



October 24th, 2022

City of Barrie
Development Services Department
City Hall
70 Collier Street
Barrie, ON L4M 4T5

COVER LETTER

TO:	Logan Juffermans Planner Development Services Department City of Barrie Tel: 705-739-4220 ext. 4447
RE:	OPA/ ZBA Second Submission (D30-007-2022) Address: 320 Bayfield Street (Bayfield Mall) Owner: Sky Development Group

On behalf of Sky Development Group (Owner), Corbett Land Strategies Inc. (CLS) is pleased to re-submit the following Official Plan & Zoning By-law Amendment materials for the lands located at 320 Bayfield Street (Bayfield Mall). The applications were deemed complete April 8th, 2022, and a Public Meeting occurred on June 6th, 2022.

With the receipt of staff and agency comments provided in July 2022 and through subsequent discussions with City staff, CLS has revised the proposed development to address administration and implementation matters. The revisions are supported by revised Draft OPA & ZBA by-laws and a Comment Response Matrix to demonstrate how comments have been addressed. The Response Matrix has been appended as Appendix A and the revised language of the amending by-laws can be found in Appendix B.

PROPOSAL:

The proposed development is seeking approval of Official Plan and Zoning By-law Amendments to permit portions of the existing shopping centre to be used for self-storage to a maximum of 65,000 square feet. The area envisioned to support the self-storage use is located internal to existing building and is proposed to convert several vacant units, formerly used by Bayfield Cinemas and others. The unit is to be located along the west side of the building and is primarily situated in the lower levels. Although the official plan and zoning by-law primarily permit commercial uses, it is believed that the proposed use will be compatible with permitted uses and will fulfill consumer needs. The proposed use will not result in obnoxious sights, smells or noises, and will only require internal renovations. Further, the proposed self-storage use would require fewer parking spaces.

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS:

Following the first submission, revisions have occurred which propose changes to the amending language within the draft OPA & ZBA by-laws. These revisions stem from comments received concerning the long-term use of the subject lands, the protection of Bayfield Street as an intensification corridor and ensuring compatibility with the existing mall and adjacent residential dwellings.

As the shopping mall will be undergoing future development changes, the proposed self-storage use is considered to be a temporary permissive use until the mall ceases to exist. As discussed with City staff, the amending language will include the following to ensure the shopping mall or long-term function will not be hindered by the proposed use:

- The self-storage use will be located along the south and central west extent of the shopping centre. This would consist of the rear area as to not interfere with the main front entrance or functionality of the mall.
- The maximum permitted size of the self-storage use will be 15% (approximately 65,000 sq.ft). Within the originally submitted Concept Plan, the use is proposing a GFA of approximately 45,000 sq.ft which is approximately 10% of the building area.

The additional 5% was established through the review of similar developments in the City and has been established to provide the mall flexibility in providing a future self-storage tenant where additional space may be needed once more detailed plans are prepared. The additional flexibility will assist ownership in providing a use that can achieve full tenancy of the mall. As such, a revised Concept Plan has not been provided.

- As self-storage will be considered an interim use, the future development plans of the mall will occur in a phased approach. As long as the mall is existing and still functions as a shopping centre, the interim use can remain until the mall fully ceases operations. The proposed use can help support the phased development approach as ownership will have the opportunity to store goods while transiting the mall. Also, the proposed use can serve existing residential and future residents within the area.

SUBMISSION MATERIALS:

In support of the second submission, the following materials have been enclosed.

- Cover Letter
- Response Matrix
- Draft Official Plan By-law
- Draft Zoning By-law

CONCLUSION:

Within the first submission a Planning Justification Report was prepared in support of the Official Plan and Zoning By-law applications. The relevant provincial, regional and local policies were reviewed and determined that the proposed applications to permit the self-storage use demonstrates good land use planning.

As the proposed use can assist the mall during the redevelopment phases by providing storage opportunities for ownership and tenants, assist in providing full tenancy and also serve the immediate residential community, such a use demonstrates how it can be considered a desirable use to act as a transitional use and improve vacant space opportunities within the shopping centre.

The proposed self-storage use is found consistent with the Provincial Policy Statement (2020) as it would support the needs of the current and future residents. The proposed use is also in conformity with the provincial Growth Plan (2020) as residents will be supported by the use and will also not hinder any intensification/ future development objectives of the mall as the use will be temporary based on mall operations.

Regarding the City of Barrie's Official Plan policies, the proposed use is able to meet the general intent of the Official Plan by supporting both commercial and residential districts as well as support the shopping centres's ability to advance stages of redevelopment, assisting in temporarily improving the shopping centre's economic position.

As for the City of Barrie's Comprehensive Zoning By-law 2009-141 (2021), the proposed use is a necessary use to assist in the transformation and revitalization of the mall on an interim basis. As the mall will be an internal use, only minor modifications will occur in terms of zoning. In addition, only minimal facility modifications will be required to achieve the construction of the self-storage use. The use will assist in the expansion of permitted uses, increasing the mall's ability to provide full tenancy.

In conclusion, the proposed use will not result in any negative impacts to the local area as the use will be contained to the rear portions of the building, not impeding the current functionality of the mall. No additional parking requirements will be needed and an increase in traffic will not occur. As the proposed use is compliant with the provincial, regional and local planning policies, the proposed development represents good planning.

We look forward to advancing this application and receiving the amending development application approvals.

Thank you.

Prepared by:

Candice Hood

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APPENDIX A

320 Bayfield Street - First Submission Comments Response Matrix D30-007-2022				
No.	Department/ City Staff Comment	Discipline/ Consultant	Applicant Response	
Lake Simcoe Region Conservation Authority (Shawn Filson)				
1	LSRCA has no objection to the approval of the ZBA and OPA.	CLS	Noted	
2	Existing mapping indicates that the subject property is not within an area governed by Ontario Regulation 179/06 under the Conservation Authorities Act.		Noted.	
	i) The property is currently designated Community Centre Commercial in Schedule A of the City of Barrie Official Plan. ii) The property is zoned Shopping Centre Commercial (C3) in City of Barrie Comprehensive Zoning By-Law 2009-141			
Delegated Responsibility and Statutory Comments:				
1	LSRCA has reviewed the applications through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement. The site is not within the vicinity of any hazard lands and therefore the proposal is consistent with Section 3.1 of the PPS.	CLS	Noted.	
2	LSRCA has reviewed the applications as per our responsibilities as a regulatory authority under Ontario Regulation 179/06. This regulation, made under Section 28 of the Conservation Authorities Act, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland. The site is not within a regulated area and will therefore will not require a permit from LSRCA.		Noted.	
Advisory Comments				
1	LSRCA has reviewed the applications through our responsibilities as a service provider to the City of Barrie through our role as a public body, pursuant to the Planning Act. The proposal will not result in the construction of a building greater than 500 square metres as the mall structure is existing. The proposal will also not result in new impervious area greater than 500 square metres. The proposal will therefore not trigger the major development policies of the LSPP or the Lake Simcoe Phosphorus Offsetting Policy (LSPOP). No further technical comments from LSRCA will be required.	CLS	Acknowledged.	
Summary				
1	The proposal does not meet the definition of major development as defined by the Lake Simcoe Protection Plan (LSPP) and the Lake Simcoe Phosphorus Offsetting Policy (LSPOP). No further technical comments are required.	CLS	Noted.	
City of Barrie- Development Services				
1	Official Plan Designation: i) Current: Community Centre Commercial on Schedule 'A' – Land Use ii) Bayfield Commercial Area, surrounded by adjacent Residential on Schedule 'B' – Planning Areas iii) Bayfield Street Secondary Intensification Corridor on Schedule 'I' – Intensification Areas iv) Proposed: Community Centre Commercial with a Special Policy to permit self storage as a land use	CLS	Acknowledged.	
	Zoning:		Acknowledged.	
2	i) Current: Shopping Centre Commercial (C3) ii) Proposed: Shopping Centre Commercial with a Special Provision (C3)(SP-XXX) to permit self storage			
Official Plan:				
3	i) As per Section 4.3.2.4 (b) of the Official Plan, lands designated Community Centre Commercial are intended to provide a broad range of retail and service commercial uses and community facilities. Office and residential uses may also be permitted. ii) Section 4.4.2.2 details that storage of goods and raw materials are a permitted use within the General Industrial designation. iii) Section 4.3.2.1 (b) details that the design, appearance and scale of new commercial development shall be in harmony with adjacent land uses and adequate screening, buffering and noise protection for adjoining residential uses shall be provided. These details will be addressed through a future site plan application. iv) As a result of these and other policies of the current Official Plan, Official Plan Amendment was required to permit the proposed use of self storage.			
	Zoning By-law:			
	4			i) The Zoning By-law permits a variety of commercial, institutional and residential uses on the subject property, however a self storage use as defined within the Zoning By-law is only permitted within the 'Light Industrial' (LI) and 'General Industrial' (GI) zones. ii) Due to an additional permitted use being sought for the subject property, a Zoning By-law Amendment is required. iii) As the proposed development is proposed to be located internally in the existing mall structure, there are no zoning deficiencies noted and the use would be in conformity with the development standards of the 'Shopping Centre Commercial' (C3) zone.
				Please see submitted revised Draft Zoning By-law Amendment.
5	Site Plan: i) Should the applicant be successful with the proposed OPA and ZBA applications, Site Plan Approval will be required prior to the submission of a building permit in accordance with By-Law 99-312 ii) Pre-consultation may be required prior to the submission of a formal site plan application. A determination of the appropriate pathway for Site Plan approval will be provided through pre- consultation.			
	Acknowledged.			
6	Official Plan Amendment:			
	i) As already detailed, Section 4.3.2.4 defines the predominant commercial uses of the site while also allowing for community facilities and medium and high density residential uses. ii) The provided Planning Justification Report details how the proposal for an amendment to the existing designation aligns with the intentions of the current and draft official plan. It is suggested that the proposal will provide a service to increasingly smaller residential dwelling units and act as a support to service small businesses. iii) While not detracting from the current mall and commercial uses, the proposal is noted to not impede on the intended future higher-density and mixed-use redevelopment of the property. Planning staff recognize that the proposal is internal to the site and does not follow the zoning definition for a self storage industrial iv) Planning concerns primarily relate to the Official Plan land use and intensification corridor designation. Planning staff and Council in approving any official plan amendment must ensure the use aligns with, and in no ways impedes, the redevelopment potential for this property along Bayfield Street. v) The City, by supporting the proposed use, will seek to ensure the long-term redevelopment potential of Bayfield Street is maintained and the proposed use is regarded as an interim use, until such time as the entire site redevelops. Further, through limiting the additional permitted use to occupy a portion of the existing mall structure (approximately 10% or 4,226 square metres), the City may further control this interim use while protecting for the future redevelopment of underutilized commercial parcel.			
	Acknowledged.			
	It is understood that the proposed use is an interim use which will not negatively impact the redevelopment potential of the mall or the intensification aspirations of Bayfield Street. Through the revisions to the draft OPA and ZBA, specific policies have been impacted to protect the long-term function of the mall. The draft OPA and ZBA has been prepared to ensure that once the mall no longer exists or functions as a shopping centre, the proposed self-storage use will no longer be a permitted use.			
	Through further discussions with City staff, a maximum GFA of 15% (approximately 65,000 sq.ft.) of the self-storage use within the mall is supportable. This will allow for the City to control the interim use and not hinder the redevelopment potential of the mall. Also, allowing for a higher GFA from 10% to 15% will assist the mall in attracting self-storage tenants. Therefore, assiting in maintaining full tenancy and phasing the development of the mall successfully. The implementing amendments have been prepared accordingly.			
	The controlled location of the self-storage use has been further discussed with City staff. As the mall advances in a phased redevelopment approach and/or upon the site plan application review process, another location may be determined to better suit the requirements of a self-storage use and the existing commercial tenants. As such, the location of the self-storage use will adhere to a specified location, which is identified as the south and central western extent of the existing shopping centre.			
7	Intensification: i) The subject lands are located along the Bayfield Street Secondary Intensification Corridor as Identified on Schedule I of the current Official Plan. ii) As is required by all applications, the proposal must demonstrate that the use is making efficient and appropriate use of the subject lands, integrating within the existing and proposed commercial area. iii) This also includes required assurances that the proposed use would not prevent the desired redevelopment of the subject site in line with intensification and Official Plan policies.			
	The proposed self-storage use can assist the mall's revitalization and development goals as the use can support the storage of other commercial store items, thus assisting the existing tenants as well as future tenants of the mall. The self-storage use will be an internal facility that can asist in providing the mall with stable tenancy while the mall redevelops. The self-storage use will be an integral part of the mall that can not only help the mall transition to its full development potential but can also assist the immediate residential community as well.			
	With the self-storage use being located to the rear of the shopping centre (west and southern extent), the existing commercial functionality of the mall will not be hindered.			
8	New Official Plan: i) On March 7, 2022, the City of Barrie's new Official Plan was adopted by Council, however final approval is required by the Ministry of Municipal Affairs and Housing (MMAH). ii) Applications deemed complete prior to MMAH approval of the new Official Plan may continue under the existing policy framework. As the application was received prior to approval of the new Official Plan by the Ministry of Municipal Affairs and Housing, the applications will be considered under the policies of the current and in effect Official Plan (2010). iii) It is noted that the new adopted Official Plan designates the property as a 'Commercial District' where storage uses are not a permitted use and self storage is directed to lands designated 'Employment Area'. iv) The subject property is also noted as continuing to occur along the Bayfield Street Intensification Corridor and within a Strategic Growth Area, where the City has emphasized the need for intensification, high densities and a mix of uses which support a complete community oriented towards defined intensification			
	Acknowledged. The proposed amendments are to provide the shopping centre with further flexibility in the interim and allow for the advancement of the intensification/ revitalization development plans of the mall.			

	Zoning By-law Amendment: i) As currently proposed, the development, while not a permitted use, is internal to the existing mall structure and conforms with all Shopping Centre Commercial (C3) development standards (Table 6.3 and parking requirements Section 4.6), with no additional site-specific provisions requested as part of the proposed application.			As per discussion with City staff, please see revised Official Plan and Zoning Amendment language within the draft by-laws.
	ii) Staff recommend that the draft zoning by-law amendment reflect the proposal and be restricted in location and size iii) Draft zoning bylaw amendment wording should reference the use is only permitted within a portion of the existing mall area: a) THAT the Zoning map be amended to change the zoning from Shopping Centre Commercial (C3) to Shopping Centre Commercial (C3)(SP-XXX); pursuant to Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map. b) THAT notwithstanding the provisions of Section 6.2.1 and Table 6.2, the following shall apply to the lands zoned Shopping Centre Commercial (C3) (SP-XXX): i) Self storage is a permitted use for a portion of the lands; ii) That the self storage use be restricted to the existing commercial shopping centre (Bayfield Mall); iii) That the self storage use be restricted to a total area of 4,226 square metres or 10% of the existing commercial shopping centre.	9		The revised language indicates a specific location of where the self-storage use shall be permitted in the interim and the maximum size of the use to not hinder and maintain the commercial functionality of the mall. The use will be permitted along the south and central west extent of the shopping centre and will not exceed 15% of the existing shopping centres' area.
	Site Design and Layout: i) Planning staff do not have concerns with the proposed design as currently detailed within concept drawings. Final review and consideration with Transportation Planning and Building comments will occur at the time of the required Site Plan Application.	10		Noted.
	Public and Council Input: i) Disturbance: Two residents expressed comments on the expected noise, lighting, and traffic impacts of the proposed changes. Aligning with these comments, residents and the Ward Councillor also conveyed an interest in changes to the existing mall tenancy. It has been identified that proposed changes will not impact the current operation of the mall and are an optimization of currently underutilized space. Lighting, access and façade changes will be reviewed at the time of Site Plan Approval to minimize off-site impacts. ii) Redevelopment Potential: Identified in the Neighbourhood and Public meeting, residents and Council sought clarity on whether the proposed use will limit the future development potential of the mall property. It continues to be strongly encouraged that any redevelopment of this site includes a mix of residential and commercial uses with greater connection to the Bayfield streetscape.	11		A self-storage use does not require a large amount of parking space to support its functionality. This type of use would also not increase the volume of traffic as would an average commercial tenant.
	Comments/ Response Matrix i) Any subsequent resubmission shall be accompanied by a comment/response matrix which clearly identifies how each City/Agency comment has been addressed. This shall be submitted digitally through the City's APLI system.	12		Acknowledged and completed as per this Matrix.
	<i>Urban Design Manual Compliance</i> The Site Plan Application submission is to be provided in accordance with the Urban Design Manual. Highlights of matters to be identified and addressed are as follows: i) legal boundary survey and any easements ii) roof top mechanical units and screening iii) external garbage bin enclosure (materials to match main building, with roll up door and roof) or internal garbage room iv) loading area – screen wall and details v) retaining walls and cross section details (with decorative rail) vi) dark sky lighting and no light spillage on electrical plan vii) transformer and landscape screening ix) pylon sign and base landscaping – one per property ix) Agency circulation (LSRCA, MTO etc.)	13		Acknowledged.
	14 The Applicant is to confirm which of the above are being considered and are applicable to this application.			
City of Barrie- Planning Services (Kevin Spears)				
1	No comments will be provided at this time as addressing will not be affected by a Zoning by-law Amendment and Official Plan Amendment. When a Site Plan Application is submitted, addressing comments will be provided.		CLS	Noted.
City of Barrie- Development Services (Gary Matthie)				
1	As it appears that only internal works are proposed and no servicing plans were provided, Approvals has no comment at this time. Should any changes to servicing or exterior grading be proposed associated with this application Approvals will require the opportunity to review the changes and comment.		CLS	Noted. Detailed servicing plans would be provided during building permit process or site plan if required.
City of Barrie- Senior Plans Examiner (Karalee Heppner)				
1	It should be noted that change of use to the mall will require building code evaluation of the building as a whole and upgraded accordingly. This includes (but is not limited to) life safety systems, fire separations and their ratings, specific requirements for self storage buildings, fire alarm system designs, travel distance, location of exits and public corridor evaluation.		CLS	Acknowledged.
2	The buildings and the site features must comply with the regulations of the Ontario Building Code and will be reviewed in detail when an application and construction drawings has been submitted for a building permit.			
City of Barrie- Transportation (Donson Chan)				
1	Property Conveyance / Corridor Protection: i) In accordance with the Transportation Master Plan, MTO TESR and previously complete Environmental Assessment the ultimate mid-block right-of-way width for Bayfield Street is 44.0 metres and transitions to 47.5 metres at the intersection of Bayfield Street and Coulter Street / Highway 400 Ramp. The owner shall be required to provide a dedication along the entire frontage of Bayfield Street. Please refer to the provided AutoCAD file for the identified right-of-way dedication. This dedication is required to accommodate the future mid-block seven (7) lane cross section, intersection auxiliary lanes and active transportation infrastructure. The applicant shall enter in an encroachment agreement with the City for the existing parking ii) A 10 metre by 10 metre daylighting triangle shall be conveyed at the intersection of Bayfield Street and Coulter Street, as per the right-of-way in the provided AutoCAD file.		CLS	Acknowledged.
2	Internal Site Circulation: i) The applicant shall provide turning template to ensure required vehicles are able to navigate proposed loading docks.			Any traffic analysis diagrams required would be submitted during detailed application process; either Site Plan or Building Permit, whichever is required.
3	General Development Plan Comments: i) Staff have no general comments, as it is to our understanding that all works are to be internal only. Should exterior works be included as part of this application, Transportation Planning shall review for these proposed changes as part of site plan submission.			Acknowledged.
City of Barrie- Environmental Compliance (Stephanie Zoschke)				
1	A property line maintenance hole and/or sampling port is required on the property for the purpose of collecting discreet sanitary sewer samples from the facility in compliance with Sewer Use By- law 2021-002.			Acknowledged. The proposed use is an internal use within an existing building. Any Discharge Agreements or Erosion and Sediment Control information required would be addressed at Site Plan/ Building Permit.
2	Appropriate Erosion and Sediment Control devices are to be implemented and inspected on a regular basis, as well as, after every rain event and must be repaired as necessary to prevent any off-site environmental impacts (City of Barrie Site Alteration By-law 2014-100).			
3	Due to the historical land use and known contamination on the Site, a subsurface investigation is recommended if any foundation work is required to determine appropriate groundwater and soil management methods and contingency disposal methods. Please note, the discharge of contaminated groundwater to the storm or sanitary sewer system is strictly prohibited.		CLS	
4	A Discharge Agreement must be obtained from the City prior to any temporary construction dewatering discharge (as per Sewer Use By-law 2021-002). Please submit a completed Discharge Agreement Application to Environmental Compliance at least six weeks prior to discharge.			
5	Temporary dewatering discharge should be directed to the storm sewer system. Pre-treatment may be required for the discharge to comply with the Storm Sewer limits specified in the City's Sewer -Use By-law. Contingency measures must be in place that do not rely on the City sanitary sewer system as a discharge location.			
6	Please note, permanent dewatering to the storm and sanitary sewer shall not be permitted in accordance with the City's Drinking Water Protection Policy.			
City of Barrie- Environmental Compliance- Waste Reduction (Richard Stephens)				
	<i>Environmental Sustainability offers the following comments and recommendations (Refer to option 3):</i> Option 3 – Industrial, Commercial and Institutional Waste Collection Services: i) Industrial, Commercial, and Institutional Waste means Waste originating from an Industrial, Commercial, or Institutional establishment used for the purpose of including but not limited to retail, manufacturing/industrial, service, entertainment, recreation, offices, church, schools, clinics, hospitals, and nursing homes. ii) Industrial, Commercial, and Institutional (ICI) properties are not eligible for the Municipally Provided Front End Bin Program. The property would be required to pay for waste collection services through a private collection contract iii) The property may be eligible to utilize regular curbside collection services, waste would be placed out to the nearest municipal curb in accordance with the City's curbside collection schedule. Service levels vary between commercial and residential curbside collection, please refer to the City of Barrie website for more information.		CLS	Acknowledged.
City of Barrie- Development Charges (Nicole Myers)				
1	It is our understanding that the owner is proposing a Zoning By-law and Official Plan Amendment to enable tenant improvements required to support a proposed 45,000 square foot self-storage facility within the existing Bayfield Mall interior space.			Acknowledged.
2	Please be advised that no additional Development Charges, Education Levies, or Cash in Lieu of Parkland will be applicable to this conversion.		CLS	
3	While every effort is made to provide accurate information, please be advised that the foregoing is an estimate only based on our understanding of the development, current By-laws, agreements, and rates in effect as of the date of these comments. Development Charges are subject to an annual inflationary adjustment on January 1st of each year.			
City of Barrie- Risk Management (Lee Roberts)				
1	Upon reviewing the submitted documents, it has been determined that the subject property is located within a Well Head Protection Area D, an Issues Contributing Area for Chloride & Sodium, a Significant Groundwater Recharge Area and is a site flagged with suspected contaminants. The following conditions have been provided to address Environmental Risk Management requirements necessary for Site Plan submission:			The proposed self-storage use is an internal use within an existing established building.
2	A Comment Response Matrix is required addressing all comments while noting specific drawings and reports.			

3	The applicant is to disclose if this development proposes the use of geothermal energy.	CLS	
4	Please see Appendix A for information taken from the City of Barrie's Groundwater Management Strategy. Information provided in a Geotechnical / Hydrogeological report will be used to validate site specific conditions.		
5	Based on suspected contamination of the site, infiltration of clean runoff may not be permitted. Further investigation of potential soil contamination is required before comments on the infiltration of clean runoff can be provided. Infiltration of runoff from impervious surfaces is not permitted. a) A spill management plan and spill response material is recommended for any infiltration LID proposed on the property. The spill management plan should detail how to access, clean and maintain each unit in the event of a spill into the device.		
6	Site grading shall reduce ponding and lots shall be graded away from building entrances in such a way that major drainage pathways do not cross heavily used areas of the parking lot.	CLS	Noted
7	Sidewalk and walkway design shall consider plow routes as to not impair snow removal.		
8	Proposed snow storage location(s) shall be marked on the Site Plan Drawings. The selection of snow storage pile locations shall be optimized to reduce melt water refreezing and creating hazardous conditions. Priority shall be given to locating snow storage piles along downgradient edges of the parking lot as to direct runoff to a pervious surface. Alternatively: a) If meltwater runoff is directed towards an impervious surface, it shall be directed away from high traffic areas and into catch basins. Catch basins or other stormwater collection design features shall be laid out directly downgradient from snow storage areas such that the distance meltwater travels before being removed from the lot's surface is minimized. Meltwater collected by catch basins or other stormwater collection design features downstream from snow storage piles shall be routed through a MTD designed in accordance with Technical Bulletin PS-2019-03 Stormwater Pre-Treatment. A copy of the bulletin can be obtained by using the link below. PS-2019-03 Tech Bulletin - MTD Filtration.pdf (barrie.ca). MTD locations are to be marked on Site Plan Drawings.		
9	Downspout and/or Roof Drain and Leader locations shall be marked on the Site Plan Drawings. The location of downspouts shall prioritize directing downspouts and/or roof drains and leaders to pervious surfaces. Alternatively: a) If downspouts are directed towards impervious surfaces, they shall be directed away from pedestrian pathways, vehicle thoroughfares and parking areas to reduce melt water refreezing and creating hazardous conditions.		
10	After reviewing your application and the MECP wells record, it has been determined that there are multiple potential wells located on the site. The applicant is required to maintain or decommission these wells in accordance with O.Reg. 903 and Ministry of the Environment, Conservation and Parks (MECP) standards to ensure the structural integrity of the wells and to prevent them from becoming a transport pathway for possible contamination.		
The following conditions were previously provided for application D28-003-2021. These conditions shall also be addressed for any subsequent Site Plan Submissions:			
1	A spills management plan, secondary containment and spill response materials are required to be in place prior to construction, should any bulk fuel storage be proposed on-site whether temporarily or permanently (i.e. back-up generators). NOT ADDRESSED		The proposed self-storage use is to be utilized within a commercial capacity. Chemicals or bulky fuel storage items will not be stored on site.
2	The applicant should be aware the South Georgian Bay Lake Simcoe Source Protection Plan applies to the proposed development. The following requirements have been identified at this time; additional requirements may be identified as additional details are provided. A copy of the Source Protection Plan can be accessed at the following link: http://ourwatershed.ca/assets/uploads/2018/02/Source-Protection-Plan.pdf	CLS	Noted
	a) RLU-1,DNAPL-1,Salt(ICA)-2,		
	i) RLU-1: A notice to proceed from the Risk Management Official will be required at the time of building permit application to demonstrate compliance with the Source Protection Plan.		
	ii) Salt (ICA)-2: A Risk Management Plan will be required if the site designs triggers the table of circumstances requirements for a significant drinking water threat - handling and storage of road salt. If required, this will need to be negotiated prior to issuance of the notice to proceed.		
	NOT ADDRESSED		
Simcoe County District School Board (Kandas Bondarchuk)			
1	Simcoe County District School Board (SCDSB) planning staff have no objection to this proposed development. Staff note that a portion of the Bayfield Mall includes the use of the Simcoe Shores secondary school and adult learning centres continuous education program, and as such supports the comments made by the Fire Prevention Officer in the memorandum dated February 2021, to address any impacts on tenants related to appropriate fire separations (related File No. D28-003-2021).	CLS	Noted.

APPENDIX B

DRAFT Official Plan Amendment

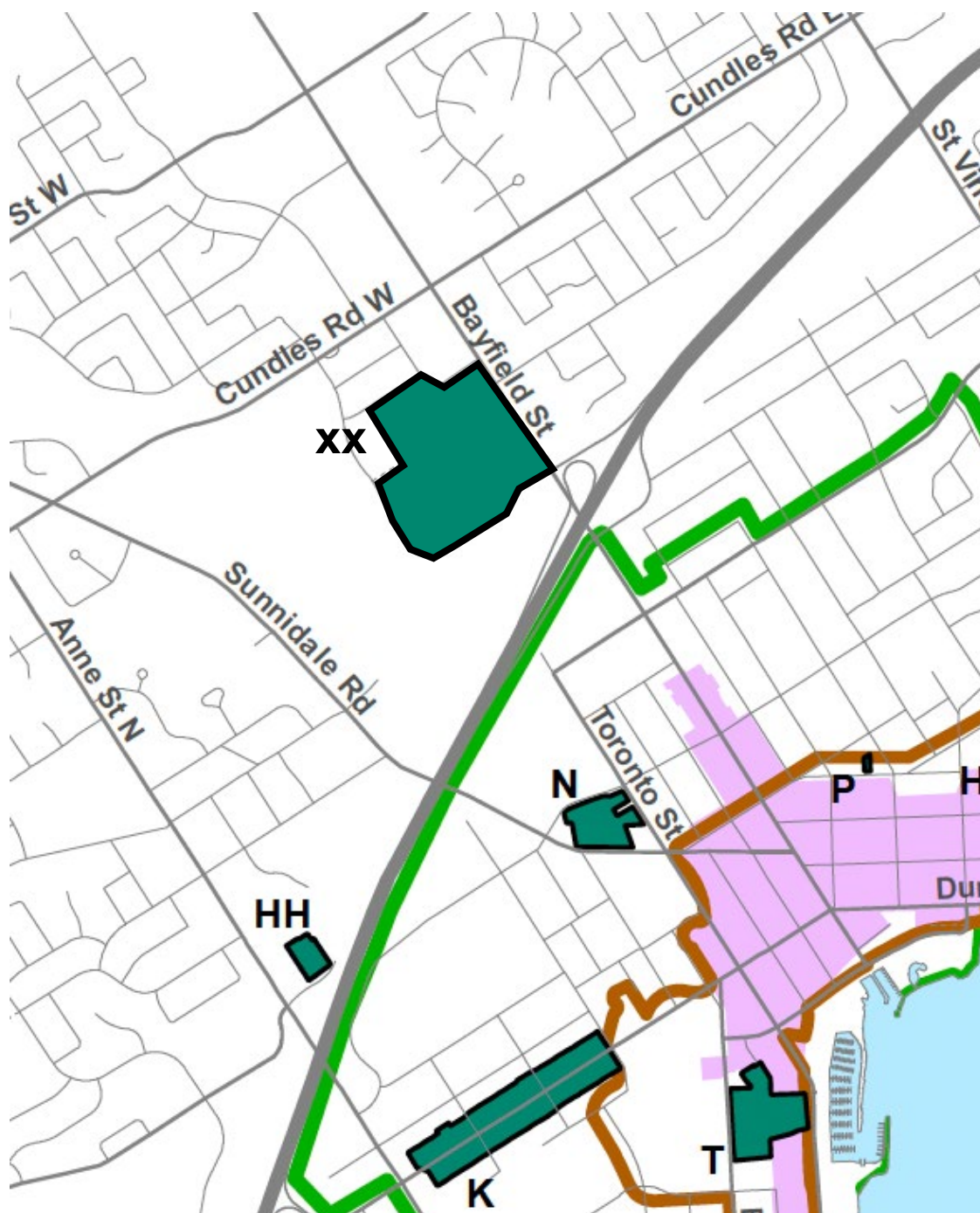
PART B – THE AMENDMENT

1.0 DETAILS OF THE AMENDMENT

The Official Plan of the City of Barrie, as amended is hereby further amended as follows:

1. Schedule C – Defined Policy Area to the Official Plan, as amended, is hereby further amended by adding a new Defined Policy Area for the lands municipally located at 320 Bayfield Street, as shown on Schedule 'A' attached hereto and forming Part of this Amendment.
2. Lands shown on Schedule 'C' located on the west side of Bayfield Street between Coulter Street and Glenwood Drive and limited to 15% of the south and central western extent of the existing commercial shopping centre (Bayfield Mall) may include self storage as a permitted use within the Community Centre Commercial designation in conjunction with all other commercial uses currently permitted. Should the shopping centre (Bayfield Mall) form and function cease to exist in the future, the interim permissions granted by the subject Amendment for the proposed self storage use would also cease.

SCHEDULE 'A'



OFFICIAL PLAN
Schedule C
Defined Policy Areas
Office Consolidation
January 2018



BY-LAW NUMBER 2022-

OF

THE CITY OF BARRIE

A By-law of the Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands known municipally as 320 Bayfield Street and as shown on Schedule "A" to this By-law, from Shopping Centre Commercial (C3) to Shopping Centre Commercial (C3 (SP-XXX)); and,

AND WHEREAS the Council of the Corporation of the City of Barrie have reviewed a recommendation to amend By-law 2009-141 and has approved the recommendation; and,

WHEREAS authority is granted pursuant to Section 34 of the Planning Act, R.S.O. 1990 to enact such amendments; and,

NOW THEREFORE be it enacted as a By-law of the City of Barrie the following:

1. **THAT** the *Zoning map be amended to change the zoning from Shopping Centre Commercial (C3) to Shopping Centre Commercial (C3)(SP-XXX); pursuant to Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.*
2. **THAT** *notwithstanding the provisions of Section 6.2.1 and Table 6.2, the following shall apply to the lands zoned Shopping Centre Commercial (C3) (SP-XXX):*
 - a) *Self storage is a permitted use for a portion of the lands;*
 - b) *That the self storage use be restricted to the existing commercial shopping centre (Bayfield Mall);*
 - c) *That the self storage use be restricted to a total area of 6,039 square metres or 15% of the existing commercial shopping centre.*
3. **THAT** applications for minor variances for the lands as identified in Schedule A, be permitted prior to the second anniversary of the passing of any implementing Zoning By-law Amendment, pursuant to section 45 (1.4) of the Planning Act.
4. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands generally shown on Schedule "A" to this By-law, shall apply to the said lands except as varied by this By-law.
5. **THAT** this By-law shall take force and come into force and effect immediately upon the final passing thereof and pursuant to the provisions and regulations made under the Planning Act, R.S.O. 1990, c.P.13.

READ a first and second time this _____ day of _____ 2022.

READ a third time and finally passed this _____ day of _____ 2022.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR

CLERK

