



City of Barrie

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

Minutes - Final Planning Committee

Tuesday, January 7, 2020

7:30 PM

Council Chambers

PLANNING COMMITTEE REPORT **For consideration by Barrie City Council on January 13, 2020.**

The meeting was called to order by Mayor Lehman at 7:30 p.m. The following were in attendance for the meeting:

Present: 8 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, R. Thomson
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales

Absent: 2 - Councillor, N. Harris
Councillor, M. McCann

STAFF:

Acting Deputy City Clerk, T. McArthur
Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Director of Development Services, M. Banfield
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller.

Pursuant to Procedural By-law 2013-072, as amended, Section 4, Subsection 10, the order of business was altered such that the Presentation concerning a Planning Process 101 Refresher was considered after Staff Report PLN001-20, Application for a Zoning By-law Amendment - 2431805 Ontario Inc. and 2528286 Ontario Inc. - 910 Veteran's Drive and Staff Report PLN002-20, Proposed Official Plan Amendment and Zoning By-law Amendment: Second Suites Permissions in the Georgian Neighbourhood Study Boundary Area.

The Planning Committee met and recommends adoption of the following recommendation(s):

SECTION "A"

20-P-001 APPLICATION FOR A ZONING BY-LAW AMENDMENT - 2431805 ONTARIO INC. AND 2528286 ONTARIO INC. - 910 VETERAN'S DRIVE (WARD 7)

1. That the Zoning By-law Amendment application submitted by Dykstra Planning and Development Group on behalf of 2431805 Ontario Inc. and 2528286 Ontario Inc. to rezone the lands known municipally as 910 Veteran's Drive from Rural Residential (RR) to Neighbourhood Residential Multiple Zone with Special Provisions (RM3)(SP-XXX), be approved.
2. That the following Special Provisions (SP) be referenced in implementing Zoning By-law 2009-141 for the subject lands:
 - a) Permit a minimum lot frontage of 4.5 metres for back-to-back townhouse units, whereas 5.5 metres would be required;
 - b) Permit a maximum of ten (10) contiguous units in a row, whereas a maximum of eight (8) contiguous units in a row are permitted;
 - c) Permit a maximum 3 metres wide garage door (67% of the lot width); whereas a maximum width of 2.7 metres (60% of the lot width) would be permitted;
 - d) Permit a maximum driveway width of 3 metres, whereas a maximum driveway width of 4 metres could be permitted; and
 - e) The street townhouse dwellings within the RM3 zone shall comply with the R5 standards for street townhouse units.

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, and as identified within Staff Report PLN001-20.
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. (PLN001-20) (D14-1675)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-01-13.

SECTION "B"

20-P-002

PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT: SECOND SUITES PERMISSIONS IN THE GEORGIAN NEIGHBOURHOOD STUDY BOUNDARY AREA (WARDS 1, 2 AND 3)

1. That the proposed Official Plan Amendment to permit second suites in the Georgian Neighbourhood Study Boundary Area be approved.
2. That the proposed Zoning By-law Amendment to permit second suites in the Georgian Neighbourhood Study Boundary Area be approved.
3. That for a three (3) month period immediately following the expiration of the appeal period for the Official Plan Amendment and Zoning By-law Amendment, the registration fee for a second suite be waived.
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, and as identified within Staff Report PLN002-20.
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. (PLN002-20) (File: D09-72/D14-1666)

Councillor, S. Morales declared a potential pecuniary interest on the foregoing matter as he could be financially impacted in the future if he were to own property in the area. He did not participate in the discussion or vote on the matter. He rolled back his seat from the Council table.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2020-01-13.

The Planning Committee met and reports as follows:

SECTION "C"

20-P-003 PRESENTATION CONCERNING A PLANNING PROCESS 101 REFRESHER

Michelle Banfield, Director of Development Services provided a presentation concerning the planning of Barrie's future over the next 20 years.

Ms. Banfield discussed slides concerning the following topics:

- The vision of planning for Barrie's future;
- Barrie's population and economic growth forecast by 2041;
- A video produced by the Ontario Planner's Association regarding planning for change, and featuring the City of Barrie;
- A rendering illustrating the City's land use and official plan;
- The City's roles and responsibilities associated to policy and development;
- City Planners' providing independent and professional opinions;
- The City's use of resources and participation in Development Applications;
- The public processes associated to planning Barrie's future; and
- Helpful links and resources.

Members of the Planning Committee asked a number of questions and received responses from City staff.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2020-01-13.

ENQUIRIES

Members of Planning Committee did not address any enquires to City staff.

ANNOUNCEMENTS

Members of Planning Committee did not provide any announcements.

The meeting adjourned at 8:03 p.m.

CHAIRMAN