

## Legislation Details

<b>File #:</b>	22-P-037	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Public Meeting	<b>Status:</b>		Received	
<b>File created:</b>	5/27/2022	<b>In control:</b>		City Council	
<b>On agenda:</b>	6/27/2022	<b>Final action:</b>		6/27/2022	
<b>Title:</b>	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	