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**TO:** PLANNING COMMITTEE

**SUBJECT:** OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT  
320 BAYFIELD STREET

**WARD:** 4

**PREPARED BY AND KEY CONTACT:** L. JUFFERMANS, PLANNER, EXT. 4447

**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 Corbett Land Strategies Inc. on behalf of Sky Development Group for lands known municipally as 320 Bayfield Street, attached as Appendix "A" to Staff Report DEV037-22, be approved as follows:
  - a) Amend Schedule "C" – Defined Policy Areas of the Official Plan for a portion of the lands known municipally 320 Bayfield Street to identify Defined Policy Area (XX) for 'self storage' use, as illustrated by Schedule "A" to Amendment No. XX.
  - b) 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" located on the west side of Bayfield Street between Coulter Street and Glenwood Drive and limited to 15% of the south and central western extent of the existing commercial shopping centre (Bayfield Mall) may include self storage as a permitted use within the Community Centre Commercial designation in conjunction with all other commercial uses currently permitted. Should the shopping centre (Bayfield Mall) form and function cease to exist in the future, the interim permissions granted by the subject Amendment for the proposed self storage use will cease.
2. That the Zoning By-law Amendment application submitted by Corbett Land Strategies Inc. on behalf of Sky Development Group to re-zone the lands known municipally as 320 Bayfield Street from the 'Shopping Centre Commercial' (C3) zone to 'Shopping Centre Commercial with Special Provisions' (C3)(SP-XXX), attached as Appendix "B" to Staff Report DEV037-022, be approved.
3. That the following Special Provisions for the 'Shopping Centre Commercial with Special Provisions' (C3)(SP-XXX) zone be referenced in the site specific zoning by-law:
  - a) Self storage is a permitted use for a portion of the lands;
  - b) That the self storage use be restricted to the existing commercial shopping centre (Bayfield Mall);

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- c) That the self storage use be restricted to a total area of 6,039 square metres or 15% of the existing commercial shopping centre.
  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 DEV037-22.
  5. That pursuant to Section 17(15) and 34(12) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV037-22) (File: D30-007-2022)

## **PURPOSE & BACKGROUND**

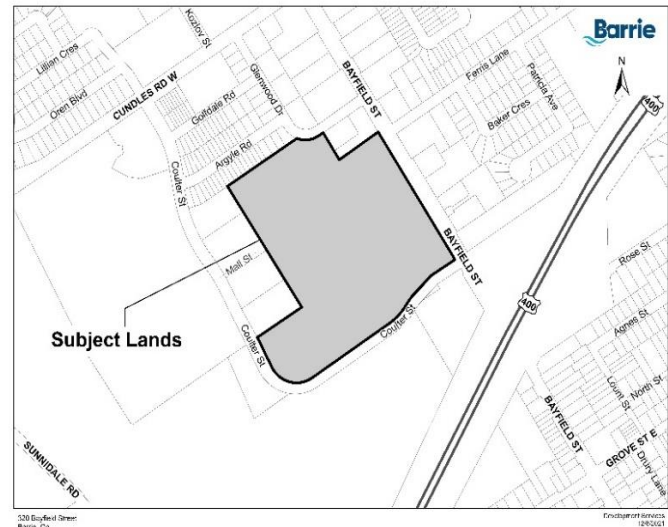
### Report Overview

6. 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 Corbett Land Strategies Inc. on behalf of Sky Developments Group for lands known municipally as 320 Bayfield Street.
7. The purpose of the applications is to permit the self storage use within an existing and underutilized commercial space as shown on the provided concept illustrated in Appendix "C" attached to Staff Report DEV037-22.
8. 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

9. The subject lands are located on the west side of Bayfield Street, north of Coulter Street, and south of Glenwood Drive, near to the Highway 400 corridor within the Bayfield Commercial Planning Area. The lands are municipally known as 320 Bayfield Street and legally described as Part of Lot 21, Concession 5, and Lots 1 to 9 on Plan 285 (Geographic Township of Vespra) in the City of Barrie.
10. The subject lands are 12.2 hectares (30.3 acres) in area and have frontage of approximately 284 metres (931 feet) along Bayfield Street, 522 metres (1712 feet) along Coulter Street and 57 metres (187 feet) along Glenwood Drive.
11. The existing land uses surrounding the subject property are as follows:

- North** Glenwood Drive with single storey commercial retail and restaurant uses, and single detached dwellings along Argyle Road
- East** Bayfield Street with single storey mixed commercial retail and restaurant uses
- South** Coulter Street with a hotel use, environmental protection lands which form part of the Sunnidale Park/Natural Area and the MTO Highway 400 corridor
- West** Coulter Street, multi-storey apartment and residential uses and Sunnidale Park/Natural Area



Existing Policy

12. The subject lands are designated as ‘Community Centre Commercial’ in the City of Barrie Official Plan and currently zoned ‘Shopping Centre Commercial’ (C3) in Comprehensive Zoning By-law 2009-141.

Background Studies

13. 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 4 – 320 Bayfield Street](#).
  - Planning Justification Report (Corbett Land Strategies Inc. dated March 2022)
  - OPA/ZBA Second Submission Planning Brief and Response Matrix (Corbett Land Strategies Inc. dated October 24, 2022)
  - Proposed Site Plan (SP-1) (Rick Brown and Associates Inc. dated November 8, 2021)
  - Proposed Elevation (P-2) (Rick Brown and Associates Inc. dated November 8, 2021)

Public Consultation

14. A Neighbourhood Meeting was held virtually on January 11, 2022, to engage with interested residents and other parties. A total of ten (10) residents were in attendance with four (4) individuals providing comments at this meeting. Input received through this event was included within the submitted Planning Justification Report.
15. The following matters were discussed at the Neighbourhood Meeting:
  - i. Noise, traffic and impacts to existing adjacent residential uses

More than one resident in attendance raised concerns over the impacts of the proposed use being adjacent to their residential apartments and homes. The applicant expressed that modern self-storage requires minimal infrastructure to operate and existing buildings can be easily retrofitted with minimal disruption to the surrounding environment. Additionally, the area

contemplated for the self-storage use contains the necessary heating, cooling and loading facilities and therefore no change in noise levels is anticipated.

Self storage uses require much lower levels of parking due to the typical timing of when customers frequent the facilities. Most often, customers will deposit goods and not return until the goods are needed. The typical use of the facilities occurs opposite to work commute travel timing where drop-offs will frequently occur on weekends and evenings. Additionally, with the proximity to transit, as is the case with the proposed mall, the facility can be accessed by using transit. Therefore, self storage uses typically result in reduced traffic impacts when compared to other commercial uses.

ii. Compatibility

Two attendees identified that the conversion of commercial uses to an industrial type use is undesirable, whereas the City should be directing commercial and mixed residential uses in this prime location. The applicant responded by noting that the proposed development is currently conceived to be located at the rear of the shopping mall. This location is optimal because its location at the rear maintains full visibility of the mall and its current tenants from Bayfield Street. It would also be located closest to existing apartment buildings which will benefit most from its services. The location is also beneficial as it will ensure improved lighting and security along the rear of the mall. Further, as no exterior improvements are necessary to permit the use, aesthetic improvements will ensure the proposed use remains compatible to both the existing uses of the shopping mall as well as the adjacent apartments to the immediate south. The self storage use has further been defined as an interim use until the entire property is redeveloped to a higher and best use given its important location.

iii. Long-term plans for the shopping centre

A resident expressed interest in understanding the change expected or occurring within the existing mall space. The applicant noted that the proposed development will not preclude the long-term plans of the mall which are to eventually intensify once the market conditions are appropriate. The proposed use simply provides additional tenant opportunities to satisfy current vacancies in a manner which does not preclude but would be compatible with its current or future operations. Any existing tenants requiring relocation due to the proposed plans can be accommodated within the existing mall space.

16. A Statutory Public Meeting was held on July 7, 2022, to present the subject application to Planning Committee and the public. No verbal or written submissions were received from the public regarding the 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. **Development Services (Approvals)** staff advised that they have no objections to the applications. As the proposed plans are only for internal works and façade improvements, no comments were provided at this time. Through future Site Plan and building permits approvals, staff will have an opportunity to review and changes to servicing or grade changes required.
19. **Development Services (Transportation Planning)** staff have advised that they have no objection to the applications and have reviewed the proposal with the understanding that more detailed

matters may be considered through Site Plan approval. A road dedication will be required along the Bayfield frontage, and further details regarding internal site circulation will be required at time of the Site Plan approval.

20. **Development Services (Parks Planning)** staff advised that they have no comments on the proposed Official Plan and Zoning By-law amendments as all works are internal to the existing mall space.
21. **Business Performance and Environmental Sustainability (Risk Management Official)** staff advised that they have no objections to the approval of these applications with additional Source Protection details to be provided at time of Building permits.
22. **Business Performance and Environmental Sustainability (Environmental Compliance Branch)** did not identify concerns regarding the proposed applications.
23. **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, as the existing mall space already requires. The property may be eligible to utilize regular curbside collection services.
24. **Transit Operations** staff did not have concerns regarding the proposed applications.
25. **Building Services Department** noted that the changes to the mall use will require building code evaluation of the building as a whole and required upgrades accordingly. This includes (but is not limited to) life safety systems, fire separations and their ratings, specific requirements for self storage buildings, fire alarm system designs, travel distance, location of exits and public corridor evaluation.

The buildings and the site features must comply with the regulations of the Ontario Building Code and will be reviewed in detail when an application and construction drawings has been submitted for a building permit.
26. The **City's Fire and Emergency Services Department** staff did not have concerns regarding the proposed applications. They noted that a required building permit application will need to address impacts on the existing building and tenants, including dead end corridors, access to exits, early warning and evacuation systems, occupant load, sprinkle system and fire separations.
27. **Infrastructure Services Department (Water Operations Branch)** staff did not have concerns regarding the proposed applications.
28. **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 Site Plan Control application.
29. **Lake Simcoe Region Conservation Authority (LSRCA)** staff advised that they have no objections to the approval of these applications. The proposal does not meet the definition of major development as defined by the Lake Simcoe Protection Act (LSPP), with no further technical analysis required.
30. The **Ministry of Transportation** identified no concerns in regard to the applications due to the internal nature of the proposed changes. Proposed changes to the Highway 400/Bayfield

interchange are expected to impact upon the mall property however timing and land needs have not been confirmed at this time.

31. **Simcoe County District School Board** planning staff have no objection to the proposed development. They note that a portion of the mall space includes the Simcoe Shores secondary school and adult learning centres continuous education program, and as such support the comments regarding any impacts on tenants related to appropriate fire separations.

## **POLICY ANALYSIS**

### Policy Planning Framework

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

### Ontario Planning Act, R.S.O. 1990

33. 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>
34. The proposed introduction of a self storage use within an existing commercial shopping centre is consistent with the *Planning Act* as follows:
- a) Utilizes existing and available infrastructure (sewage, water and waste management systems) and public service facilities such as transit.
  - b) Utilizes existing commercial space to provide additional employment opportunities, and storage services to support surrounding residential or business needs.
  - c) Represents an efficient repurposing of a commercial land use on an interim basis which minimizes impacts to the surrounding land uses and reduces impacts to climate change.

### Provincial Policy Statement (2020) (PPS)

35. 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>.
36. 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 commercial area, with close proximity to the residential area it is intended to service. The site has been designed to efficiently use the available land, infrastructure, and public service facilities and to ensure compatibility with adjacent commercial and residential uses.

37. 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 represents a compact, mixed use development that accommodates compatible employment uses while recognizing that the use is interim and creates opportunities for economic and strategic investment.
38. 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 proposed use will introduce additional permissions within an existing commercial area; however, compatibility has generally been established and the proposed development has been designed to efficiently use land, infrastructure and public service facilities and support the adaptive reuse of the existing underutilized commercial space in the interim while not impacting the intended future mixed use development envisioned for this strategically important area.

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

39. 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>
40. 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.
41. Section 2.2.5 promotes economic development and competitiveness by making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities. The retail sector will be supported by promoting compact built form and intensification of retail and services uses and encouraging the integration of those uses with other land uses to support the achievement of complete communities. The subject lands are designated for commercial uses and are within a commercial area, which also includes residential. Through the proposed introduction of an interim self storage use, additional economic activities and residential needs are expected to be accommodated in the short term while not hindering the future redevelopment of property.
42. Staff have reviewed the relevant policies in detail and are of the opinion that the development conforms with the general policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended.

Lake Simcoe Protection Plan (LSPP)

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43. 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.
  44. Staff at the LSRCA have provided comments that the proposed designation and zoning for an industrial use within a commercial area and confirmed that the subject proposal will not trigger major development policies of the LSPP or Lake Simcoe Phosphorous Offsetting Program (LSPOP).

#### City of Barrie Official Plan (OP)

45. 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>
46. The subject lands are designated as 'Community Centre Commercial' on Schedule "A" – Land Use in the City's Official Plan.
47. Section 2.3 provides assumptions upon which the City's Official Plan are based, identifying that intensification, mixed land uses and increased density represent an opportunity to develop complete communities, as intended by the Growth Plan. Further, this section of the Official Plan (h) states that the service/tourism sector of the economy will grow faster than the manufacturing sector and offer more activities of a specialized nature, serving the growing population of the City. The proposed development serves to supplement the existing service sector with increased demands for temporary storage from residential and small businesses due to reduced dwelling unit sizes and availability of commercial spaces. The proposed additional use within the existing commercial space will serve to create a further mix of land uses, supporting intensification by accommodating storage for residential and business needs on an interim basis until the subject property can be redeveloped to a more complete mix of uses.

#### Growth Management

48. 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.
49. The proposal will support an interim use of an existing underutilized property that is located within a recognized commercial area of the City, to serve existing residential and business needs. The proposal will be developed within an existing structure and takes advantage of existing municipal services. The proposed uses are identified as interim and do not prevent the long term redevelopment and potential of this strategically important location.

#### Commercial

50. The Commercial policies in Section 4.3.2 state that new commercial development or redevelopment shall be in harmony with adjacent land uses and adequate screening, buffering and



noise protection for adjoining residential uses shall be provided. Pedestrian accessibility, including barrier-free access, shall be considered in the design of new commercial development.

51. Through review of the provided conceptual site plan and elevations, the applicant has had regard for impacts upon adjacent land uses including residential. Directing the development to the rear of the existing mall space, internal to the existing structure, additional activity will be brought to an underutilized location which should provide additional security through activity. Through potential site plan approval, lighting, property operational timing and loading areas will be considered.
52. In accordance with Section 4.3.2.4, 'Community Centre Commercial' uses are intended to provide a broad range of retail and service commercial uses and community facilities. Office and residential uses may also be permitted. These shopping areas are smaller in size and function than a Regional Centre.
53. The subject applications represent the inclusion of a light industrial use within a commercial zone. The interaction between existing commercial uses and the self storage use is not expected to adversely impact the existing uses or limit future redevelopment potential of the strategically important site. Through providing storage uses for surrounding residential uses which are increasingly smaller in size and in need of temporary storage, the proposed use may support the transition of urban dwellings into smaller unit sizes and new business start-ups within an existing and underutilized space. This additional use will serve to broaden the range of uses in the subject area and provide a service for business and residents of the City.
54. To facilitate the additional industrial use within the existing 'Community Centre Commercial' area, a Defined Policy Area has been proposed as part of the Official Plan Amendment, attached to Staff Report DEV037-22 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 320 Bayfield Street with associated text as follows:

Section 4.8.XX – Defined Policy Area (XX):

Lands shown on Schedule "C" located on the west side of Bayfield Street between Coulter Street and Glenwood Drive and limited to 15% of the south and central western extent of the existing commercial shopping centre (Bayfield Mall) may include self storage as a permitted use within the Community Centre Commercial designation in conjunction with all other commercial uses currently permitted. Should the shopping centre (Bayfield Mall) form and function cease to exist in the future, the interim permissions granted by the subject Amendment for the proposed self storage use would also cease.

55. Staff have reviewed the applications and are of the opinion that the existing mall location provides an appropriate location for the proposed use and is compatible with the existing 'Community Centre Commercial' designation that applies to lands. As illustrated in the concept plan provided, attached to Staff Report DEV037-22 as Appendix "C", the proposed self storage use will occur within a portion of the existing mall space and not impact upon the surrounding commercial and residential areas, nor limit the long term redevelopment potential of the subject property.

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56. As noted above, the application proposes to amend the Shopping Centre Commercial (C3) zone with Special Provisions' (C3)(SP-XXX) to permit the self storage use while placing limits upon the location and total area of the additional use.
57. Zoning By-law No. 2009-141 can be found in its entirety at the following link: <https://www.barrie.ca/government/policies-laws/laws-listing/zoning-law>.

#### Site Specific Zoning Provisions

58. In support of the proposed Zoning By-law Amendment which would allow the self storage use within the existing commercial space, Site Specific Provisions (SP-XXX) shall include the following:
- a) Self storage is a permitted use for a portion of the lands;
  - b) That the self storage use be restricted to the existing commercial shopping centre (Bayfield Mall);
  - c) That the self storage use be restricted to a total area of 6,039 square metres or 15% of the existing commercial shopping centre.
59. The requested special provisions allow the self storage use, while directing that the use must not occupying more than 15% of the existing space. These provisions have been added to control the size of use while ensuring that the predominant commercial use remains as the primary use on the site. Should redevelopment of the site occur, and the existing commercial (mall) space be removed, the self storage use would cease to be permitted through the proposed Official Plan and Zoning By-law Amendments.
60. Further, proposed within the requested Zoning By-law Amendment are provisions to permit variances from the Zoning By-law in advance of a 2 year anniversary as required by section 45 (1.3) of the *Planning Act*. Staff regard this zoning consideration as appropriate given the significant size and variety of uses on the subject site, in addition to providing flexibility toward redevelopment in line with City interests.

#### Site Plan Control

61. The property at 320 Bayfield Street is subject to Site Plan Control in accordance with By-law 99-312. If approved, the subject development will require Site Plan approval, however the Site Plan process being either an Amendment to the existing Approval (D11-1427) or an Exemption would be determined once formal plans for the size, extent and design of the works are provided. depending upon the extent of exterior or servicing works. The site plan process, as required, will ensure the development complies with all municipal standards and provides an appropriate interface with adjacent properties and streets.

#### Summary

62. 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 'self storage' use 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.
63. 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.

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

64. The proposed applications are not expected to have an impact upon environmental or climate change matters as the use is to occur within an existing structure with no offsite interactions.

## **ALTERNATIVES**

65. 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 to permit self storage within a Defined Policy Area within the existing 'Community Centre Commercial' designation and 'Shopping Centre Commercial with Special Provisions' (C3)(SP-XXX) zone.

This alternative is not recommended as it has been demonstrated that the proposed interim self storage use would support the existing and underutilized commercial space toward the landowner's long term plans for redevelopment of the property. A decision to refuse would likely result in the continued decline of the commercial space while not realizing an accelerated timeline for site redevelopment. Through limits imposed by the Official Plan Amendment and Amendment to the Zoning By-law, the proposed self storage use is strictly to be an interim use which does not preclude or limit the long-term redevelopment potential.

## **FINANCIAL**

66. The subject applications, if approved, would facilitate the redevelopment of an existing commercial mall structure. No additional Development Charges, Education Levies, or Cash-in-Lieu of Parkland will be applicable to this conversion.
67. At this time, as the internal configuration of the self storage space has not been confirmed it is not possible to provide estimates of building permit fees expected through the proposed application. If approved, fees will be calculated and collected at the time of submission of building permit applications.
68. Through review of the proposal, it is not expected that the City will incur any additional operating costs associated with the change of use in relation to existing municipal services in the area including fire protection, policing, snow clearing, and boulevard landscaping maintenance.

## **LINKAGE TO 2018–2022 STRATEGIC PLAN**

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

- Growing our Economy
  - Support the creation of more stable and diverse jobs
- Building Strong Neighbourhoods Growing our Economy
  - Grow Responsibly

Attachments: Appendix "A" – Proposed Official Plan Amendment  
Appendix "B" – Proposed Zoning By-law Amendment  
Appendix "C" – Proposed Concept and Conceptual Elevations

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**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. Schedule "C" – Defined Policy Area to the Official Plan, as amended, is hereby further amended by adding a new Defined Policy Area for the lands municipally located at 320 Bayfield Street, as shown on Schedule 'A' attached hereto and forming Part of this Amendment.
2. Lands shown on Schedule "C" located on the west side of Bayfield Street between Coulter Street and Glenwood Drive and limited to 15% of the south and central western extent of the existing commercial shopping centre (Bayfield Mall) may include self storage as a permitted use within the Community Centre Commercial designation in conjunction with all other commercial uses currently permitted. Should the shopping centre (Bayfield Mall) form and function cease to exist in the future, the interim permissions granted by the subject Amendment for the proposed self storage use would also cease.

**IMPLEMENTATION**

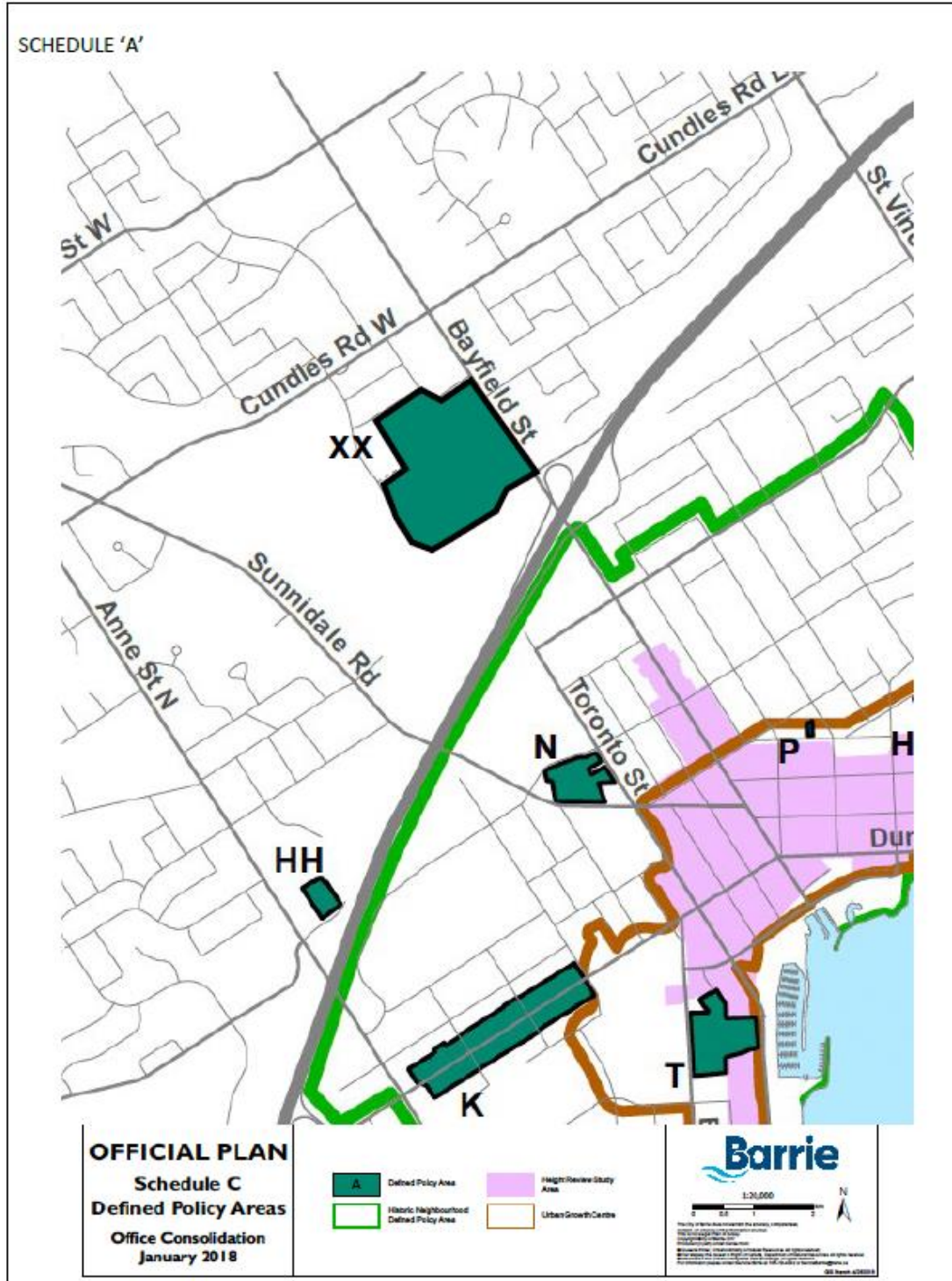
An implementing Zoning By-law to re-zone the subject lands from 'Shopping Centre Commercial (C3) to Shopping Centre Commercial' with Special Provisions (C3)(SP-XXX) will be presented concurrently with Official Plan Amendment No. XX.

**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 "C" - Defined Policy Areas





APPENDIX "B"

Proposed Zoning By-law Amendment

Bill No. XXX



BY-LAW NUMBER 2022-\_\_\_\_  
OF  
THE CITY OF BARRIE

**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 known municipally as 320 Bayfield Street and as shown on Schedule "A" to this By-law, from Shopping Centre Commercial (C3) to Shopping Centre Commercial (C3 (SP-XXX)); and,

**AND WHEREAS** the Council of the Corporation of the City of Barrie have reviewed a recommendation to amend By-law 2009-141 and has approved the recommendation; and,

**WHEREAS** authority is granted pursuant to Section 34 of the Planning Act, R.S.O. 1990 to enact such amendments; and,

**NOW THEREFORE** be it enacted as a By-law of the City of Barrie the following:

1. **THAT** the Zoning map be amended to change the zoning from Shopping Centre Commercial (C3) to Shopping Centre Commercial with Special Provisions (C3)(SP-XXX); pursuant to Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provisions of Section 6.2.1 and Table 6.2, the following shall apply to the lands zoned Shopping Centre Commercial (C3) (SP-XXX):
  - a. Self storage is a permitted use for a portion of the lands;
  - b. That the self storage use be restricted to the existing commercial shopping centre (Bayfield Mall);
  - c. That the self storage use be restricted to a total area of 6,039 square metres or 15% of the existing commercial shopping centre.
3. **THAT** applications for minor variances for the lands as identified in Schedule A, be permitted prior to the second anniversary of the passing of any implementing Zoning By-law Amendment, pursuant to Section 45 (1.4) of the *Planning Act*.
4. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands generally shown on Schedule "A" to this By-law, shall apply to the said lands except as varied by this By-law.
5. **THAT** this By-law shall take force and come into force and effect immediately upon the final passing thereof and pursuant to the provisions and regulations made under the Planning Act, R.S.O. 1990, c.P.13.

**READ** a first and second time this \_\_\_\_ day of \_\_\_\_, 2022.

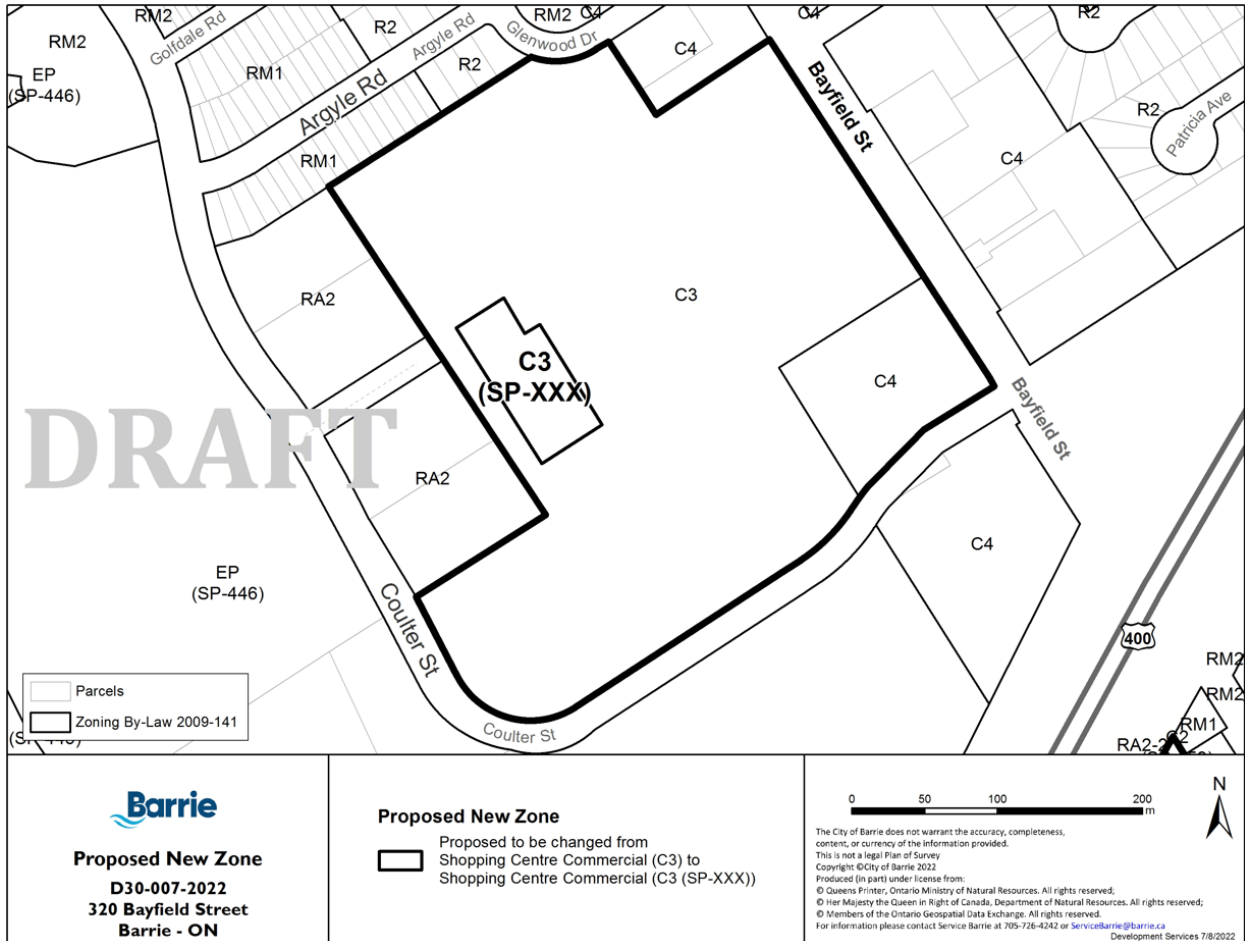
**READ** a third time and finally passed this \_\_\_\_ day of \_\_\_\_, 2022.

THE CORPORATION OF THE CITY OF BARRIE

\_\_\_\_\_  
MAYOR – A. NUTTALL

\_\_\_\_\_  
CITY CLERK – WENDY COOKE

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



APPENDIX "C"

Proposed Concept

