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**TO:** GENERAL COMMITTEE

**SUBJECT:** AMENDMENT TO THE ZONING BY-LAW – 315 MAPLEVIEW DRIVE WEST (2845146 ONTARIO LIMITED)

**WARD:** 7

**PREPARED BY AND KEY CONTACT:** L. JUFFERMANS, RPP, 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 Zoning By-law Amendment Application submitted by MHBC Planning Limited on behalf of 2845146 Ontario Limited (Plaza REIT) for lands legally known as Part of Block 39 and Part Block 41, Registered Plan 51M-882, Lot 4, Concession 11 in the Geographic Township of Innisfil, City of Barrie, known municipally as 315 and 323 Mapleview Drive West from 'Light Industrial with Special Provision' (LI)(SP-367), to 'Light Industrial with Special Provision' (LI)(SP-XXX), be approved.
2. That the following site specific standards be referenced in the implementing Zoning By-law Amendment for the subject lands, as described and illustrated in Appendix "A" attached to Staff Report DEV056-23:
  - a) 'Light Industrial with Special Provision' (LI)(SP-XXX) to permit additional employment uses, including:
    - i) Retail Store
    - ii) Personal Service Store
    - iii) Food Store
    - iv) Supermarket
    - v) Stand Alone Restaurant
3. That the written and oral submissions received relating to this application have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV056-23.
4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the By-law.

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## **PURPOSE & BACKGROUND**

### **Report Overview**

5. The purpose of this report is to recommend approval of a Zoning By-law Amendment application as submitted by MHBC Planning Limited, on behalf of 2845196 Ontario Limited (Plaza REIT), for lands known municipally as 315 and 323 Mapleview Drive West. The development plan will be formalized through a future Site Plan Control application as applicable under the *Planning Act*.
6. If approved, the application would permit a 4,753 square metre (51,165 square feet) major retail use (food store) in addition to two 605 square metre (6,510 square feet) retail uses for a combined gross floor area of 5,963 square metres (64,185 square feet) as detailed in Schedule "B" – Conceptual Site Plan.

### **Background**

7. At the time of application submission, the applicant had requested amendments to the both the Official Plan (2010) and Zoning By-law 2009-141. Since the submission of the application, the City's new Official Plan (2023) has come into force and effect. The new Official Plan designates the lands as "Employment Area – Non Industrial", which reflects the land use designation required for the proposed major retail and other retail uses of the property. An amendment to Schedule 'C' Defined Policy Areas of Official Plan (2010) is no longer be required as the land use designation is now in place by virtue of the approval of the City's new Official Plan (2023).
8. With the conclusion of the technical review and public consultation process, which included a Neighbourhood Meeting on January 27, 2022, and Public Meeting on March 29, 2022, staff have determined that the proposal has regard for matters of provincial interest as outlined in the *Planning Act*, is consistent with the Provincial Policy Statement (2020), conforms to the Growth Plan for the Greater Golden Horseshoe (2019), as amended, and the City of Barrie Official Plan (2023). As such, staff are recommending approval of the rezoning application as outlined in the draft by-law attached to Staff Report DEV056-23 as Appendix "A".

### **Site and Location**

9. The subject lands are approximately 2.45 hectares (6.06 acres) in size and located on the south side of Mapleview Drive West, east of Essa Road and west of Hollyholme Farm Road. The property has a frontage of approximately 132 metres along Mapleview Drive West with a 20 metre easement running along this frontage for municipal servicing and infrastructure.

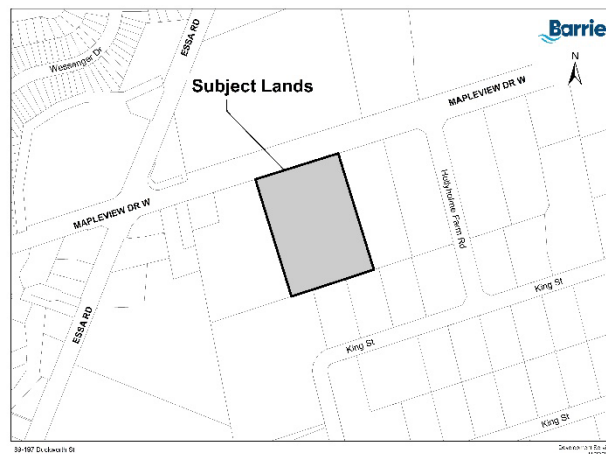
10. The immediate surrounding land uses include:

**North:** Mapleview Drive West, Bear Creek Institutional (place of worship) uses and proposed medium density residential redevelopment (File: D30-002-2020).

**East:** Car dealerships, vacant employment lands and retail.

**South:** Vacant lands and employment industrial warehousing and manufacturing.

**West:** Self-storage, office, residential and institutional (school) uses.



#### Existing Policy

11. The application was deemed complete on February 10, 2022, prior to the approval of the new City of Barrie Official Plan (2023) which was approved by the Ministry of Municipal Affairs and Housing on April 11, 2023. Section 2.5.7 notes that applications deemed complete prior to the approval of this Plan by the Ministry of Municipal Affairs and Housing *may* continue towards final approval under the policy framework in place at the time the Notice of Complete Application was issued. However, as the new Official Plan introduces additional land uses on the subject property representing City's best intentions for development, this application has been reviewed under the new Official Plan policies for Employment Area – Non-Industrial lands.
12. As noted above, the subject lands were redesignated from 'General Industrial' in Official Plan (2010) to 'Employment Area – Non-Industrial' with the approval of the new Official Plan (2023) on April 11, 2023. The current zoning for the lands under Comprehensive Zoning By-law 2009-141 is 'Light Industrial with Special Provision' (LI)(SP-367) where automotive sales establishments are an additional permitted use, which is generally reflective of the land uses identified in Official Plan (2010).

#### Background Studies

13. In support of the application, the following plans, reports, and studies were submitted. Details of the application and submission materials are available online on the City's Development Projects webpage under [Ward 7 – 315 Mapleview Drive West](#).
- a) Planning Justification Report (MHBC Planning Limited) February 2022
  - b) Functional Servicing and Stormwater Management Report (R.J. Burnside and Associates Limited) October 15, 2021; Revised February 23, 2023
  - c) Traffic Impact Study (JD Northcote Engineering Inc.) March 9, 2023; Addendum March 1, 2023
  - d) Geotechnical Peer Review (Pinchin Ltd.) April 20, 2021

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#### Public Consultation

14. A Neighbourhood Meeting was held virtually on January 27, 2022, with approximately ten (10) residents, Ward 7 Councillor Gary Harvey, Planning staff and representatives for the owner/applicant in attendance.
15. A statutory Public Meeting was held on March 29, 2022, to present the subject application to the Affordability Committee and the public. No verbal or written comments were received from the public in the meeting. Members of Affordability Committee (Council) raised some points of clarification and recommendations for design in advance and subsequent to the meeting.
16. Comments were received in writing by the file manager in advance of, and subsequent to, the public meeting. These comments as received at the neighbourhood meeting and the public meeting, are outlined in the public comment section of Staff Report DEV056-23 (paragraphs 17 to 19) below. This list provides a summary of the comments as well as a corresponding response from staff to demonstrate that the issues have been considered in the review of this application to the greatest extent possible.

#### Public Comments

##### **17. Introduction of Residential or Mixed Uses within Site**

A question was raised through the neighbourhood meeting process as to the potential for the introduction of residential uses on the subject site to connect the proposed commercial uses with users and address on-going housing needs within the City.

Given the subject site is designated and zoned for employment and industrial uses, the introduction of residential use on the site would negatively affect the usability of adjacent employment area and industrial parcels which would be counter to Official Plan (2023) policies where commercial uses may be permitted on the periphery to shield other employment uses. Further, the surrounding lands to the north are designated Medium Density Residential and lands to the west are built out with existing residential land uses, providing residential uses in close proximity to the proposed commercial uses.

##### **18. Site Plan Redesign**

Site Plan comments were received throughout the application review process, recommending changes on the future design concept while also encouraging the removal of drive-thru retail space and elimination of significant street front parking.

These design recommendations have been conveyed and acted upon through the redesigned concept plan provided. The current concept plan has removed a proposed drive-thru retail use and endeavoured to establish a prominent streetscape and interface with Mapleview Drive. The applicant has committed to continued discussions and seeking solutions through landscaping treatments to align the project with the City's Official Plan and Urban Design Guidelines.

##### **19. Stormwater Management**

An additional inquiry was received within the neighbourhood meeting regarding site design and opportunities for the use of permeable pavers to mitigate required stormwater management capacity.

Staff acknowledge that this matter is related to Site Plan with the recommendation to be conveyed through the review of the Site Plan Control application. Design and engineering matters are holistically considered in relation to groundwater and stormwater management requirements.

#### Department and Agency Comments

20. The subject application was circulated to staff in various departments and to external agencies for review and comment.
21. **Nottawasaga Valley Conservation Authority (NVCA)** did not provide comments on the Zoning By-law Amendment application, however through pre-consultation for Site Plan Approval, have advised that they have no objection to the proposed application and defer design review to City technical staff.
22. **Development Services – Approvals** staff have reviewed the provided concept plan and associated technical studies and have no concerns or comments on the Zoning By-law Amendment application. Acceptance of the application will not prejudice the detailed design and technical review of the future Site Plan application. The owner shall be responsible for the provision of all works and services, including connection to the existing municipal services, in accordance with current City of Barrie development standards and policies, and to the satisfaction of the municipality.
23. **Infrastructure Services Department (Water Operations Branch)** staff requested a number of detailed design alterations which can be accommodated for within the future Site Plan application. The proposed municipal water service is required to be designed as per current City of Barrie, Water Transmission and Distribution Policies and Design Guidelines.
24. **Development Services – Parks Planning** staff advised of no concerns with the proposed amendment. If the application is approved, additional technical matters such as pedestrian connections, landscaping and fencing will be addressed through the subsequent Site Plan Control application.
25. **Development Services – Transportation Planning** staff have reviewed the Transportation Impact Study (TIS) and concept plan, with additional direction and revisions requested of the applicant. These changes have been incorporated within the current concept plan and the currently proposed western controlled access and central signalized intersection have generally been supported by Transportation Planning staff. Further review will continue through the required Site Plan application.
26. **Transit Operations** staff provided comments regarding improvements to pedestrian connections improving the interaction of the site with transit routes along Maplevue Drive West. Further, input may be provided through review of the subsequent Site Plan application.
27. The City's **Fire and Emergency Services Department** advised that they have no comments on the proposed amendment. If approved, locations of fire routes, site servicing and Fire Department connections will be reviewed as part of the Site Plan Control application.
28. **Finance Department** staff provided applicable development charges/fees associated with the future development of this site. These comments are outlined in the Financial section of Staff Report DEV056-23.

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29. **Building Department** staff did not provided comments on the amendment with further comments to be provided at time of Site Plan review.
30. **Waste Management and Environmental Sustainability** staff have advised that an updated Geotechnical Investigation Report is required, in addition to further assurances that the site will conform with the Sewer Use By-law. This information is to be provided as part of a future Site Plan application. Sourcewater are further satisfied that all other technical matters will be addressed through the required Site Plan application. Staff noted that a Site Alteration Permit, Discharge Agreement, and a Fill Management Plan may be required. In addition, staff provided comments indicating the available options and applicable standards for municipal waste collection in industrial and commercial buildings.

## **ANALYSIS**

### **Policy Planning Framework**

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

31. 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; the adequate provision and efficient use of transportation, sewage and water services and waste management systems; the adequate provision of a full range of housing, including affordable housing; the resolution of planning conflicts involving public and private interests; 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>.
32. The proposed development is consistent with this legislation in that it is located within the settlement area of Barrie; will utilize planned and available infrastructure (water, waste management and stormwater management systems); provides for a variety of commercial and industrial employment opportunities, is in a location supported by transit and active transportation initiatives.

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

33. 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 managing growth for regulating the development and use of land. The PPS can be found in its entirety at the following link: <https://www.ontario.ca/page/provincial-policy-statement-2020>
34. 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 generate employment opportunities that will contribute to the long-term needs of the City.

35. Although not included in detail, 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).

**A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended**

36. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended (Growth Plan) is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment and natural resources, 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>.
37. The Growth Plan is intended to provide direction for municipalities in areas related to intensification of existing built-up areas. The primary focus of the 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.
38. 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. Retail and office uses will be directed to locations that support active transportation and have existing or planned transit. Further employment uses including major retail shall be limited in scale, while serving as an appropriate interface between employment areas and adjacent non-employment areas. The retail sector will be supported by promoting compact built form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities.
39. The property has gone through a change in the principle of land use by adding employment/commercial type uses to the industrial uses previously designated on the property through the recent adoption of the new Official Plan. These additional permissions were approved through the Municipal Comprehensive Review (MCR) and incorporated within the new Official Plan. The introduction of population related employment allows for the subject application to proceed (Direction 20-G-087).
40. 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.

**City of Barrie Official Plan**

41. 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 City's Official Plan can be found in its entirety at the following link: <https://www.barrie.ca/media/10451>
42. The new Official Plan was approved by the Province on April 11, 2023 and while section 2.5.7 allows for applications to proceed under the previous Official Plan which designated the subject site as General Industrial, the application may proceed under the new Official Plan and Employment

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Area – Non-Industrial designation which allows for a greater mix of population related employment use.

43. As referenced above, the application is being reviewed against the new Official Plan (2023). Several policies in the Official Plan generally support the proposed development including directing growth to maximize the use of existing services and infrastructure and encouraging the continued expansion and diversification of the City's economic base.
44. Section 2.3.5 defines that Employment Areas designated for non-industrial uses shall accommodate employment uses that support the industrial uses and shall act as a buffer to sensitive land uses and non-employment. It is further noted that employment areas shall be planned to achieve an average density of 31 jobs per hectare, with the subject application representing approximately 61 jobs per hectare.
45. The 'Employment – Non-Industrial' designation is intended to support Barrie's economic competitiveness by primarily facilitating a wide range of non-industrial employment uses that either support industrial-type uses, serve the general public, or create new economic development opportunities. New major retail developments are permitted within the designation as per Section 2.6.9.1 however are scaled within the new Official Plan to be a minimum of 3,500 square metres and generally not exceed 5,000 square metres. Major retail uses may be supported by other retail uses and are only permitted on the periphery of an Employment Area where a limited amount of surrounding existing uses are major retail.
46. As the application proposes a development of 5,963 square metres, is separated from major retail along Mapleview Drive West by a distance of greater than 1 kilometer and is located at the periphery of the employment area to serve as a buffer between future residential to the north and the existing industrial to the south, the proposed amendment meets the general intent of the new Official Plan.
47. The application incorporates and requires surface parking in support of the proposed large format retail. Section 3.4 of the Official Plan allows for surface parking outside of Urban Growth Centre, Strategic Growth Areas, Major Transit Station Areas and Intensification Corridors, while requiring design features including landscaping, pedestrian linkages, bicycle parking and consideration of pervious surfaces. All of these factors will be considered within the future Site Plan application.
48. Interaction of the subject development with the transportation network of the City, including the arterial Mapleview Drive West, Transit Routes 2, 7 and 8 and intended active transportation opportunities with the surrounding residential areas are all identified as important elements of Transportation and Mobility Networks within Section 4.1 of the Official Plan. The applicant has demonstrated appropriate access through the provision of a Traffic Impact Study, proposed strong and safe pedestrian corridors through the conceptual site plan and committed to bicycle parking infrastructure. All of these features will be confirmed through the future Site Plan application.
49. Section 6 of the Official Plan contains policies which direct development in overall design to ensure infrastructure is being appropriately accessed and used on the site, in addition to consideration for Climate Change. As the development occurs on full municipal services, and has provided extensive landscaping to improve upon hard infrastructure demands. Final details of design will occur through a future Site Plan application.

50. Based on the foregoing, Planning staff are satisfied that the proposed zoning by-law amendment conforms to the City's new (2023) Official Plan, as it relates to permitted uses, land use compatibility, and servicing and infrastructure.

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

51. As noted above, a Zoning By-law Amendment application was submitted by MHBC Planning Limited on behalf of 2845146 Ontario Limited (Plaza Retail REIT) for lands known municipally as at 315 Maplevue Drive West from 'Light Industrial' with Special Provision (LI)(SP-367), to 'Light Industrial with Special Provision' (LI)(SP-XXX). The proposed zoning is illustrated in Appendix "A" attached to Staff Report DEV056-23.
52. Comprehensive Zoning By-law 2009-141 can be found in its entirety at the following link: <https://www.barrie.ca/planning-building-infrastructure/development-planning/zoning-land-use>.
53. The site specific zoning permissions requested to facilitate this plan are outlined below with a brief explanation and justification of support by staff. All other Zoning By-law standards are met by the development concept.

#### **Planning Rationale for Special Provision**

54. As the current Zoning By-law is still in effect, but the standards to implement the new Official Plan are being developed, the applicant has requested that additional employment uses be included in the 'Light Industrial' (LI) zone instead of requesting an alternative zone. Generally, the LI zone permits a variety of industrial and commercial uses however, the requested retail uses are not permitted. The proposed additional uses are found in the 'General Commercial' (C4) zone and relate to the uses identified in the new 'Employment – Non-Industrial' designation. These additional uses have been deemed appropriate due to existing development along Maplevue Drive West, that they will provide services to surrounding and planned residential uses, and act as a buffer between surrounding industrial and residential uses. No residential uses are permitted on the site, which is in line with the Official Plan policies (Section 2.6.9) whereby Employment - Industrial uses are to be protected from adjacent sensitive land uses with appropriate buffering and analysis. The requested additional uses are as follows:
- a) 'Light Industrial with Special Provision' (LI)(SP-XXX) zone.
- i) Retail Store;
  - ii) Personal Service Store;
  - iii) Food Store;
  - iv) Supermarket; and,
  - v) Standalone Restaurant.
55. The existing Special Provision (SP-376) applicable on the subject property and other properties within the North Half of Lot 4, Concession 11, formerly Town of Innisfil, permits an automotive sales establishment, which is otherwise not permitted through Table 7.3 of By-law 2009-141 in the Light Industrial zone. Through the proposed application the additional automotive sales establishment permission would be removed with the introduction of the other retail uses as described above.
56. The applicant has requested that site specific permissions be provided in order to allow for the proposed use in advance of a decision on the Comprehensive Zoning By-law review. While staff recognize that the Zoning By-law review is draft, it is expected that the land use permissions as

provided by the new Official Plan will support a variety of commercial uses on the subject site, in line with surrounding development along Maplevue Drive West.

57. In summary, staff have reviewed the proposed amendment to the Zoning By-law and are of the opinion that they align with the new Official Plan (2023) and generally are in keeping with the uses and intentions for the subject site.

#### Site Plan Control

58. The property is subject to Site Plan Control as per Section 41 of the *Planning Act* and in accordance with By-law 99-312. Site Plan Control addresses the detailed design elements of the lands regarding access, servicing, stormwater management, landscaping, lighting, setbacks, building orientation/placement/massing, parking, etc.
59. Should Council approve the rezoning application, the applicant will proceed with a Site Plan Control application for subject site. Among other matters, this process will ensure the proposed development includes site design that is compatible with existing and/or proposed land uses, incorporates appropriate shared and signalized entrances, provides for attractive and enhanced streetscape, and ensures pedestrian, multi-modal and direct access to public streets/sidewalks and transit stops, and safe pedestrian and vehicular movements within the large commercial site.

#### Summary

60. Planning staff are satisfied that the oral and written submissions along with all departmental and agency comments relating to this application have been considered and/or addressed and are of the opinion that the requested site specific provision represents good planning and would facilitate development that is consistent with the City's policies, guidelines, and goals in effect at the time of submission of the application.
61. Planning staff therefore recommend approval of the Zoning By-law Amendment application to rezone the subject lands from 'Light Industrial with Special Provision' (LI)(SP-367), to 'Light Industrial with Special Provision' (LI)(SP-XXX), as it is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2019), as amended, and City of Barrie Official Plan (2023).

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

62. The subject property is vacant and unvegetated with no natural heritage features or functions. The proposed development is not expected to impact upon the environmental features of the surrounding area. Further, through detailed design the applicant is being directed to provide active transportation and transit access to the site, supporting the provision of services which align with complete community principles and reduced climate change impacts through transportation.

#### **ALTERNATIVES**

63. The following alternative is available for consideration by General Committee:

<b><u>Alternative #1</u></b>	General Committee could deny the request to rezone the subject lands from 'Light Industrial with Special Provision' (LI)(SP-367), to 'Light Industrial with Special Provision' (LI)(SP-XXX) required to permit the proposed employment non-industrial development.
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	This alternative is not recommended as Planning staff have undertaken a full review and are of the opinion that the proposal conforms to the applicable planning policies. The new Official Plan supports the proposed use of the property and site specific additional uses requested based on the justification provided by the applicant.
<b><u>Alternative #2</u></b>	<p>General Committee could approve the change in land use from 'Light Industrial with Special Provision' (LI)(SP-367), to 'Light Industrial with Special Provision' (LI)(SP-XXX) required to permit the proposed employment non-industrial development but introduce Special Provision related to the built form and/or alternative land uses.</p> <p>Although this alternative is available, it is not recommended. The applicant has requested the site specific provision to support the proposed land uses and are otherwise conforming with all Light Industrial zoning standards. Matters related to built form and site design will be addressed through the subsequent Site Plan Control application.</p>

## **FINANCIAL**

64. The subject application, if approved, would permit the development of a commercial use on the subject lands. An estimate of the tax implications is based upon the current assessment being, \$1,562,000 which is assessed as vacant industrial land. The 2023 tax levy was \$40,703.35. It is estimated that with this new commercial development the tax class will be CT and the tax levy would be \$389,900.99. This is an increase in taxes of \$349,197.64.
65. As per Section 26.2(4) of the Development Charges Act and Section 42(2.3) of the *Planning Act* – regarding “More than one application”, if a development was the subject of more than one application (i.e. Zoning By-law Amendment Application or Site Plan Application), the later one is deemed to be the applicable application for the purpose of determining the date the Development Charge rate have been frozen and the applicable interest.
- The total frozen Development Charges will be frozen based on the non-residential gross floor area of Building A (605 square metres), Building B (605 square metres), and Building C (4,753 square metres).
- There will be a subsequent Site Plan application and the frozen rates will be determined as of the date of Site Plan Application at the interest rate in effect.
66. Education Levies will be calculated and collected at the time of issuance of the building permit. The current fee is \$0.60 per square foot. (2023 rate, subject to an annual inflation adjustment on January 1<sup>st</sup> of each year)
67. A Finance Administration fee will be collected at the time of issuance of the building permit at a rate of \$170.00 per non-residential building (2023 rate).
68. All costs associated with the approval and development of the site would be the applicant's responsibility. The applicant would be responsible for all capital costs for any new infrastructure required within the development limits and any of the costs associated with upsizing to municipal water and sewer mains already installed, and traffic turning lanes or signals if required.

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69. The building permit fees will be confirmed through the Site Plan Control process and will be collected at the time of submission of building permit applications.

**LINKAGE TO 2022-2026 STRATEGIC PLAN**

70. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:

- ☒ Affordable Place to Live – Open for business environment to help encourage job creation
- ☒ Thriving Communities

71. In accordance with Council's goals, the proposed development will provide an opportunity for employment as part of the designation of commercial/industrial lands, promotes, and facilitates community connections by providing a local food store, and would support a more diverse and complete neighbourhood.

**Attachments:**

Appendix "A" – Draft Zoning By-law Amendment  
Appendix "B" – Conceptual Site Plan

APPENDIX "A"

Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2023-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 Zoning By-Law No. 2009-141 by rezoning lands described as Part of Block 39 and Part Block 41, Registered Plan 51M-882, Lot 4, Concession 11 in the Geographic Township of Innisfil, City of Barrie, known municipally as 315 and 323 Mapleview Drive West 315 and 323 Mapleview Drive West, in the City of Barrie, from Light Industrial with Special Provision 367 (LI)(SP- 367) to Light Industrial with Special Provision (LI) (SP-XXX).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 23-G-XXX

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

1. **THAT** the zoning Map is hereby further amended by rezoning those lands described as Part of Block 39 and Block 41, Registered Plan 51M-882, Lot 4, Concession 11, known municipally as 315 and 323 Mapleview Drive West, in the City of Barrie, from Light Industrial with Special Provision 367 (LI) (SP-367) to Light Industrial with Special Provision (LI)(SP-XXX) as shown on Schedule "A" attached to this By-law.
2. **THAT** notwithstanding Table 7.3, of By-law 2009-141, the 'Light Industrial with Special Provision' (LI) (SP-XXX) zone as shown on Schedule 'A' attached to this By-law will permit additional employment type uses, including:
  - Retail Store;
  - Personal Service Store;
  - Food Store;
  - Supermarket; and,
  - Standalone Restaurant.
3. **THAT** the remaining provisions of Comprehensive Zoning 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.
4. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.



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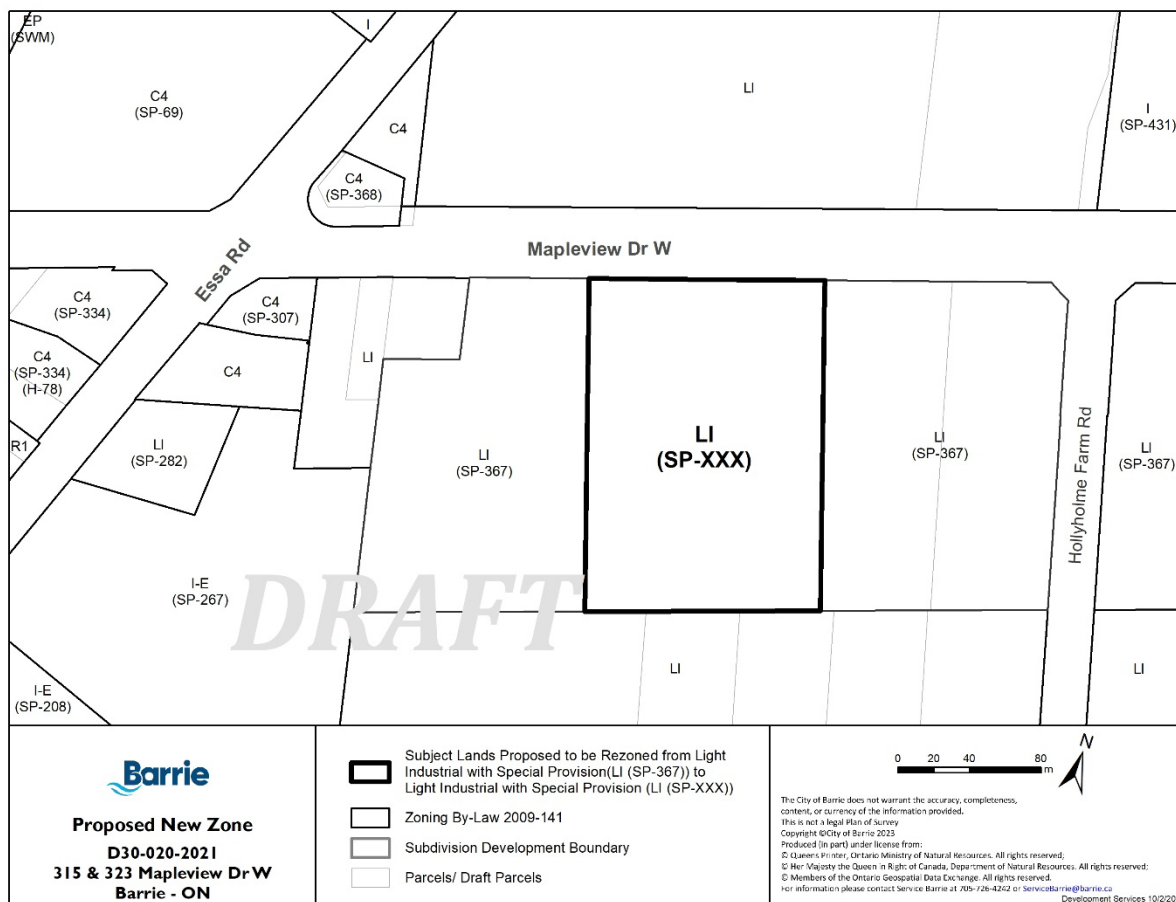
**READ** a first and second time this \_\_\_\_ day of \_\_\_\_, 2023.

**READ** a third time and finally passed this \_\_\_\_ day of \_\_\_\_, 2023.

**THE CORPORATION OF THE CITY OF BARRIE**

\_\_\_\_\_  
**MAYOR – ALEX NUTTALL**

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



## Conceptual Site Plan

