

Legislation Details (With Text)

File #:	22-P-037	Version:	1	Name:	
Type:	Public Meeting	Status:		Received	
File created:	5/27/2022	In control:		City Council	
On agenda:	6/27/2022	Final action:		6/27/2022	
Title:	APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 518, 520, 522, AND 524 TIFFIN STREET (WARD 5) (File: D30-014-2022)				

The purpose of the Public Meeting to review applications for an Official Plan Amendment and Zoning By-law Amendment submitted by The Jones Consulting Group, on behalf of Pioneer Family Pools Barrie Inc., for lands known municipally as 518, 520, 522 and 524 Tiffin Street, Barrie.

The subject lands are approximately 0.5 hectares in size with a total frontage of approximately 72.9 metres along Tiffin Street and are located south of Dunlop Street West, east of Miller Drive. The site currently consists of four (4) parcels, each having a lot area of approximately 0.12 hectares and a frontage of approximately 18 metres on Tiffin Street. The subject application will facilitate land use changes to permit the use of outdoor/indoor storage and warehousing.

Official Plan Amendment

The applicant is proposing to amend Schedule 'A' - Land Use in the Official Plan to change the designation of the subject lands from 'Environmental Protection Area' to 'General Industrial' to facilitate the future development as proposed.

Zoning By-law Amendment

The applicant is proposing to amend the zoning on the subject lands from 'Environmental Protection' to 'General Industrial with Special Provisions' (GI)(SP-XXX) to permit the future development as proposed. Additionally, the applicant is proposing outdoor storage of sand, gravel, stone, or soil be included in the permitted uses for Industrial Zones.

The proposed site-specific zoning standards include:

Standard -	Required	Proposed
General Industrial Zone - GI		
Minimum Interior Side Yard	3 metres	0 metres
Setback		
Minimum Rear Yard Setback	7 metres	0 metres
Standard	Required	Proposed
General Provisions and General Standards		
Section 4.8.2.2 - Continuous Landscape Buffer	Where any lot in an Industrial Zone abuts a lot in a Commercial, Institutional, Open Space or Environmental Protection Zone, a continuous	Permit a continuous landscaped buffer of 0 metres

landscaped buffer area
of a minimum width of
3 metres shall be provided
along the abutting lot line
of the lot.

Section 4.11.1.1 Any outdoor storage use Permit outdoor
Setbacks or outdoor storage storage within
associated with any the front yard
other permitted use
shall maintain the same
setbacks as required
for the zone in which
it is permitted. No outdoor
storage use or outdoor
storage is permitted in
the front yard or the
minimum exterior side
yard of any lot.

Section 4.11.1.3 Any permitted outdoor Continuous fence
Fencing storage or outdoor storage constructed along
use which adjoins a street the lot line around
or a lot in any zone other the perimeter of
than the zone in which the the site to screen
outdoor storage is located the outdoor storage
shall be screened from from view from
view from the street the street or lot
or lot through the
erection and maintenance
of a stone or masonry wall
or chain link fence and
appropriate landscaping
screen and no such
enclosure shall be less
than two (2) metres in
height. The fence shall
maintain the same setback
as required for the outdoor
storage. Where the
height of the outside
storage exceeds the
height of the fence,
coniferous planting shall
be provided between the
fence and the lot line
along the street.

Presentation by a representative(s) of The Jones Consulting Group.

Presentation by Jaspreet Sidhu, Planner, Development Services Department.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Public Notice 518-524 Tiffin Street, 2. PM Presentation - 518-524 Tiffin Street, 3. PM Memorandum

- 518-524 Tiffin Street, 4. ADDITIONS PM Correspondence 518-524 Tiffin Street

Date	Ver.	Action By	Action	Result
6/27/2022	3	City Council	Received	
6/21/2022	2	Planning Committee	recommended for receipt	

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The proposed site-specific zoning standards include:

<u>Standard -</u>	<u>Required</u>	<u>Proposed</u>
<u>General Industrial</u>		
<u>Zone - GI</u>		
Minimum Interior Side Yard	3 metres	0 metres
Setback		
Minimum Rear Yard Setback	7 metres	0 metres
<u>Standard</u>	<u>Required</u>	<u>Proposed</u>
<u>General Provisions and</u>		
<u>General Standards</u>		
Section 4.8.2.2 - Continuous Landscape Buffer	Where any lot in an Industrial Zone abuts a lot in a Commercial, Institutional, Open Space or Environmental Protection Zone, a continuous landscaped buffer area	Permit a continuous landscaped buffer of 0 metres

of a minimum width of 3 metres shall be provided along the abutting lot line of the lot.

Section 4.11.1.1
Setbacks

Any outdoor storage use or outdoor storage associated with any other permitted use shall maintain the same setbacks as required for the zone in which it is permitted. **No outdoor storage use or outdoor storage is permitted in the front yard** or the minimum exterior side yard of any lot.

Permit outdoor storage within the front yard

Section 4.11.1.3
Fencing

Any permitted outdoor storage or outdoor storage use which adjoins a street or a lot in any zone other than **the zone in which the outdoor storage is located shall be screened from view from the street or lot through the erection and maintenance of a stone or masonry wall or chain link fence and appropriate landscaping screen and no such enclosure shall be less than two (2) metres in height**. The fence shall maintain the same setback as required for the outdoor storage. Where the height of the outside storage exceeds the height of the fence, coniferous planting shall be provided between the fence and the lot line along the street.

Continuous fence constructed along the lot line around the perimeter of the site to screen the outdoor storage from view from the street or lot

Presentation by a representative(s) of The Jones Consulting Group.

Presentation by Jaspreet Sidhu, Planner, Development Services Department.