



PLANNING JUSTIFICATION REPORT
282 King Street, City of Barrie
October 2024

1. INTRODUCTION

Baldwin Planning and Development Consultants has been retained by Rosewood AutoPlus Limited to prepare a Planning Justification Study for lands described as 282 King Street (referred to as subject lands) to support a rezoning application to permit an automotive sales and leasing establishment on the subject lands.

1.1 SITE LOCATION

The subject lands are on the south side of King Street, east of Hollyholme Road (see Figure 1 below).



Figure 1 – Subject Lands

The property has a frontage of 104 metres (341 feet), a depth of 145 metres (475 ft) and a lot of area of 1.5 hectares (2.27 acres). Surrounding uses include commercial and light industrial uses to the west, north and east and vacant lands to the south.

The subject property has one existing building with three units totalling 6530 square metres (70,288 sq ft). On site users consist of light manufacturing and warehousing and the applicants whose operation consists of office and storage in rear of space. The proposed automotive sales and leasing use is situated in Unit B1 of the building which is 1232 square metres (13,61 square feet). There are a total of 94 parking spaces on the site and loading spaces at the rear of the building



2. BACKGROUND

It is proposed to permit an automotive sales and leasing establishment in a portion of the existing building at 282 King Street. The entire building is 6530 square metres (70,288 square feet) and it is proposed that the automotive sales and leasing establishment be

permitted in Unit 1 which is 1232 square metres (12,361 square feet), at the west end of the building. There are no proposed changes to the building interior or exterior.

A preconsultation meeting was held with the municipality on May 9, 2024, to discuss the proposed use on the land, following which comments were provided by City staff. A Neighbourhood Meeting was held on August 8, 2024. There were no comments or members of the public in attendance at the meeting and no concerns raised.

3. DEVELOPMENT PROPOSAL

The Site plan below (Figure 2) identifies the existing building on site for which a portion is proposed to be used as an automotive leasing and sales establishment.

It is proposed that an automotive sales and leasing establishment be added as a permitted use to the subject lands. There are no changes proposed to the building or the site which will function as is.

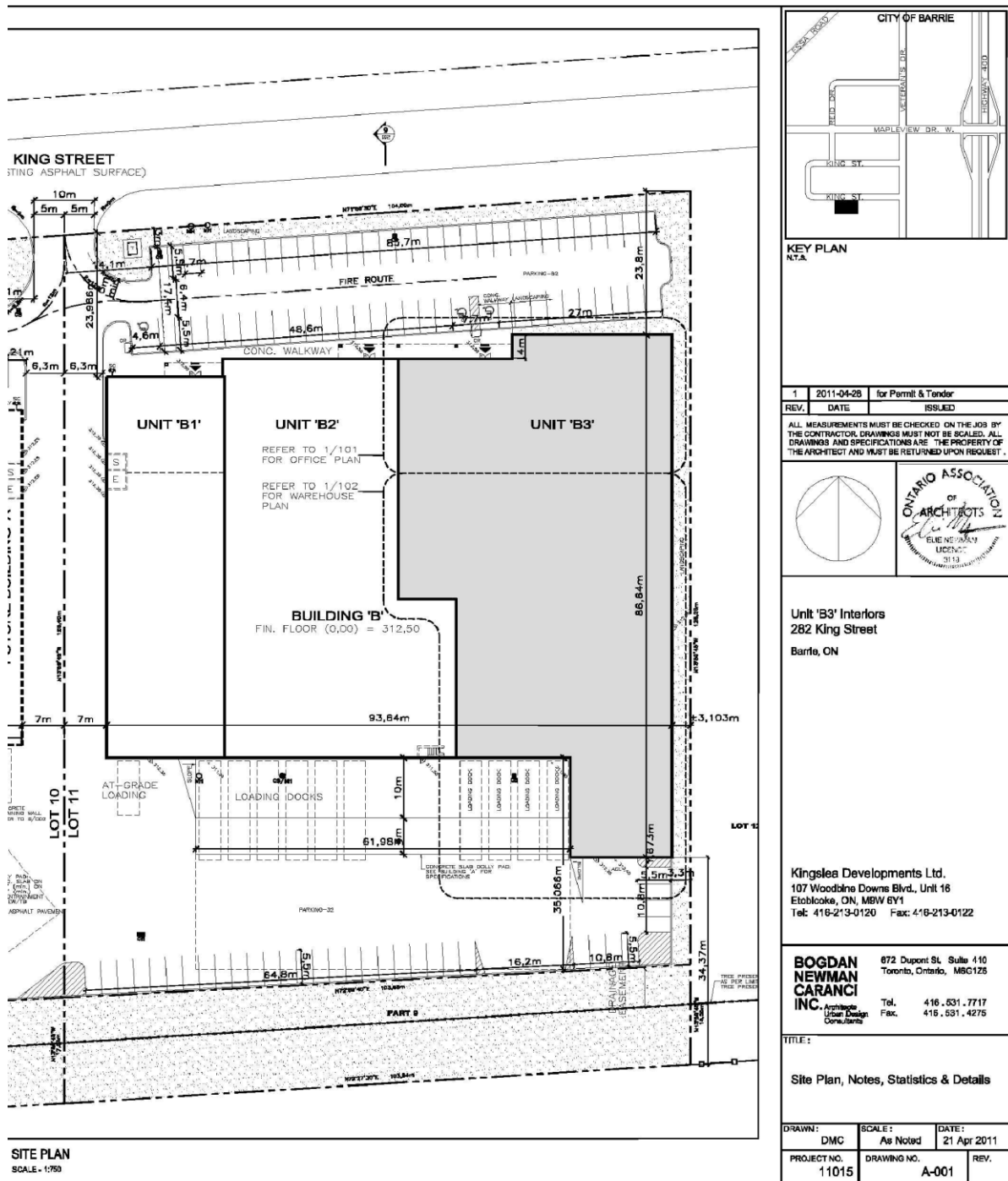


Figure 2 – Site Plan

3.0. PLANNING REVIEW

A) *PROVINCIAL PLANNING STATEMENT, 2024*

The Provincial Planning Statement (PPS) 2024, was issued under Section 3 of the Planning Act and came into effect on October 20, 2024. It provides policy direction on matters of provincial interest related to land use planning and development. Under provisions of the Planning Act comments, submissions or advice that affect a planning matter “shall be consistent with” the PPS.

Section 2.3.1 of the PPS indicates that Settlement Areas will be the focus of growth, and their regeneration shall be promoted.

Section 2.8.1 of the PPS indicates that planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and

The subject development is consistent with the PPS as the lands are within a settlement area, are suitable for development, have access to full municipal services and existing municipal road infrastructure and provide for a range of employment uses. The automotive sales and leasing use would provide a service for industrial user. The proposed use is consistent with the abutting land uses in the area.

B) CITY OF BARRIE OFFICIAL PLAN

The subject lands are designated Employment Area Industrial on Map 1 of the City's Official Plan dated December 2023. (see Figure 3 below).

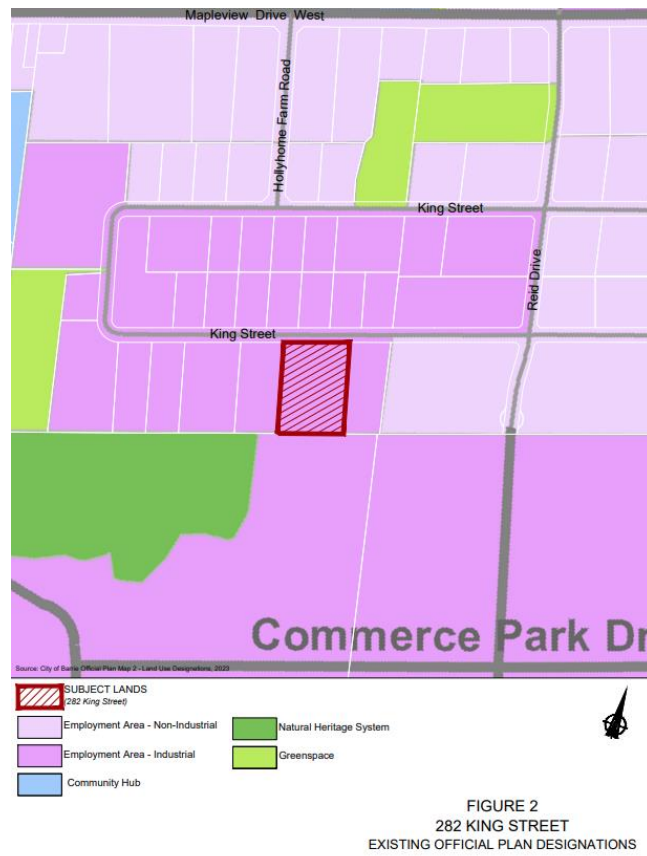


Figure 3 – Official Plan Map 1 designation

The lands are designated Employment - Industrial on Map 2 of the Official Plan. Section 2.6.9.10 of the Official Plan indicates these lands are 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. Section 2.6.10.1 permits manufacturing, warehousing, storage, ancillary retail and office uses.

Section 2.6.9.10 .2 (g) indicates that a new retail or commercial use, may be permitted within the Employment Area – Industrial designation if it is ancillary or accessory to the primary use in function and no larger than 25% of the gross floor area of the building/structure within which it exists.

The entire Unit 1 is only 18% of the entire building and half of the unit is devoted to office space for the automotive sales with the balance of the space being storage.

The permitted use complies with the Employment area – Industrial designation.

4.0 ZONING BYLAW

The lands are zoned Light Industrial (LI) (identified in purple on the Zoning map below). The Light Industrial Zone permits a variety of commercial and automotive related uses such as car wash, automotive repair establishment, office, restaurant and service store among other uses.

The proposed automotive leasing and sales establishment use on this site will function like a typical office with storage in the rear of the building.



Figure 5- Existing Zoning

4.1 PROPOSED CITY COMPREHENSIVE ZONING BYLAW

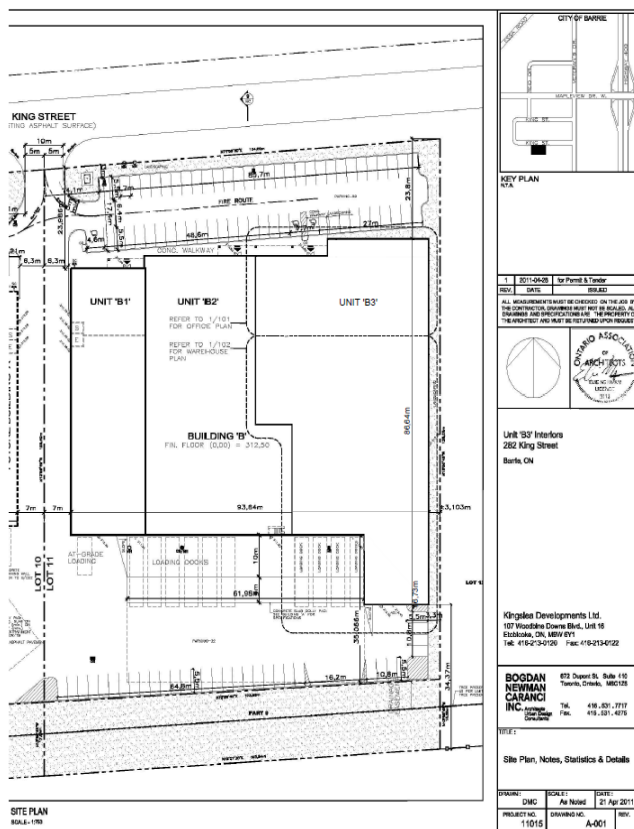
The City is in the process of finalizing a City wide Comprehensive Zoning bylaw which would rezone the lands to Employment Industrial (EI)(see Figure 6 below). Permitted uses in the EI zone include a variety of commercial uses , specifically an Automotive Rental and Sales Establishment. It would also permit Automobile Repair and Service station, offices and restaurants among a list of uses. While the City wide zoning bylaw has not been approved yet, it does show the intention of Council to recognize Automotive Rental and Sales establishments as being permitted in the Emplpymetn Area designation and Employment industrial zones.



Figure 6 – Proposed city-wide Zoning bylaw zoning map.

5.0 SITE PLAN AND CITY COMMENTS RESPONSE

The subject lands are not subject to Site Plan approval and as such a formal site plan is not required. A site plan was prepared for the building permit and is attached below.



The site plan identifies the fire route, parking and loading space locations, entrance, building locations etc.

The Water Operations Branch had indicated that any proposed changes to the existing water servicing would be designed in accordance with City guidelines.

There are no changes proposed to the water servicing as the space would function as a small office where the leasing and sales operation would be located. This does not trigger a need to change water servicing.

Risk management department had requested that we explain what businesses which section of the existing building.

Unit 3 of the building is occupied by R and M Plastic Products which is a manufacturing company making plastic extrusions and injection moulded parts.

Unit 2 of the building is occupied by Duraline which is a light manufacturing facility for conduit.

Unit 3 is occupied by the automotive leasing and sales office and storage in the rear of the unit.

A geotechnical or hydrogeological study was not prepared for the subject lands as site plan approval was not required for the building.

As there are no changes proposed to the interior or exterior of the building, it does not seem applicable or required to prepare site servicing details as there are no planned changes to the servicing of the building.

6.0 CONCLUSIONS

The proposed Zoning Bylaw amendment will facilitate the proposed development of an automotive sales and leasing establishment on the site with no changes to the building or site plan.

Adequate parking spaces are provided at the front and the rear of the building. The subject lands are in an appropriate location for this use.

The proposed use generally complies with the PPS, Official Plan, Zoning bylaw and represents good planning.

Sincerely,

Angela L. Baldwin, RPP, MCIP