



# City of Barrie

70 Collier Street (Box 400)  
Barrie, ON L4M 4T5

## Minutes - Final Development Services Committee

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Wednesday, August 28, 2013

7:00 PM

Council Chamber

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**For consideration by the General Committee of the City of Barrie on September 9, 2013.**

**The meeting was called to order by Councillor Ward at 7:00 p.m. The following were in attendance for the meeting:**

**PRESENT:**

Councillor B. Ward, Chair of the Development Services Committee  
Councillor B. Jackson, Development Services Committee Member  
Councillor P. Silveira, Development Services Committee Member  
Councillor B. Ainsworth.

**STAFF:**

Chief Administrative Officer, C. Ladd  
City Clerk/Director of Legislative and Court Services, D. McAlpine  
Director of Planning Services, S. Naylor  
Senior Policy Planner, K. Brislin  
Supervisor of Administrative Support Services, W. Sutherland.

**The Development Services Committee met and reports as follows:****SECTION "A"****OPEN DELEGATION - 11 LITTLE LAKE DRIVE**

Lorraine Cowan provided an Open Delegation to Development Services Committee regarding the Little Lake Seniors Community Development. Ms. Cowan noted that she would be addressing key issues/concerns on the following aspects of the development:

- Removal of co-owned and buffer zone trees
- Inconsiderate approach to development - negative impacts on residential properties
- Highway noise

Ms. Cowan outlined background information related to tree removal on the Little Lake Seniors Community Development lands and lands buffering the adjacent property. She provided images of the trees surrounding the property both prior and post removal. Ms. Cowan highlighted excerpts from correspondence, supporting documentation and conversations with respect to the removal of the trees, including a tree that she deemed to be co-owned with the developer of the Little Lake Seniors Community Development. She provided a variety of images of the tree she considers to be co-owned with the developer both prior and post removal.

Ms. Cowan described and provided images related to a number of negative impacts associated with the Little Lake Seniors Development that she believes reflects an inconsiderate approach to development, including the significant re-grading of the property, loss of three healthy and mature trees on her property, damage to critical roots of several trees on her property and safety concerns related to the construction practices of the developer.

Ms. Cowan commented on the buffer to the noise of the Highway 400 provided by the trees associated with the Little Lake Seniors Community Development and provided excerpts from various documents and correspondence regarding the matter. She noted that she was disputing the noise impact assessment as she believes it only reviewed the impact on the new dwelling units to be constructed and did not consider the impact on existing residents.

Ms. Cowan concluded by commenting that this development has had an emotional, financial and physical impact on her life and that she is interested in negotiating a fair resolution to her issues and concerns.

Mark Oschefski provided additional comments regarding the storm water

management from the development and meetings held with various representatives of the developer, City staff and members of City Council.

The Committee members and Councillor in attendance asked a number of questions regarding the information provided as part of the Open Delegation and received responses from the presenter, Mr. Oschefski and City staff.

Planning Services staff advised that it would be establishing a meeting between the file manager, City's arbourist and the presenter to review whether the development conditions with respect to tree preservation had been met, and would provide a memorandum to Development Services Committee on the matter.

**This matter was**

**147 TORONTO STREET**

K. Brislin Senior Policy Planner provided an overview of the background associated with the severance application for 147 Toronto Street and the Kiwanis Club of Barrie's request to remove the heritage designation from the southern portion of the property. She outlined the conclusions contained within the memorandum provided by the Engineering Department with respect to the Heritage Tree Assessment, noting that the Urban Forester stated that it was his opinion that the trees were sustainable.

The Committee members asked questions regarding the status of the severance application and heritage designation and received responses from City Staff.

**The Development Services Committee met and recommends adoption of the following recommendation(s):**

**SECTION "B"**

**147 TORONTO STREET - HERITAGE WOODLOT ASSESSMENT (WARD 2)**

1. That the memorandum from the Engineering Department to the Development Services Committee dated August 13, 2013 concerning the 147 Toronto Street - Heritage Woodlot Assessment be referred to the Heritage Barrie Committee for review and consideration.
2. That the Heritage Barrie Committee be requested to provide comments to the Committee of Adjustment with respect to the severance application and request for the heritage designation to be removed from the southern portion of the property, in light of the Urban Forester's memorandum on the sustainability of the southern portion of the property as a wooded area. (13-G-174) (File: C00)

**This matter was recommended to General Committee for consideration of**

adoption at its meeting to be held on 9/9/2013.

The Development Services Committee met and reports as follows:

**SECTION "C"**

**REPORT OF THE HERITAGE BARRIE COMMITTEE DATED AUGUST 6, 2013.**

The Report of the Heritage Barrie Committee dated August 6, 2013 was received. (File: C05)

The meeting adjourned at 8:00 p.m.

**CHAIRMAN**