **Bell Canada** provided conditions that will be addressed as part of detailed design review through the subsequent Draft Plan of Subdivision and/or Site Plan Control application.
  32. **Alectra Utilities** advised that they have no objection to the approval of the applications. If approved, comments will be addressed as part of a detailed design review through the subsequent Draft Plan of Subdivision and/or Site Plan Control application.

## **POLICY ANALYSIS**

### **Policy Planning Framework**

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



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Ontario Planning Act, R.S.O. 1990

34. 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, features or functions; conservation and management of natural resources; the adequate provision and efficient use of transportation; sewage and water services and waste management systems; the adequate provision of employment opportunities; the resolution of planning conflicts involving public and private interests; the orderly development of safe and healthy communities and 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>
35. 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) and public service facilities such as transit; provides for industrial development that will create employment opportunities and the restricted industrial use has been located to preserve natural areas, features or their functions and to be compatible with adjacent uses.

Provincial Policy Statement (2020) (PPS)

36. 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 regulating the development and use of land. Section 3(35) of the *Planning Act* states that where a municipality is exercising its authority affecting a planning matter, such decisions "shall be consistent with" all policy statements issued under the Act and shall conform with the provincial plans that are in effect on that date or shall not conflict with them. The PPS can be found in its entirety at the following link: <https://www.ontario.ca/page/provincial-policy-statement-2020>.
37. 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, infrastructure, and public service facilities and to ensure compatibility with adjacent industrial uses.
38. 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 create new industrial lots, attract a new industrial use(s), and generate employment opportunities to meet the long term needs of the City.
39. 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 the recommended modifications to the environmental protection area boundaries supported by the Lake Simcoe Region Conservation Authority (LSRCA). A significant woodland feature was identified on

the lands designated and zoned 'General Industrial', along with the identification of potential Species at Risk including butternuts on the property. Compensation and mitigative measures are anticipated through the subdivision approval process to ensure that no negative impacts occur on the regulated natural heritage features.

40. Staff have reviewed the relevant policies and are of the opinion that the proposed development is consistent with the applicable policies of the Provincial Policy Statement (2020). The subject lands are located within an area identified for the type of development that is proposed and the proposed development has been designed to efficiently use land, infrastructure and public service facilities and provide employment uses to meet projected growth.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan)

41. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (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 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://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>
42. 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 transportation choices, 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.
43. 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 designated for industrial use 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.
44. 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)

45. 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.
46. Staff at the LSRCA have provided comments that the proposed designation and zoning for a Restricted Industrial use, and the modified boundary of the Environmental Protection Area, is consistent with the policies of the LSPP.

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City of Barrie Official Plan (OP)

47. 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 OP can be found in its entirety at the following link: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Pages/Official-Plan.aspx>
48. The subject lands are designated as 'General Industrial' and 'Environmental Protection Area' on Schedule "A" – Land Use in the City's Official Plan. The 'Environmental Protection Area' designation corresponds to a watercourse which traverses the southern portion of the site.
49. Section 2.3 provides assumptions upon which the City's Official Plan are based, identifying that there will be an increased focus on maintaining and attracting knowledge based and technologically skilled jobs characterized by the manufacturing, office and financial sectors and an increased self-sufficiency will be achieved in employment as more people will both live and work in the City. The proposed development will result in a new industrial subdivision, creating thirty-three (33) new industrial lots, and creating a block for the location of a new materials recycling facility. The proposed development will provide an opportunity to attract new industries into the City, create new jobs and generate additional tax base dollars.

Growth Management

50. 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.
51. The proposal will develop a property that is located within a recognized industrial area of the City and will create new industrial lots and a new location for a restricted industrial use. The proposed development will attract new industry to the area, 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

52. Schedule "H" depicts Natural Heritage Resources in the City of Barrie, identifying areas of Level 1, Level 2 and Level 3 Resources and areas identified as Level 1 where an existing designation permits other form of development under Section 3.5.2.4 d) on the subject lands. An Environment Impact Study (EIS) was submitted with the applications which supports the proposed development and the modifications to that portion of the site designated as 'Environmental Protection Area' and zoned as 'Environmental Protection' (EP).
53. In addition to the Lovers Creek feature and associated vegetative buffer, a significant woodland feature was identified on the lands designated and zoned 'General Industrial'. A Woodlot Assessment was completed and reviewed by qualified City staff and LSRCA. Compensation and mitigative measures are anticipated through the subdivision approval process to ensure that no negative impacts occur on the regulated natural heritage features, which will be reviewed by the LSRCA.



54. 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. The Level 1, 2 and 3 Natural Heritage Resource areas will be revised on Schedule "H" – Natural Heritage Resources when the natural heritage resource feature is formally defined through the Plan of Subdivision process and/or altered by the development of the site.

#### Industrial

55. The Industrial policies in Section 4.4.2 state that development is subject to the availability of required urban services including municipal sewer and water, adequate vehicular access, off-street parking and loading facilities, and open storage must be confined to areas removed from residential areas and be screened from public view by planting, fences, buildings and/or landscaping and generally must be in the rear yard.
56. In accordance with Section 4.4.2.5, 'Restricted Industrial' uses are only permitted on a site-specific basis and shall not be permitted within 300 metres of a 'Future Urban Area' or sensitive land use.
57. While a good portion of the subject lands will remain as 'General Industrial', this application is to permit the designation of Block 1 on the proposed Draft Plan of Subdivision attached to Staff Report DEV026-22 as Appendix "D", as 'Restricted Industrial' to facilitate the development of the site for a metal recycling facility with a large outdoor component. The use will require a new definition in the Zoning By-law, as requested through the subject applications, proposed to be defined as:

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.

58. To facilitate the 'Restricted Industrial' use, a Defined Policy Area has been proposed as part of the Official Plan Amendment, attached to Staff Report DEV026-22 as Appendix "A". Defined Policy Area (XX) would be shown on Schedule "C" – Defined Policy Areas of the Official Plan for a portion of the lands known municipally 140 Lockhart Road with associated text 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.

59. Staff have reviewed the applications and are of the opinion that the identified block of land provides an appropriate location for the proposed use and is compatible with the existing 'Restricted Industrial' designation that applies to lands abutting the railway to the east of the subject property. As illustrated in the concept plan provided, attached to Staff Report DEV026-22 as Appendix "C", the outdoor operations and open storage for the 'Restricted Industrial' use will be located at the rear of the site adjacent to the railway with buildings and landscape buffer along the future Welham Road to screen the facility from public view.

#### Environmental Protection Areas

60. Section 4.7.2.3 (d) permits consideration of an amendment to the 'Environmental Protection Area' designation where the results of an environmental study clearly demonstrate that there will be no negative impacts on the natural features or ecological functions for which the 'Environmental Protection Area' has been identified. Lands designated as 'Environmental Protection Area' are

associated with the watercourse that traverses across the subject lands. These lands will be dedicated to the City through the subdivision approval process for the long term protection of the feature.

61. Staff from the City and LSRCA have reviewed the amendment to the 'Environmental Protection Area' proposed by these applications and agree with the modified boundary proposed by the applicant, as demonstrated, and confirmed by the submitted Environmental Impact Study (EIS).

#### City of Barrie Comprehensive Zoning By-law 2009-141

62. As noted above, the application proposes to zone a portion of the subject lands to 'Restricted Industrial with Special Provisions' (RI)(SP-XXX) and to modify the boundaries of the 'Environmental Protection' (EP) zone.
63. Zoning By-law No. 2009-141 can be found in its entirety at the following link: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Zoning-Bylaw/Zoning-By-Law-2009-141.pdf>.

#### Restricted Industrial Use

64. An Official Plan Amendment and Amendment to the Zoning By-law is required to establish a 'Restricted Industrial' use in the City of Barrie. If approved the following definition will be added to Section 3.0 – Definitions of Comprehensive Zoning By-law 2009-141:

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.

65. The area proposed for 'Restricted Industrial' is in direct proximity to other lands designated as 'Restricted Industrial', including operations by Lafarge Canada, Coco Paving and Champlain Ready Mix Inc. Introducing the salvage operation use at this location, is not out of character with surrounding land uses.

#### Site Specific Zoning Provisions

66. Table 1 below illustrates the required zone provisions and the proposed site specific zone provisions as it relates to the proposed development of the 'Restricted Industrial' (RI) block.

**Table 1: Site-Specific Zoning Provisions**

Zoning Standard	Required	Proposed
Table 4.6 – Parking Requirement	1 space per 70 m <sup>2</sup> of GFA	1 space per 140 m <sup>2</sup> of GFA
Section 4.11.1.2 – Outdoor Storage Standards - Height	Maximum 4 metres except for outdoor storage of machinery or equipment.	Maximum 12.25 metres except for outdoor storage of machinery or equipment

#### Parking Standards (Table 4.6)

67. The application proposes 1 parking space per 140 square metres of gross floor area, whereas 1 parking space per 70 square metres of gross floor area is required by the Comprehensive Zoning By-law.

The parking requirements are based on gross floor area (GFA) of the building. The proposed salvage operation is machinery and equipment orientated which occupies most of the site as well as the space within the building and, therefore, the proposed reduced parking ratio is more reflective of the daily activity that will occur on site. It is projected that approximately 80 jobs will be created at this location. Based on the proposed ratio, 102 parking spaces will be provided on site will provide sufficient parking for employees as well as potential visitors.

68. Planning staff are of the opinion that the requested variance is appropriate and meets the intent of the Zoning By-law.

#### Outdoor Storage Standards - Height (Section 4.11.1.2)

69. The applicant proposes that the maximum height of outdoor storage be increased to 12.25 metres except for outdoor storage of machinery or equipment, whereas Comprehensive Zoning By-law 2009-141 permits a maximum height of 4 metres except for outdoor storage of machinery or equipment.

The proposed use of the Ram Iron & Metal block is unique with a large component of the operations conducted outside. Large equipment and machinery process a wide range of materials ranging in size and shape and the machinery is fed from infeed piles which, at times, can be up to 12.25 metres in height. The owner/applicant has noted that the requested height provision is critical to the daily operations of this industrial use. As noted in the concept attached to Staff Report DEV026-22 as Appendix "C", the site will be designed to provide appropriate landscaping, buffering, and fencing as required through the Site Plan Control process.

70. Planning staff are of the opinion that the proposed height is appropriate and meets the intent of the Zoning By-law.

#### Environmental Protection (Section 10.0)

71. The Zoning By-law Amendment also modifies the boundaries of the 'Environmental Protection' (EP) zone and the 'General Industrial' (GI) zone to align with the proposed Official Plan Amendment as supported by the Environment Impact Study (EIS). The modified EP zone implements the findings and recommendations of the EIS and will conform with the EP zone standards including permitted uses.

#### Draft Plan of Subdivision

72. Subject to Council approval of the proposed Official Plan Amendment and Zoning By-law Amendment applications, the proposed development would proceed to Draft Plan of Subdivision approval through the delegated approval process (Council Motion 10-G-346), and staff would be in a position to approve the associated Draft Plan of Subdivision.
73. In terms of the subdivision process, the developer will be responsible for the initial capital costs and maintenance for a two year period for all new infrastructure required to support this development, including but not limited to the extension of Welham Road. Following assumption of this subdivision at the end of the maintenance period, the infrastructure will then be transferred into City ownership. At this time, the costs associated with asset ownership including maintenance and operations, lifecycle intervention expenses, and the contributions to reserves to support the ultimate replacement and possible disposition of the assets in the long-term, will be carried by the community.

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#### Site Plan Control

74. If approved, those lands designated and zoned as 'Restricted Industrial' would be subject to Site Plan Control in accordance with By-law 99-312. In addition, as part of the recommendations for this development, staff have requested an amendment to the Site Plan Control By-law to extend Site Plan Control to the entire property. This recommendation has been agreed to by the owner/applicant and is supported by Planning staff, the Risk Management Official, and the Lake Simcoe Region Conservation Authority.
75. Site Plan Control will address the development and design of this block regarding built form, setbacks, building orientation/placement/massing, pedestrian and vehicular traffic circulation, parking, landscaping, 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, as well as the adjacent railway.

#### Summary

76. Staff have reviewed the comments received and considered the proposed Official Plan Amendment and the Zoning By-law Amendment applications, having regard to conformity with relevant Provincial and City planning policies. In staff's opinion, the proposed 'Restricted Industrial' use and redefined 'Environmental Protection Area' is considered appropriate, consistent with the Provincial Policy Statement (2020) and in conformity to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended, Lake Simcoe Protection Plan, and the City's Official Plan.
77. At this time, there are no further matters that impact the processing of the subject applications for an Official Plan Amendment and Amendment to the Zoning By-law and as such, they are being recommended for approval.

#### **ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

78. The 'Environmental Protection Area' designation and 'Environmental Protection' (EP) zone boundaries have been modified to reflect the Lovers Creek watercourse and vegetative buffer area in accordance with the Environmental Impact Study (EIS) completed in support of these applications. The EIS for the watercourse area was reviewed and approved by staff at LSRCA. The lands designated 'Environmental Protection Area' and zoned 'Environmental Protection' (EP) will be dedicated to the City resulting in long term protection of natural heritage features.
79. Consideration will also be given to the significant woodland in the 'General Industrial' area in accordance with the Woodlot Assessment completed for this feature. Compensation and mitigative measures are anticipated through the subdivision approval process, which will be reviewed by LSRCA and the City. Also of note is the identification of potential Species at Risk including butternuts on the property which will need future clearance from the Ministry of Environment, Conservation and Parks.
80. Additional consultation and conditions for development will be implemented through the Plan of Subdivision process.

#### **ALTERNATIVES**

81. The following alternatives are available for consideration by Planning Committee:

**Alternative #1**

Planning Committee could refuse all or part of the proposed amendments requested by the applications for an Official Plan Amendment and Amendment to the Zoning By-law for a 'Restricted Industrial' designation and 'Restricted Industrial with Special Provisions' (RI)(SP-XXX) zone and maintain the existing designations and related zoning of 'General Industrial' (GI) and 'Environmental Protection' (EP).

This alternative is not recommended as it has been demonstrated that the future development of Block 1 on the proposed Draft Plan of Subdivision attached as Appendix "D" to Staff Report DEV026-22, as a 'Restricted Industrial' use is suitable at this location, and the Environmental Impact Study supports the new proposed boundaries of the lands designated as 'Environmental Protection Area' and zoned as 'Environmental Protection' (EP). Staff have also supported the site specific standards required for this use at this location based on the justification provided by the applicant.

**FINANCIAL**

82. The subject application, if approved, would facilitate the development of a 'Restricted Industrial' (RI) use on the subject lands. The full build out of the property is proposed to develop the one (1) industrial block, thirty-three (33) industrial lots, and the extension of Welham Road through a Plan of Subdivision application. It is not possible to estimate the assessed value of the subject property until post development, however, assessed value of the future development is anticipated to be far greater than the current assessed value and will therefore increase the amount of property tax that is collected on the subject site as of the time of writing this report.
83. At this time, it also is not possible to provide estimates of the development charges or building permit fees as the number of lots and associated uses will not be established until registration of the Plan of Subdivision, and subsequent development of the block and lots through Site Plan Control. If approved, fees will be calculated and collected at the time of submission of building permit applications.
84. In terms of the subdivision process, the developer will be responsible for the initial capital costs and maintenance for a two year period for all new infrastructure required to support this development. Following assumption of this subdivision at the end of the maintenance period, the infrastructure will then be transferred into City ownership. At this time, the costs associated with asset ownership including maintenance and operations, lifecycle intervention expenses, and the contributions to reserves to support the ultimate replacement and possible disposition of the assets in the long-term, will be carried by the City.
85. The City will also incur additional operating costs associated with extending municipal services to the area including fire protection, policing, snow clearing, and boulevard landscaping maintenance. Taken together, these are all normal growth-related expenses that are being actively planned for through the City's Capital Planning process and will be presented to Council during the annual budget cycle for approval.

**LINKAGE TO 2018–2022 STRATEGIC PLAN**

86. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:



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☒ Growing our Economy

- Support the creation of more stable and diverse jobs

Attachments: Appendix "A" – Proposed Official Plan Amendment  
Appendix "B" – Proposed Zoning By-law Amendment  
Appendix "C" – Concept Plan for Restricted Industrial Block  
Appendix "D" – Draft Plan of Subdivision

## APPENDIX "A"

### Proposed Official Plan Amendment

### 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 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.
2. 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.
3. 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.

#### IMPLEMENTATION

An implementing Zoning By-law to re-zone the subject lands from 'General Industrial' (G1) to 'Restricted Industrial with Special Provisions' (RI)(SP-XXX), from 'Environmental Protection' (EP) to 'Restricted Industrial with Special Provisions' (RI)(SP-XXX), 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. XX. A new definition for a Salvage Operation has been proposed to facilitate the Restricted Industrial use of the lands, as follows:

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.

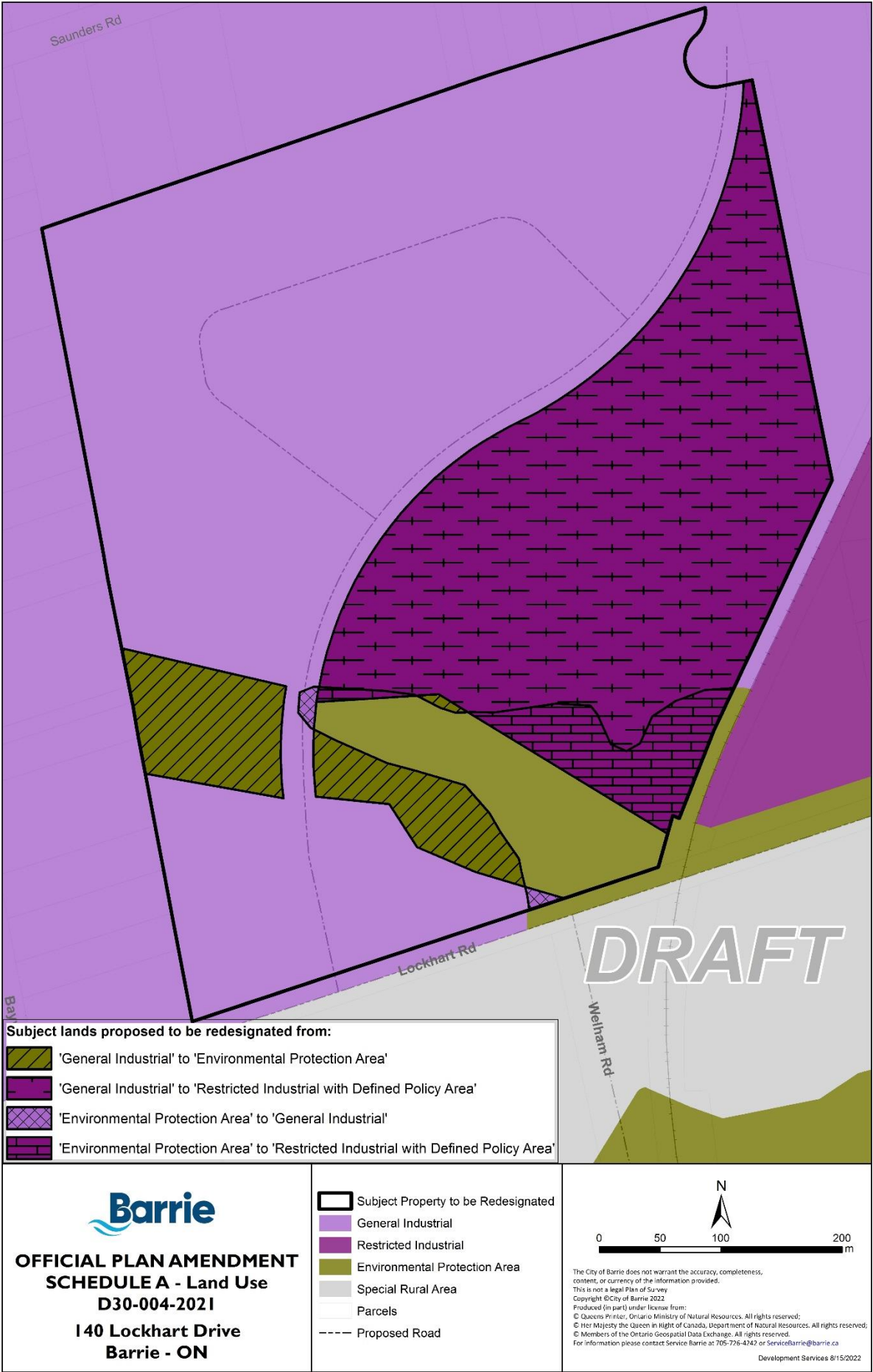
In addition, the lands are being reviewed through the Plan of Subdivision process, and it has been recommended that Site Plan Control be applied to the entirety of the lands.

#### INTERPRETATION

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

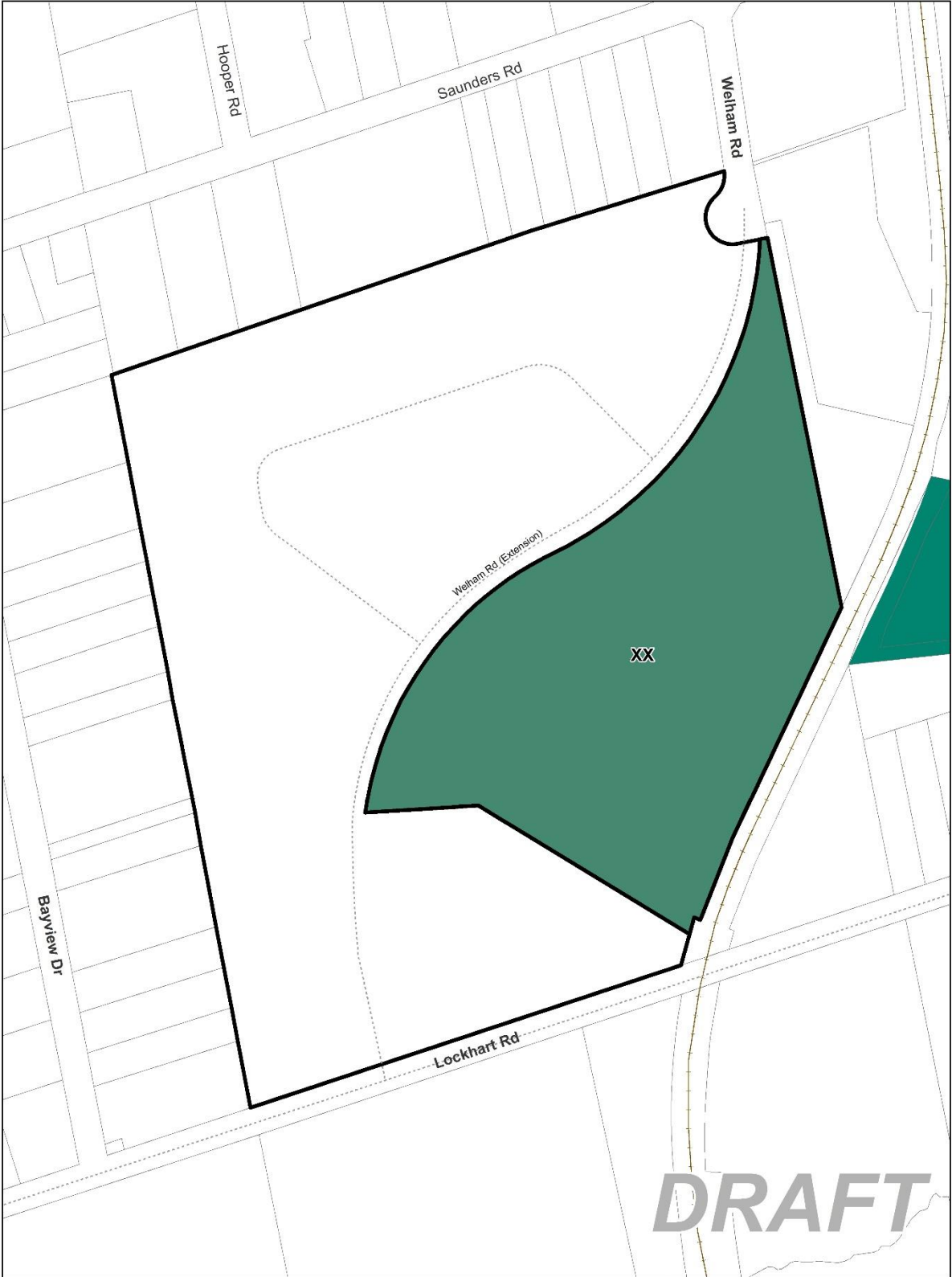
Schedule 'A' to attached By-law 2022-XXX












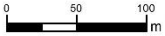






Schedule A - Land Use



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

Schedule C - Defined Policy Areas



 <b>OFFICIAL PLAN AMENDMENT SCHEDULE C Defined Policy Areas D30-004-2021 140 Lockhart Drive Barrie - ON</b>	<table border="0"><tr><td></td><td>Subject Property</td></tr><tr><td></td><td>Proposed Defined Policy Area</td></tr><tr><td></td><td>Existing Defined Policy Area</td></tr><tr><td></td><td>Parcels</td></tr><tr><td></td><td>Proposed Road</td></tr></table>		Subject Property		Proposed Defined Policy Area		Existing Defined Policy Area		Parcels		Proposed Road	<div data-bbox="1092 2131 1255 2166"></div> <div data-bbox="1344 2126 1382 2201"></div> <div data-bbox="1052 2185 1377 2279"><p><small>The City of Barrie does not warrant the accuracy, completeness, content, or currency of the information provided. This is not a legal plan of survey. Copyright © City of Barrie 2022. Produced (in part) under license from: © Queen's Printer, Ontario Ministry of Natural Resources. All rights reserved; © Her Majesty the Queen in Right of Canada, Department of Natural Resources. All rights reserved; © Members of the Ontario Geospatial Data Exchange. All rights reserved. For information please contact Service Barrie at 705-736-4342 or <a href="mailto:ServiceBarrie@barrie.ca">ServiceBarrie@barrie.ca</a></small></p><p><small>Development Services 8/15/2022</small></p></div>
	Subject Property											
	Proposed Defined Policy Area											
	Existing Defined Policy Area											
	Parcels											
	Proposed Road											

APPENDIX "B"

Proposed Zoning By-law Amendment

Bill No. XXX



BY-LAW NUMBER 2022-XX

**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 legally described as Part of the South Half of Lot 9, Concession 11 municipally known as 140 Lockhart Road, shown on Schedule "A" to this By-law from the 'General Industrial' (G1) zone to 'Restricted Industrial with Special Provisions' (RI)(SP-XXX), from 'Environmental Protection' (EP) to 'Restricted Industrial with Special Provisions' (RI)(SP-XXX), from 'Environmental Protection' (EP) to General Industrial' (GI) and from General Industrial' (GI) to 'Environmental Protection' (EP).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 22-G-XXX.

**NOW THEREFORE** the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map be amended to change the zoning from 'General Industrial' (G1) zone to 'Restricted Industrial with Special Provisions' (RI)(SP-XXX), from 'Environmental Protection' (EP) to 'Restricted Industrial with Special Provisions' (RI)(SP-XXX), from 'Environmental Protection' (EP) to General Industrial' (GI) and from General Industrial' (GI) to 'Environmental Protection' (EP) in Comprehensive Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** the following definition be added to Section 3.0 in Comprehensive Zoning By-law 2009-141:

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.
3. **THAT** notwithstanding the provisions set out in Table 4.6 – Parking in Comprehensive Zoning By-law 2009-141, the minimum required parking standards shall be 1 parking space per 140 square metres of gross floor area;
4. **THAT** notwithstanding the provisions set out in Section 4.11.1.2 – Outdoor Storage Standards in Comprehensive Zoning By-law 2009-141, 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.
5. **THAT** notwithstanding the uses set out in Table 7.2 – Permitted Uses in Comprehensive Zoning By-law 2009-141, a Salvage Operation and Outdoor Storage is permitted in the 'Restricted Industrial with Special Provisions' (RI)(SP-XXX) zone.
6. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands shown in Schedule "A" to this by-law shall apply to the said lands except as varied by this By-law.
7. **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 \_\_\_\_, 2022.

**READ** a third time and finally passed this \_\_\_\_ day of \_\_\_\_, 2022.

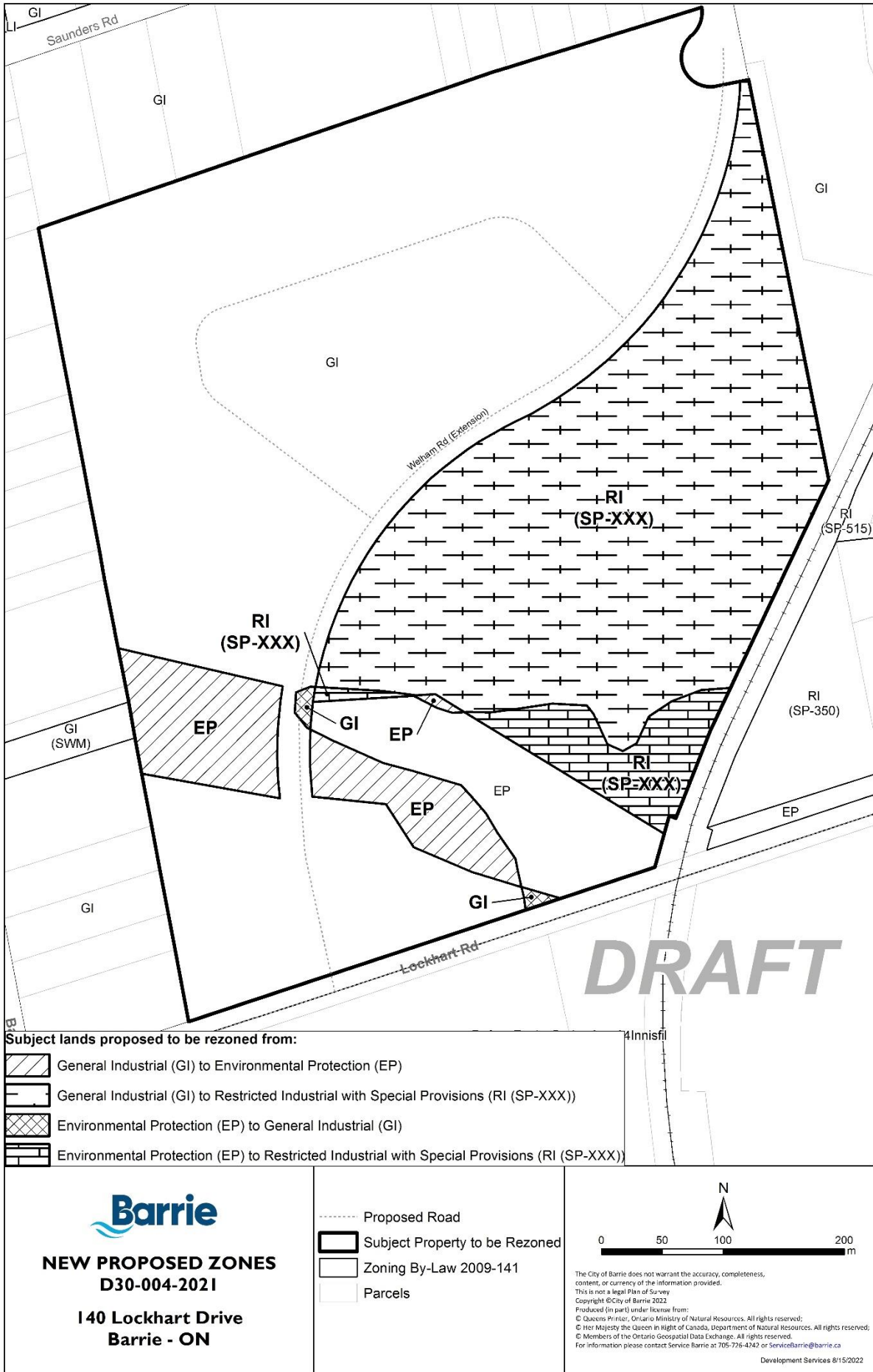
**THE CORPORATION OF THE CITY OF BARRIE**

\_\_\_\_\_  
**MAYOR – J.R. LEHMAN**

\_\_\_\_\_  
**CITY CLERK – WENDY COOKE**

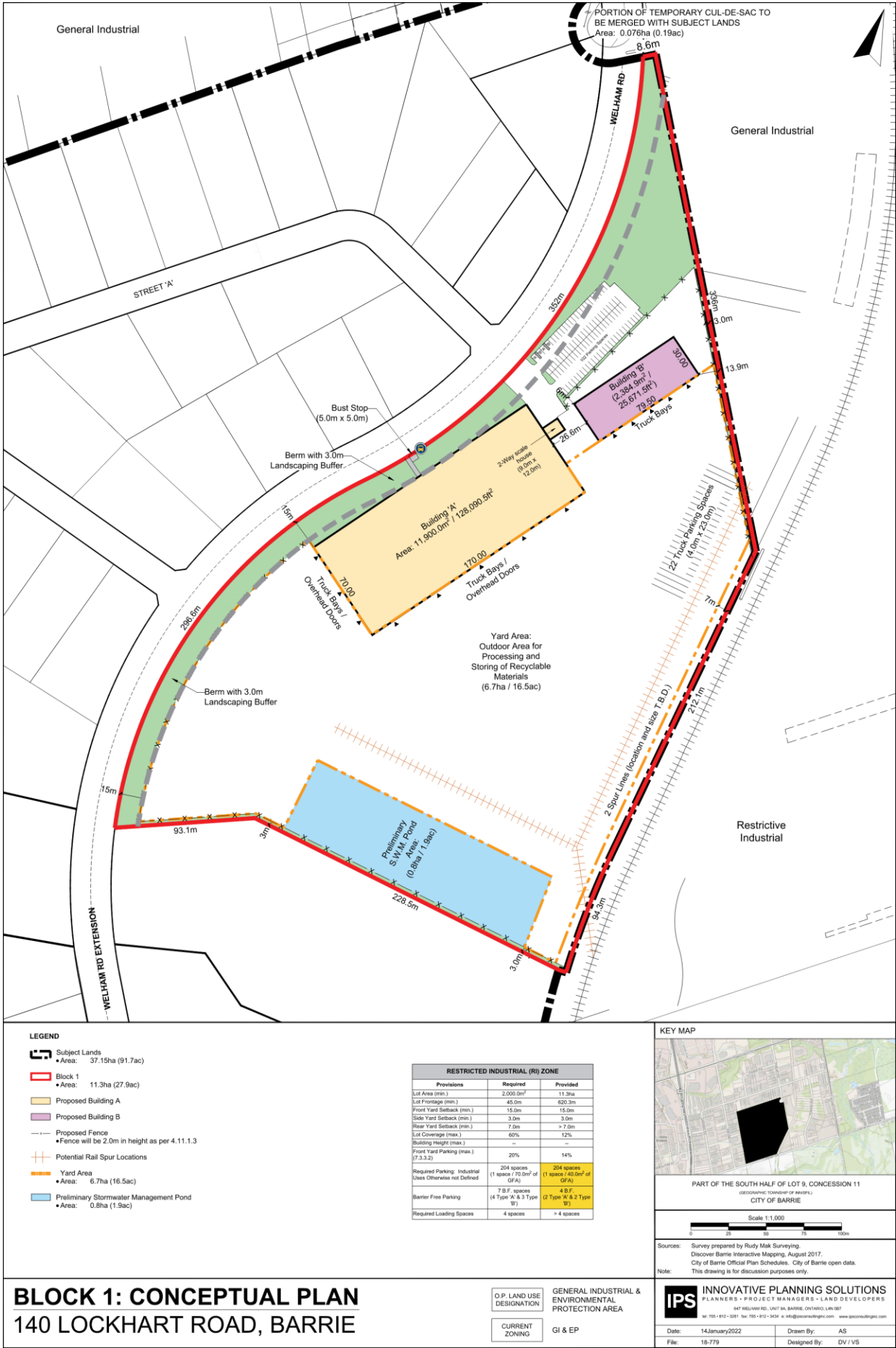


Schedule “A” to attached By-law 2022-XXX



APPENDIX “C”

Concept Plan for Restricted Industrial Block





APPENDIX "D"

Draft Plan of Subdivision

