



# City of Barrie

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

## Final General Committee

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Wednesday, September 13, 2023

7:00 PM

Council Chamber/Virtual

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### GENERAL COMMITTEE REPORT

**For consideration by Barrie City Council on September 20, 2023.**

The meeting was called to order by Mayor, A. Nuttall at 7:03 p.m. The following were in attendance for the meeting:

**Present:** 11 - Mayor, A. Nuttall  
Deputy Mayor, R. Thomson  
Councillor, C. Riepma  
Councillor, C. Nixon  
Councillor, A.M. Kungl  
Councillor, A. Courser  
Councillor, N. Nigussie  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, B. Hamilton

**STAFF:**

Chief Administrative Officer, M. Prowse  
Deputy City Clerk, T. McArthur  
Director of Development Services, M. Banfield  
Director of Information Technology, R. Nolan  
Director of Legal Services, I. Peters  
Director of Operations, D. Friary  
Director of Recreation and Culture Services, D. Bell  
Executive Director of Access Barrie, R. James-Reid  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, B. Araniyasundaran  
Legislative Coordinator, T. Maynard  
Planner, T. Butler  
Service Desk Generalist, K. Kovacs  
Senior Manager of Corporate Finance and Investment, C. Gillespie.

The General Committee recommends adoption of the following recommendation(s) which were dealt with on the consent portion of the agenda:

## **SECTION "A"**

### **23-G-190 ZONING BY-LAW AMENDMENT - 101 TO 119 BAY LANE (BAY LANE ESTATES LIMITED) (WARD 8)**

1. That the Zoning By-law Amendment application submitted by the Jones Consulting Group on behalf of Bay Lane Estates Limited, to rezone lands municipally known as 101 to 119 Bay Lane from 'Residential Hold' (RH) to 'Residential Single Detached Dwelling First Density' with Special Provisions (R1) (SP-XXX), be approved.
2. That the following site-specific provisions be referenced in the implementing Zoning By-law for the subject lands:
  - a) A minimum lot frontage of seventeen (17) metres shall be permitted, whereas twenty-two (22) metres is required;
  - b) That uncurbed gravel surface treatment will be permitted for private roads and driveways; whereas, curbed stable surfaces such as Portland cement, asphaltic binder or paving stones are required; and
  - c) That uses, buildings and structures accessory to residential uses on Lots 1-10 will be permitted on Block 11. Accessory uses such as recreational uses/facilities (e.g., tennis court), private roadway/driveways, infrastructure and storage will be permitted.
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 DEV043-23.
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. (DEV043-23) (Files: D30-010-2023 and D30-011-2023)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 9/20/2023.

**23-G-191 AAA U18 DRESSING ROOM FACILITY AGREEMENT**

That the Director of Recreation and Culture or designate be authorized to execute the facility use agreement attached as Appendix "A" to Staff Report REC003-23 with the Barrie Colts AAA U18 hockey team to utilize space at the Peggy Hill Team Community Centre as a semi-exclusive team dressing room. (REC003-23)(File: R05)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 9/20/2023.

**23-G-192 INVITATION TO PRESENT - ROYAL VICTORIA REGIONAL HEALTH CENTRE**

That representatives from the Royal Victoria Regional Health Centre be invited to provide a presentation to City Council in the Fall of 2023. (Item for Discussion 8.1, September 13, 2023)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 9/20/2023.

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

**SECTION "B"****23-G-193 ZONING BY-LAW AMENDMENT APPLICATION - BARRIE YONGE DEVELOPMENTS GP INC. - 447, 449, 451, 453, 455 YONGE STREET (WARD 8)**

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of Barrie Yonge Developments GP Inc., to rezone the lands known municipally as 447, 449, 451, 453 and 455 Yonge Street from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed Use Corridor - Special Provision' (MU2)(SP-XXX), be approved.
2. That the following special provisions be referenced in the implementing zoning by-law for the subject lands:
  - a) That Yonge Street shall be deemed to be the front yard of the property;
  - b) Permit a partially paved front yard, whereas a fully paved front yard is required;

- c) That a minimum building setback to the daylighting triangle of 0 metres be permitted, whereas a minimum front yard setback of 1.0 metre would be required;
  - d) Require a minimum rear yard setback of 20.0 metres to 33.0 metres to recognize the proposed L-Shaped building, whereas a minimum rear yard setback of 7.0 metres would be permitted;
  - e) Permit a maximum south side yard setback of 6.0 metres, whereas a maximum of 3.0 metres is required;
  - f) That a minimum of 34% of the gross floor area of the first floor shall be commercial, whereas a minimum of 50% of the gross floor area of the first floor is required to be commercial;
  - g) That a maximum lot coverage for parking areas of 39% be permitted, whereas a maximum of 35% lot coverage is permitted for parking areas; and
  - h) That a minimum setback to an underground parking structure from a street of 0.6 metres be permitted, whereas a minimum setback of 1.2 metres would be required.
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 DEV039-23.
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. (DEV039-23) (File: D30-039-2022)

**Councillor, A.M. Kungl, raised a point of order during the deliberations of this matter and prior to the vote on the matter.**

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 9/20/2023.

The General Committee met and reports as follows:

### **SECTION "C"**

#### **23-G-194**

#### **EXTENSION TO TEMPORARY USE BY-LAW TO PERMIT AGRICULTURE USE - 15 HARVIE ROAD (BARRIE-BRYNE DEVELOPMENTS LIMITED) (WARD 7)**

1. That the application submitted by SmartCentres REIT on behalf of Barrie-Bryne Developments Inc. to extend a Temporary Use By-law to permit agriculture activity for lands legally described as Part Lots 5, 6, 7, Plan 67 and Part Lot 7, Concession 12, Innisfil, now in the City of Barrie, designated as Parts 1 to 8, Plan 51R34356, save and except Part 1, Plan 51R32351, known municipally as 15 Harvie Road, be approved for a period of 3 years from the date of passage of the implementing Temporary Use By-law as illustrated in Appendix "A" Draft Zoning By-law attached to Staff Report DEV042-23.
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;
  - d) Best management practices must be applied respecting the use of fertilizer and pesticides; and
  - e) Activities related to the Bryne Drive South Extension will take precedent over the permission for agriculture use on that portion of the lands identified for the construction of the roadway.
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. (DEV042-23) (File: D30-026-2023)

A vote was taken, and the motion was **LOST**. The Committee provided no further direction with respect to Staff Report DEV042-23 concerning the Extension to Temporary Use By-law to Permit Agriculture Use - 15 Harvie Road (Barrie-Bryne Developments Limited).

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 9/20/2023.

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

**SECTION "D"**

**23-G-195**

**ZONING BY-LAW AMENDMENT APPLICATION - BARRIE YONGE DEVELOPMENTS GP INC. - 427, 429, 431, 435, 437 YONGE STREET (WARD 8)**

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of Barrie Yonge Developments GP Inc., to rezone the lands known municipally as 427, 429, 431, 435 and 437 Yonge Street from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed Use Corridor - Special Provision' (MU2)(SP-XXX), be approved.
2. That the following special provisions be referenced in the implementing zoning by-law for the subject lands:
  - a) That Yonge Street shall be deemed to be the front yard of the property;
  - b) Permit a partially paved front yard, whereas a fully paved front yard is required;
  - c) That a minimum building setback to the daylighting triangle of 0 metres be permitted, whereas a minimum side yard setback of 1.0 metres would be required;
  - d) Require a minimum rear yard setback of 20.0 metres to 33.0 metres to recognize the proposed L-Shaped building, whereas a minimum rear yard setback of 7.0 metres would be permitted;
  - e) Permit a maximum north side yard setback of 11.0 metres, whereas a maximum of 3.0 metres is required;
  - f) That a minimum of 39% of the gross floor area of the first floor shall be commercial, whereas a minimum of 50% of the gross floor area of the first floor is required to be commercial;
  - g) That a maximum lot coverage for parking areas of 42% be permitted, whereas a maximum of 35% lot coverage is permitted for parking areas; and

- h) That a minimum setback to an underground parking structure from a street of 0.6 metres be permitted, whereas a minimum setback of 1.2 metres would be required.
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 DEV040-23.
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. (DEV040-23) (File: D30-040-2022)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 9/20/2023.

### **ENQUIRIES**

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

### **ANNOUNCEMENTS**

Members of General Committee provided announcements concerning a number of matters.

### **ADJOURNMENT**

The meeting adjourned at 8:31 p.m.

### **CHAIRMAN**