

Legislation Text

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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:

<u>Standard -</u>	<u>Required</u>	<u>Proposed</u>
<u><i>General Industrial</i></u>		
<u><i>Zone - GI</i></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><i>General Provisions and</i></u>		
<u><i>General Standards</i></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	Permit a continuous landscaped buffer of 0 metres

or Environmental Protection Zone, **a continuous 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
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.