
TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: C. KITSEMETRY, RPP, SENIOR PLANNER, EXT. 4430

WARD: 7

NOTED: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

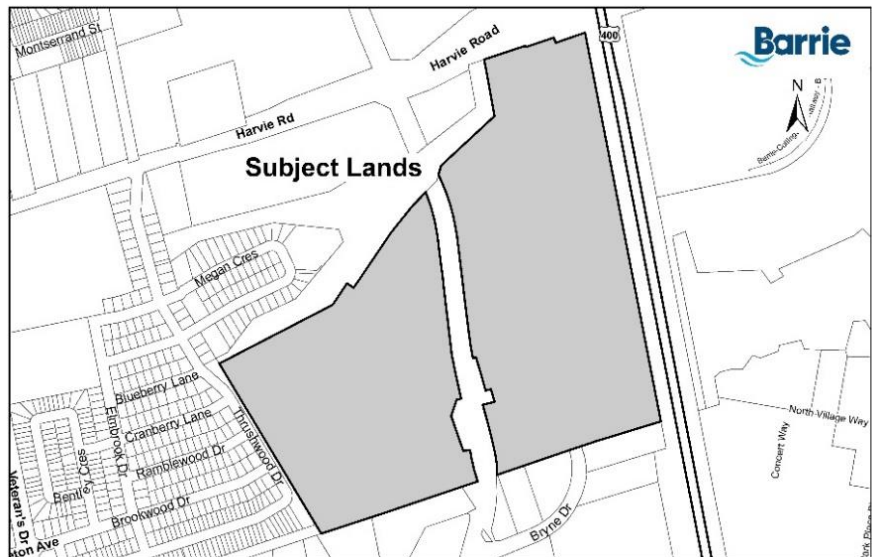
RE: PUBLIC MEETING FOR A TEMPORARY USE BY-LAW TO PERMIT
AGRICULTURE – 15 HARVIE ROAD

DATE: FEBRUARY 27, 2024

The purpose of this Memorandum is to advise members of Affordability Committee of a Public Meeting for a Temporary Use By-law application submitted by SmartCentres REIT on behalf of Barrie-Bryne Developments Inc. for lands legally known as Part of Lots 5, 6 & 7, Plan 67 and Part of Lot 7, Concession 12, Geographic Township of Innisfil, City of Barrie, known municipally as 15 Harvie Road, to permit agriculture as an interim use on the property.

The site is approximately 33.18 hectares in size and located on the west side of Highway 400, south of Harvie Road and east of Thrushwood Drive. The lands are now divided by the future extension of Bryne Drive.

The subject lands are designated Employment Area – Non Industrial and Neighbourhood Area in the City's Official Plan, and recently rezoned (file D30-010-2022) to 'General Commercial with Special Provisions' (C4)(SP-640), 'Residential Apartment Dwelling First Density with Special Provisions' (RA1-3)(SP-641), 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-642), 'Institutional – Education with Special Provisions' (I-E)(SP-643), 'Open Space' (OS), and 'Environmental Protection' (EP) by By-law 2023-089.



The proposed agricultural use will be limited to field crops in an open field. This use was previously permitted by By-law 2014-017, extended by By-law 2017-003 and further permitted by By-law 2020-090. A decision on the request to extend the timeline for By-law 2020-090 (file D30-026-2023) was not ratified by Council before it expired on October 5, 2023. A public meeting and request for a new temporary use by-law are therefore required to permit agriculture as an interim use on these lands. Under the *Planning Act*, a temporary use by-law can be granted for a period of up to 3 years.



DEVELOPMENT SERVICES MEMORANDUM

Page: 2
File: D30-004-
2024
Pending #:

The application was circulated to City staff and external agencies for comment. Representatives of City staff, the Ministry of Transportation and Lake Simcoe Region Conservation Authority have provided comments stating that there are no concerns with continuing to permit agricultural uses (field crops) on the subject lands. Prior to expiry of the previous temporary use zoning by-law, the City entered into an agreement Barrie-Bryne Developments Inc. to facilitate access to the property for the construction works associated with Bryne Drive South Extension and to coordinate these activities with agricultural uses on the site. The Agreement expires December 31, 2026.

Next Steps

The subject application was submitted to the City and deemed complete on January 16, 2024. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*.

Staff, in coordination with the applicant, will address any comments received through the public consultation process. A staff report to General Committee is anticipated to be brought forward in early 2024 for the municipality to make a decision on the proposed Temporary Use By-law application.

For more information, please contact Celeste Kitsemetry, Senior Planner at ext. 4430 celeste.kitsemetry@barrie.ca.