



**Minutes - Final - Draft
Development Services Committee**

Tuesday, September 18, 2012

7:00 PM

Council Chamber

For consideration by General Committee on September 24, 2012.

The meeting was called to order by Councillor Ward at 7:04 p.m. The following were in attendance for the meeting:

PRESENT:

Councillor, B. Ward, Development Services Committee Chairperson
Mayor J. Lehman, Development Services Committee member (ex-officio)
Councillor, B. Jackson, Development Services Committee member
Councillor, P. Silveira, Development Services Committee member
Councillor, B. Ainsworth
Councillor, J. Brassard
Councillor, A. Nuttall

STAFF:

City Clerk, D. McAlpine
Director of Legal Services, I. Peters
General Manager of Community Operations, R. Forward
General Manager of Infrastructure, Development and Culture, W. McArthur
Growth Management Co-ordinator, E. Hodgins
Manager of Planning Policy, M. Kalyaniwalla
Planner, A. Shaikh
Recording Secretary, W. Sutherland

The Development Services Committee met and reports as follows:

SECTION "A"

BUILDING BARRIE UPDATE - GROWTH MANAGEMENT STRATEGY PRESENTATION

E. Hodgins, Growth Management Coordinator, provided a brief overview of the Growth Management Strategy, highlighting the opportunities that had been provided for public input into the preferred land use options for inclusion in the draft Secondary Plans.

L. Howson, Lead Planning Consultant with Macaulay Shiomi Howson provided a presentation regarding the status of the master planning study process reviewing the work undertaken to date on secondary plans for the lands annexed in 2010. She listed the master plans that are being updated as part of the process and noted that the development of draft secondary plans, infrastructure assessments and fiscal impact analysis are forming the basis of the final secondary plan and master plans. Ms. Howson described the preferred land use option for the annexed lands and the future planning framework. She noted that Official Plan amendments will be required to implement the recommendations of the Growth Management Strategy and described the components of the proposed secondary plans. Ms. Howson reviewed draft secondary plans for the Salem (West) and Hewitt's (East) portions of the annexation lands. The proposed land uses, development phases and master plan for each secondary plan area were outlined in detail.

L. Howson concluded by advising that a public information session is scheduled for Thursday, September 27th and modifications to the Secondary Plans would be made as a result of public comments. The presentation of the Secondary and Master Plans to Council is scheduled for early January 2013.

Members of Development Services Committee asked a number of questions related to the presentation and received responses from the presenter and City staff.

Two individuals, F. Saponara and D. Pratt addressed the Committee and provided the following questions and comments with respect to the draft secondary plans and Growth Management Strategy:

- Clarification regarding the criteria used to determine the phasing for development within the annexation sections lands was requested;
- The proposed timing of each of the phases was requested;
- Information regarding the City's plans to finance the infrastructure required for the plans was requested; and
- Appreciation for the efforts to include stakeholders in the Growth Management Process was conveyed as well as the continued interest in working with staff on the next phases of the Strategy. (File: D00)

Attachments: [DSC Building Barrie Update.pdf](#)

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED AUGUST 7, 2012.

The Report of the Heritage Barrie Committee dated August 7, 2012 was received.

Attachments: [HB 2012 08 07.pdf](#)

REPORT OF THE BARRIE HERITAGE COMMITTEE DATED SEPTEMBER 4, 2012.

The Report of the Barrie Heritage Committee dated September 4, 2012 was received.

Attachments: [HB 2012 09 04.pdf](#)

BOARDING, LODGING AND ROOMING HOUSES

A. Shaikh, Planner, provided an overview of the Report to Development Services Committee dated September 18, 2012 concerning the removal of Boarding, Rooming and Lodging Houses from the RM2 designation of the Zoning By-law. He reviewed the past reports on the matter and the land use planning alternatives considered by staff in developing their recommendation. A. Shaikh commented that it was the opinion of Planning Services staff that the current standards for Boarding, Rooming, and Lodging Houses be maintained, and that they continue to be permitted within the RM2 zones.

Members of Development Services Committee asked a number of questions regarding the development proposal and received responses from City staff.

One individual, J. Garner on behalf of the Barrie Downtown Neighbourhood Association addressed the Committee and provided the following comments and concerns with respect to the matter of boarding, lodging and rooming houses:

- The negative impact associated with the clustering of both legal and illegal Boarding, Lodging and Rooming Houses in the downtown area;
- The need to address unsafe building and fire standards as well as general property maintenance conditions;
- The need to preserve the historic downtown residential area; and
- The potential to tax or license Boarding, Lodging and Rooming Houses differently than a single family dwelling. (File: D14TE-MIN)

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

SECTION "B"

REMOVAL OF BOARDING, LODGING AND ROOMING HOUSES AS PERMITTED USES WITHIN SPECIFIC RESIDENTIAL ZONING CATEGORIES

1. That the current standards for Boarding, Lodging and Rooming Houses in Zoning By-law 2009-141 be maintained.
2. That staff in the Building Services Department in consultation with the Legal Services Department be directed to provide report to General Committee with a plan to implement proactive enforcement of Boarding, Lodging and Rooming House licensing, property standards, building code and fire code provisions for Boarding, Lodging and Rooming Houses located in RM2 zones.
3. That the memorandum from I. Peters, Director of Legal Services dated September 18, 2012 regarding Licensing of Boarding, Lodging and rooming Houses, be received. (12-G-123 and 12-G-184) (P27/12, P46/12 and P47/12) (PLN006-12) (File: D14TE-MIN)

Attachments: [DSC Report Rooming, Lodging and Boarding Houses.pdf](#)
[PLN006-120507.pdf](#)

This matter was recommended to General Committee for consideration of adoption at its meeting to be held on September 24, 2012.

**The meeting adjourned at 8:58 p.m.
CHAIR**