



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Meeting Agenda Planning Committee

Tuesday, September 15, 2020

7:30 PM

Virtual Meeting

Notice:

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the *Municipal Act, 1990* which provides for Electronic Participation where an emergency has been declared to exist in all or part of the municipality under Section 4 or 7.01 of the *Emergency Management and Civil Protection Act*.

Members of the public may observe the proceedings by accessing the live webcast at:

<http://youtube.com/citybarrie>.

1. **CONSENT AGENDA**
2. **PUBLIC MEETING(S)**

**Public
Notice**

If you wish to provide oral comments at the Virtual Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, September 15, 2020 at 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission at the Virtual Public Meeting with electronic participation. To participate in the Virtual Planning Meeting, you will need access to a computer with internet service or a telephone.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling (705) 739-4220 Ext. 5500.

Please find the below registration link for Planning Committee meeting:

https://barrie-ca.zoom.us/webinar/register/WN_noNxSdmPTkOV6qtaOrABGQ

PM 2.1**PUBLIC MEETING FOR AN OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT RESIDENTIAL DEVELOPMENT ON PART OF THE SUBJECT LANDS - 521 HURONIA ROAD (HURONIA BARRIE LAND INC.)**

The purpose of the Public Meeting is to review an application for an Official Plan Amendment and a Zoning By-law Amendment submitted by MHBC Planning Inc. on behalf of Huronia Barrie Land Inc. for lands known municipally as 521 Huronia Road, Barrie.

The applications are intended to facilitate the future development of 1.3 hectares of the 6.2 hectare property for residential use with the remaining lands designated and zoned as Environmental Protection to represent the Lover's Creek Provincially Significant Wetland. The subject lands are generally located on the east side of Huronia Road, south of Loon Avenue.

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 General Industrial and Environmental Protection to Residential and Environmental Protection.

Zoning By-law Amendment

The applicant is proposing to amend the zoning on the subject lands from Agriculture (A) and Environmental Protection (EP) to Residential Multiple Second Density with Special Provisions (RM2)(SP-XXX) and Environmental Protection (EP) to permit the future development of 104 residential townhouse units. The proposed site-specific zoning standards include an increase in density for townhouses from 53 unit per hectare to 80 units per hectare; and an increase in height from 10 metres to 14 metres.

Presentation by a representative(s) of MHBC Planning Inc.

Presentation by M. Banfield, Director of Development Services.

See attached correspondence.

Attachments: [PM Notice - 521 Huronia Rd](#)
[PM Presentation - 521 Huronia Rd](#)
[PM Memo - 521 Huronia Rd](#)
[PM Correspondence - 521 Huronia Rd](#)
[ADDITIONS - PM Correspondence - 521 Huronia Rd](#)

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION**PRES 3.1 PRESENTATION CONCERNING THE 2019 GROWTH REPORT**

(Note: Circulation List dated September 14, 2020 - A3 Memorandum regarding the 2019 Growth Report)

Attachments: [Presentation - 2019 Growth Report](#)
[A3 Memorandum Growth Report 2019](#)

PRES 3.2 PRESENTATION CONCERNING THE STATUS UPDATE ON THE NEW OFFICIAL PLAN PROJECT

(Note: Circulation List dated September 14, 2020 - A1 Memorandum regarding the status update on the New Official Plan Project)

Attachments: [Presentation - Barrie's New Official Plan](#)
[A1 Memorandum - Status Update for New Official Plan Project](#)

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)**DEV019-20 ZONING BY-LAW AMENDMENT APPLICATION - SEAN MASON HOMES (VETERAN'S LANE) INC. - 339 VETERAN'S DRIVE, 341 VETERAN'S LANE AND 19 MONTSERRAND STREET (WARD 6)**

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of Sean Mason Homes (Veteran's Lane) Inc., to rezone lands municipally known as 339 Veteran's Drive, 341 Veteran's Lane and 19 Montserrand Street, from Residential Hold (RH), Residential Single Detached Dwelling First Density (R1) and Residential Single Detached Dwelling Second Density (R2) to Residential Multiple Dwelling Second Density - Special Provision, Hold (RM2)(SP-XXX)(H-XXX), be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law 2009-141 for the subject lands:
 - a) Permit a maximum density of 84 units per hectare (inclusive of a maximum of 35 block/cluster townhouse units and 38 apartment units) over the subject lands, whereas a maximum density of 40 units is permitted for block/cluster townhouse units and 53 units per hectare would be permitted for walk-up apartments;
 - b) Permit a minimum front yard setback of 3.0 metres, whereas 7.0 metres is required;

- c) Permit a minimum rear yard setback of 1.8 metres, whereas 7.0 metres is required;
- d) Permit a minimum exterior side yard setback abutting a street of 1.5 metres adjacent to Veteran's Drive, whereas 3.0 metres is required;
- e) Permit a maximum lot coverage of 40%, whereas 35% is permitted;
- f) Permit a maximum gross floor area of 125%, whereas a maximum of 60% is permitted;
- g) Permit a maximum building height of 11.0 metres for the block/cluster townhouse units associated with Blocks 1, 2 and 3 and a maximum building height of 14.0 metres for the block/cluster townhouse units associated with Blocks 5 and 6, whereas 10 metres would be permitted;
- h) Permit a five-storey walk-up apartment building with a maximum building height of 22.0 metres, whereas a four-storey walk-up apartment building with a maximum building height of 20 metres would be permitted;
- i) Require a minimum setback of 1.5 metres between all buildings and internal private roadways, whereas a minimum setback is not specified;
- j) Permit a minimum landscaped buffer area of 2 metres along the east property line, 1.8 metres along the south property line, 1.5 metres along the west property line (Veteran's Drive), and 3 metres adjacent to all residential lots fronting Montserrand Street, whereas 3 metres is required;
- k) Permit a minimum parking ratio of 1 space per unit for the proposed walk-up apartment building through the provision of underground structured parking, whereas 1.5 per unit is required (as per section 4.6.1);
- l) That a minimum parking ratio of 1.9 spaces per unit be provided (inclusive of 13 surface visitor parking spaces and an underground structured parking lot with the provision of a 1:1 parking ratio for the proposed apartment use), whereas a minimum parking ratio of 1.5 space/unit would be permitted;
- m) Permit a minimum one-way internal private roadway width of 3.7 metres; whereas 6.4m is required for walk-up apartment and block/cluster townhouse developments;
- n) Permit a minimum one-way aisle width of 3.7 metres adjacent to the 90 degree parking spaces associated with Blocks 1, 2 and 3, and three (3) parking stalls located toward the south easterly limit of the site, whereas 6.4 metres is required (as per section 4.6.2.5);

- o) Require a driveway length of 2.0 metres (minimum and maximum) for Blocks 1, 2 and 3, whereas 6 metres is required;
 - p) That tandem parking be permitted for Blocks 5 and 6; whereas tandem parking is not permitted; and
 - q) That the minimum front and side yard setbacks established for the proposed walk-up apartment building of 3 metres and 1.5 metres, respectively, apply to any underground parking structure provided on site, whereas a minimum setback of 1.8 metres is required.
3. That the by-law for the purpose of lifting the Holding Provision (H) from the Zoning By-law Amendment as it applies to the lands municipally known as 339 Veteran's Drive, 341 Veteran's Lane and 19 Montserrand Street, shall be brought forward for approval once the owner provides the following to the satisfaction of the City of Barrie:
- a) The owner's execution of a Site Plan Agreement with the City which includes addressing matters related, but not limited to, building orientation, placement, design and building materials, landscape plans, site servicing details (including adequate fire protection), site access and parking.
4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV019-20.
5. That the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.
6. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV019-20) (File: D14-1686)

Attachments: [DEV019-200915](#)

DEV023-20

ZONING BY-LAW AMENDMENT APPLICATION - 2 ARBOUR TRAIL (WARD 8)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions Inc., on behalf of Mark Porter, to rezone a portion of lands known municipally as 2 Arbour Trail in the City of Barrie, legally described as Part Lot 13 on Concession 14 and West Part Lot 1 on Registered Plan 321, from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Single Detached Dwelling Second Density' (R2), be approved as shown in Appendix "A" to Staff Report DEV023-20.

2. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV023-20.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV023-20) (File: D14-1699)

Attachments: [DEV023-200915](#)

DEV024-20

ZONING BY-LAW AMENDMENT APPLICATION - MARIO LAMPERT HOLDING LTD. - 79 GOWAN STREET (WARD 8)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions Inc., on behalf of Mario Lampert Holding Ltd., to rezone lands known municipally as 79 Gowan Street from 'Residential Multiple Dwelling First Density' (RM1) to 'Residential Multiple Dwelling Second Density - Special Provision No. XXX' (RM2)(SP-XXX), be approved.
2. That the following special provisions be referenced in the implementing Zoning By-law 2009-141 for the subject lands:
 - a) Permit a minimum front yard setback of 1 metre, whereas a minimum front yard setback of 7 metres is required;
 - b) Permit a maximum front yard setback of 19.5 metres, whereas a minimum front yard setback of 7 metres is permitted;
 - c) Permit a 20 metre setback from the Metrolinx Rail Line Right-of-Way, whereas a minimum setback of 30 metres is required;
 - d) Permit a maximum density of 76 units per hectare, whereas a maximum density of 53 units per hectare is permitted;
 - e) Permit a gross floor area of 105%, whereas a maximum gross floor area of 60% is permitted;
 - f) Permit a maximum lot coverage of 60% for front yard parking areas, whereas a maximum of 50% lot coverage is permitted;
 - g) Permit a minimum landscape buffer strip with a width of 1.8 metres along the west side lot line, whereas a landscape buffer strip with a minimum width of 3 metres is required; and
 - h) Require a landscape buffer strip with a minimum width of 4 metres along the front lot line for parking areas located in the front yard.
3. That the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.

4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV024-20.
5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV024-20) (File: D14-1691)

Attachments: [DEV024-200915](#)

DEV027-20

TEMPORARY USE BY-LAW TO PERMIT AGRICULTURE USES AT THE SOUTHWEST CORNER OF HIGHWAY 400 AND HARVIE ROAD - BARRIE-BRYNE DEVELOPMENTS LIMITED (WARD 7)

1. That the application submitted by Smart Centres on behalf of Barrie-Bryne Developments Limited for a Temporary Use By-law for the property legally described as Part Lot 7, Plan 67, Part Lots 5 - 7, Plan 51R-34356 and Part of Part 1, Parts 2 - 8, Concession 12, City of Barrie to permit agriculture uses be approved for a period of three (3) years.
2. That the temporary use be subject to the following special provisions:
 - a) Agricultural activities are limited to field crops in an open field;
 - b) A 30 metre naturalized buffer must be provided around Lover's Creek and Whiskey Creek;
 - c) Access to the site for farming purposes is restricted to the entrance at Harvie Road; and
 - d) Best management practices must be applied respecting the use of fertilizer and pesticides.
3. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV027-20.
4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV027-20) (File: D14-1696)

Attachments: [DEV027-200915](#)

DEV028-20 APPLICATION FOR ZONING BY-LAW AMENDMENT - 97 MILLER DRIVE (WARD 5)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions Inc., on behalf of South of 49 Inc., to rezone a portion of the lands known municipally as 97 Miller Drive, legally described as Part of Lot 23, Concession 7, City of Barrie from 'Residential Single Detached First Density' (R1) to 'Residential Single Detached Dwelling Third Density' (R3) be approved as shown in Appendix "A" to Staff Report DEV028-20.
2. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including the following matters raised in those submissions and identified within Staff Report DEV028-20.
3. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV028-20) (File: D14-1698)

Attachments: [DEV028-200915](#)

DEV029-20 ZONING BY-LAW AMENDMENT APPLICATION - 989 YONGE STREET (WARD 9)

1. That the Zoning By-law Amendment Application submitted by The Jones Consulting Group, on behalf of ASA Development Inc., to rezone lands municipally as 989 Yonge Street, from 'Agricultural General' (AG) to 'Neighbourhood Mixed Use' (NMU) be approved.
2. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV029-20 and no written or oral submissions were received from members of the public, only from technical staff and agencies.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV029-20) (File: D14-1694/D12-450)

Attachments: [DEV029-200915](#)

6. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

7. ENQUIRIES**8. ADJOURNMENT**

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

