

Summary of Comments

**A-032-2025, A-033-2025 &
A-034-2025**

3260 9th Line



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER: A-032-2025, A-033-2025 and A-034-2025

MEETING DATE: July 17, 2025

TO: Sarah Burton Hopkins
Secretary Treasurer Committee of Adjustment

FROM: Toomaj Haghshenas, Development Planner

SUBJECT: Minor variance applications A-032-2025, A-033-2025 and A-034-2025 seeking relief from Sections 3.35.1.1, 3.34 (c) and 6.2 of Zoning By-law No. 080-13 to reduce the number of required parking spaces from 234 to 145 spaces, permit outdoor storage in the minimum required rear yard setback and increase the maximum permitted height from 11m to 23.8m.

PROPERTY INFORMATION:

Municipal Address	3260 9 th Line
Legal Description	CON 9 PT LOT 8 RP 51R4315 PART 1
Official Plan	Employment Area (Schedule B6)
Zoning By-law	Industrial Business Park Exception 8 (IBP-8) Zone

RECOMMENDATION:

The Planning Department recommends approval of A-032-2025, A-033-2025 and A-034-2025 to the following condition:

1. That a Site Plan Control application for the proposed development be approved by the Town.

REASON FOR APPLICATION:

The applicant is proposing to construct an industrial building with office space and associated outdoor storage on the subject lands. The applicant is seeking relief from Sections 3.35.1.1, 3.34 (c) and 6.2 of Zoning By-law No. 080-13 to reduce the number of required parking spaces from 234 to 145 spaces, to permit outdoor storage in the minimum required rear yard setback and to increase the maximum permitted height of the building from 11m to 23.8m.

Application Number	By-law Section	Requirement	Proposed	Difference
A-032-2025	3.35.1.1	Office: 1 parking space for every m ² of GFA on the first floor plus 1	146 spaces	- 88 spaces

		<p>parking space for every m² of GFA above the first floor = 87 spaces</p> <p>Warehouse: 1 parking space for every 100 m² of GFA up to 7,000 m² plus 0.6 parking spaces per 100 m² of GFA over 7,000 m². of GFA = 40 spaces</p> <p>Other Industrial Use: 1 parking space for every 45 m² of GFA up to 2,000 m², plus 1 parking space for each additional 100 square metres of GFA up to 6,000 m². and 1 parking space for each 200 m². over 6,000 m² = 107 spaces</p> <p>Total Required Parking = 234 Spaces</p>		
A-033-2025	3.34 (c)	No outside storage shall be located in the minimum required side yard setback or the minimum required rear yard setback of the zone.	Outdoor Storage encroaching onto the required rear yard setback	N/A
A-034-2025	6.2	Max Building Height = 11m	23.8m	+ 12.8m

SURROUNDING LANDS:

North	City of Barrie, Agricultural lands
East	Rail line, Agricultural lands, single detached dwelling
South	9 th Line, Industrial lands
West	Industrial lands, single-detached dwelling

ANALYSIS:

Site Inspection Date	July 7, 2025
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes	The subject lands are located within the settlement area of Innisfil Heights and are designated Employment Area on Schedule B6 of the Town Official Plan which permits industrial operations, ancillary office uses and ancillary outdoor storage as per Section 12.2.2 of the Official

<input type="checkbox"/> No	<p>Plan. The surrounding neighbourhood is characterized primarily by Industrial and agricultural lands. The property is also located adjacent to the City of Barrie municipal boundary.</p> <p>The applicant is requesting reduced parking and encroachment of outdoor storage into the rear yard setback in order to maximize the operations and efficiency. By reducing the required parking and allowing for the additional storage area of raw materials including concrete blocks within the front yard of the property, the operation can manufacture it's unique products (high voltage transformers), helping to meet employment growth goals laid out in Section 1.3 of the Official Plan.</p> <p>The subject lands are outside the Primary Visual Impact Area of the Official Plan, but any visual screening concerns associated with outside storage as per section 12.9.4(vi) will be addressed through the concurrent Site Plan Control Application.</p> <p>The requested height variance is required due to the unique manufacturing nature of the operation. Providing the height relief helps the Town meet employment and economic goals set out in Section 1.3 of the Official Plan. Given the industrial nature of the lands, substantial setbacks, tiered building design, and the fact that a neighboring property also has a structure with similar height (Poraver, 2429 Bowman Street), staff have no concerns with the proposed height affecting the character of the neighborhood. The Official Plan does not specifically speak to height regulations within the Employment Area designation, although it does speak to 'appropriate street wall height' without provided an actual maximum permitted height allowed. The structure is not directly abutting any streets due to its substantial setback and tiered design. The ratio of the setback of the building to height is considered reasonable and appropriate, in context (e.g. the building has at least a 37m setback from the private driveway to the west, and 32.5m from 9th Line, and is proposed at 23.8m height for only a portion of the structure, so it would not overshadow the street or be a visual massing concern).</p> <p>Staff have no objections to the proposed reduction in parking, outside storage in the rear yard setback and increase in permitted height on the subject lands which in general meets the purpose and intent of the Official Plan, subject to the recommended condition.</p>
<p>Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject lands are zoned Industrial Business Park Exception 8 (IBP-8) in Zoning By-law 080-13, as amended.</p> <p>As per parking calculations listed in Section 3.35.1.1, 234 total parking spaces are required for the proposed development. The applicant is proposing to reduce the required number of spaces by 88 spaces for a total of 146 parking spaces on site. The justification for the reduced parking is that the site layout and requirement for outdoor storage to support the operations of the building limits feasible parking area beyond the proposed 146 spaces. Through an Engineering Traffic Impact Study, it was concluded that the proposed number of spaces</p>

	<p>are sufficient to support the anticipated occupant load (employee and visitors) assuming one parking spaces will be required per employee.</p> <p>The applicant is also seeking relief from Section 3.34 (c) of the Zoning By-Law which states that no outside storage shall be located in the minimum required side yard setback or the minimum required rear yard setback of the zone. The rear yard setback required by the Zoning By-law is a fairly substantial 32.76m because of the height of the building, and this sterilizes a large portion of the property from outdoor storage. The applicant is proposing outdoor storage which will encroach onto the rear yard setback in order to maximize operations and efficiency of the site given the unique nature of the manufacturing taking place on the subject lands. The required minimum Landscaped Open Space requirements for IBP zones is 20%. The proposed outside storage will not result in a reduced Landscape Open Space area. The proposed outdoor storage area will adhere to all other provisions of the Zoning by-law.</p> <p>Section 6.2 of the Zoning By-law permits a maximum building height of 11 m for IBP zoned lands, which is a reflection of the generally anticipated one to two storey nature of a typical industrial park and its uses. The applicant is requesting relief in order to permit a 23.8m structure. The proposed height is dictated by the final height of the products being manufactured, in addition to unique testing equipment that is used as part of the manufacturing process. A neighboring property to the west (2429 Bowman St) also has a structure over 30 m in height. Given the unique nature of the proposed manufacturing operation, the size of the subject property, the tiered nature of the building, the adequate and substantial setbacks provided and similar building heights in the area, staff have no concerns with the height increase and can support it in context.</p> <p>In consideration of the above and subject to the recommended conditions, the subject application maintains the purpose and intent of the Town's Zoning By-law.</p>
<p>The variance is desirable for the appropriate/orderly development or use of the land: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>In the opinion of Staff, the variances are considered desirable for appropriate/orderly development of the land, subject to the recommended condition. The proposal with its substantial setbacks and justified parking reduction will not impact surrounding properties in a significant way, and will provide employment as per Town OP goals and policies.</p>
<p>The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Given the size and layout of the subject lands, and nature of the proposed development, building use, and building design, and justification provided, staff are of the opinion that the requested variances are minor in nature, subject to the recommended condition.</p>

CONCLUSION:

The Planning Department recommends approval of application A-032-2025, A-033-2025 and A-034-2025, subject to the recommended condition.

PREPARED BY:

Toomaj Haghshenas
Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



BUILDING DEPARTMENT

MEMORANDUM TO FILE

DATE: July 10, 2025

FROM/CONTACT: Jocelyn Penfold ex 3506 jpenfold@innisfil.ca

FILE/APPLICATION: A-032, 033, 034-2025

SUBJECT: 3260 9th Line

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. No comments.

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch)

1. No comments.

Resident Comments For 3260 9th Line

Resident Comments #1

Adjacent property owner to the South:

Our property is adjacent to property on the south side. Having a building 65 feet high is obstructive of sight lines and will seriously decrease property value significantly. Including outside storage is generally unsightly for a residential neighbour.

Resident Comment #2 – owns same property as above

Adjacent property owner to the South:

Our property is adjacent to property on the south side. Having a building 65 feet high is obstructive of sight lines and will seriously decrease property value significantly. Including outside storage is generally unsightly for a residential neighbour.