

December 21, 2022

Julianna Zhuo
Municipal Services Office – Central Ontario
Minister of Municipal Affairs and Housing
16th Floor, 777 Bay Street,
Toronto, Ontario M7A 2J3

Dear Ms. Zhuo,

**RE: REQUEST FOR MODIFICATIONS TO CITY OF BARRIE OFFICIAL PLAN
 Council Adopted Version (February 2022)
 PBM Realty Holdings Inc.
 ERO number 019-5530 | Ministry reference number 43-OP-20296**

The City of Barrie’s (the “City”) Official Plan (OP) was adopted by their Council on February 15, 2022, and submitted soon after to the Ministry of Municipal Affairs and Housing for final approval. PBM Realty Holdings Inc. (PBMR) have submitted comments at various stages of the drafting of the Official Plan, in December 2020, June 2021, and October 2021. Their interest in the OP relates to their landholdings in Barrie, which are identified as follows:

- 364 St. Vincent Street;
- 168 Tiffin Street;
- 217 Dunlop Street East;
- 49 Truman Road;
- 191 John Street; and
- 30 Alliance Boulevard.

PBMR both owns and operates a large cardboard manufacturing facility in the City of Barrie as well as owns and leases a number of large multi-tenanted industrial/commercial facilities. In total these landholdings represent a significant amount of jobs within the City of Barrie providing a substantial contribution to the local economy of the City.

While the City has reviewed, considered and, in some instances, incorporated the matters raised by PBMR in previous comment letters, the purpose of this letter is to seek minor changes to the Official Plan to ensure the plan is interpreted consistently moving forward, and therefore safeguard the continued employment facilitated and generated by the above landholdings.

While we believe that these requested changes would be beneficial to the OP document as a whole, if the Ministry is not comfortable making these requested modifications to apply City wide, we would ask that these policies be added on a site specific basis to apply to the above noted landholdings (also refer to attached map for reference of the identified properties).

Policy 2.5.6 – Existing Approvals

PBMR wish to ensure that the existing zoning permissions they have for their various industrial sites are carried forward into the new Zoning By-law (to be initiated following the approval of the OP). If these are

not carried forward, this may have negative implications on the significant time and money both PBMR and their various tenants have invested to-date within the existing facilities as well as safeguard future flexibility for these businesses to evolve and expand as well as limit the range of potential future businesses that could be located within these existing facilities.

While Policy 2.5.6 a) could be interpreted to indicate that the intent is for existing land use permissions (zoning permissions) to be carried forward in the new Zoning By-law, it is our opinion that there is room for misinterpretation. Therefore, we suggest Policy 2.5.6 either be revised or an additional policy be added which states the following:

2.5.6 Existing Approvals

It is the intent of this Plan that, assuming the land use designation of a property generally remains unchanged (for example employment to employment or residential to residential), existing uses permitted within the City's Zoning By-law 2009-141 will be carried forward in the City's Implementing Comprehensive Zoning By-law.

Section 2.5.7 – Existing Applications

Similar to the above, PBMR wish to ensure that existing projects at various stages of the planning approval process, on which they have already heavily invested, do not get hindered by this transition policy and therefore inadvertently result in the need to start back at the beginning of the approvals process by redesigning the project to meet new Urban Design Guidelines. PBMR have a complete application submitted with the City on their 217 Dunlop Street East property and a change in the policy framework at this time has the potential to have negative implications on the current design and ultimately delay the delivery of construction of the proposed new housing units.

It is our understanding that the intent of Policy 2.5.7 a) is that “urban design guidelines” be included as part of the “policy framework” to allow applications, which have been deemed complete prior to the Ministry approving the OP, to continue under the policy framework in place at the time the Notice of Complete Application was issued. However, PBMR requests that this be more explicitly identified within the wording of the policy as “urban design guidelines” could be considered to be “guidelines” rather than part of the “policy framework”, consequently leaving room for misinterpretation. Therefore, we suggest subsection a) be reworded as follows:

2.5.7 Existing Applications

a) Applications deemed complete prior to the approval of this Plan by the Ministry of Municipal Affairs and Housing may continue towards final approval under the policy framework (including urban design guidelines) in place at the time the Notice of Complete Application was issued. This would include any subsequent implementing approvals.

Policy 2.6.10.1 – Permitted Uses (Employment – Industrial designation)

As discussed, PBMR owns and operates multiple large industrial sites in Barrie representing a substantial amount of local jobs within the City. In order to protect both their existing and future tenants, who represent important employers within the community, and to ensure they are able to continue operating on-site, they wish for policy to be remain less prescriptive and more flexible.

Policy 2.6.10.1 lists the permitted uses within the Employment – Industrial designation. While Policy 10.1e) clarifies that the list of permitted uses in each of the land use designations should not be considered all inclusive, PBMR suggest the policy be reworded to introduce the list with the language “such as” to mirror the language used in 2.6.9.1 which lists the permitted uses within the Employment – Non-Industrial designation. For clarity, it is suggested that the first sentence of Policy 2.6.10.1 be reworded to state: *“The following A range of uses shall be permitted in areas designated as Employment Area – Industrial, such as: [...]”*

If the Ministry is not comfortable making the proposed change on a City wide basis, it is requested that the following properties are placed in a site-specific designation/policy with added permitted uses that reflect their current permitted uses under the City's General Industrial (GI) Zone:

- 168 Tiffin Street
- 47 Truman Road; and
- 191 John Street

We suggest the following policy text to support a site-specific designation, which draws on the Employment - Industrial designation policy, but is less prescriptive and more flexible in its wording. It additionally captures uses that are permitted within the current Official Plan (January 2018) and current Zoning By-law 2009-141:

Permitted Uses

A range of uses shall be permitted in areas designated Site Specific - Employment Area – Industrial, such as:

- a) Manufacturing and fabrication;*
- b) Parks and other open space areas;*
- c) Distribution facility/warehousing/storage (excluding retail sales warehouse);*
- d) Waste management, as per policies 6.6.3(b) and 6.6.3(c);*
- e) Assembly and processing;*
- f) Ancillary retail and/or commercial supporting a primary industrial use;*
- g) Other ancillary uses supporting a primary industrial use;*
- h) Subject to the Zoning By-law, non-industrial service-based uses;*
- i) Office (excluding major office);*
- j) Pet care facilities; and*
- k) Limited recreational facilities*
- l) Research Facility/Data Processing**
- m) Automobile related uses**
- n) Recyclable Materials Transfer Station**
- o) Heavy Equipment Supply/Dealer**
- p) Building Supply/Garden Centre**

*Uses in **bold** are in addition to the standard Official Plan permitted uses list within the Employment – Industrial designation.

All other land use and development policies as set out in Sections 2.6.10.2 and 2.6.10.3 apply.

The minor amendments suggested to the above mentioned policies within the OP would ensure consistent interpretation of policy both in the short and long term, and allow PBMR (as well as other employment lands) to safeguard the continued use of their landholdings and the current jobs they represent, as well as maintain flexibility for future tenants and shifting market demands.

If Ministry staff have any further questions or clarifications we would be more than happy to schedule a time to review these comments and requested modifications further.

We thank you on behalf of our Client PBM Realty Inc. for your consideration of the above in your review of the City of Barrie Official Plan.

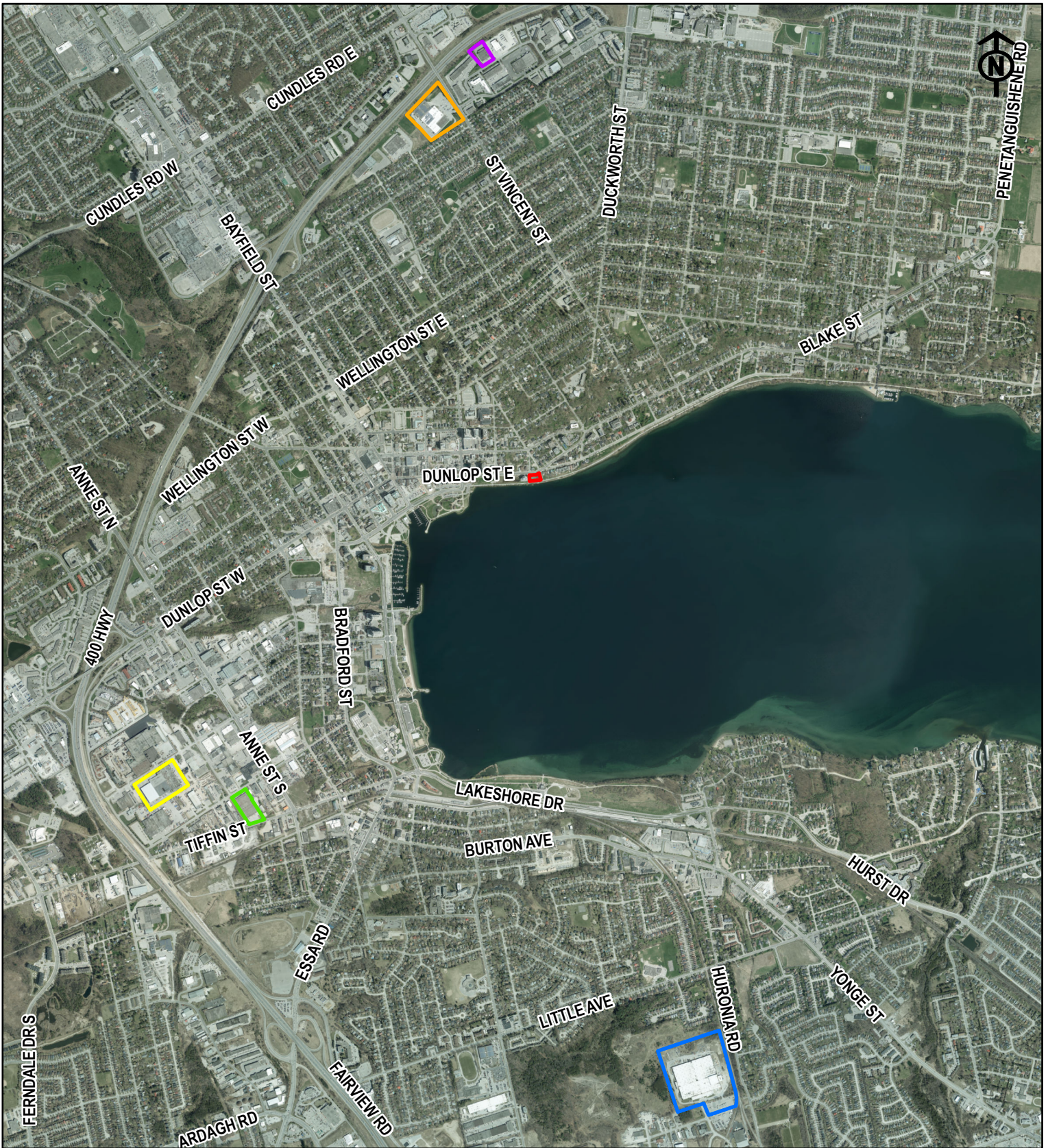
Yours truly,

MHBC



Kory Chisholm, BES, M.Sc., MCIP, RPP
Partner

- cc. Peter Moore | PBM Realty Holdings Inc.
- Leanna Amaral | PBM Realty Holdings Inc.
- Doug Downey | Attorney General of Ontario, MPP Barrie-Springwater-Oro-Medonte
- Andrea Khanjin | MPP Barrie-Innisfil
- Michelle Banfield, RPP | Director of Development Services, City of Barrie
- Anna Sajecki | Supervisor of Grown Management, City of Barrie



PBMR VARIOUS PROPERTIES

LEGEND

- 217 Dunlop St
- 364 St. Vincent St
- 191 John St
- 168 Tiffin St
- 49 Truman Rd
- 30 Alliance Blvd

DATE Sep. 30, 2022

SOURCES ESRI

0 112.5 225 450 675 900 1,125
Meters

PBMR - Various Properties