



## Meeting Agenda General Committee

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Monday, October 7, 2013

7:00 PM

Council Chamber

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**1. CONSENT AGENDA**

Nil.

**2. PUBLIC MEETING(S)**

**2.1 APPLICATION FOR A PROPOSED OFFICIAL PLAN AMENDMENT AND AN AMENDMENT TO THE ZONING BY-LAW - MHBC PLANNING ON BEHALF OF YONGE BIG BAY POINT DEVELOPMENTS INC. - 494 BIG BAY POINT ROAD (WARD 9) (October 7, 2013) (D09-OPA36 / D14-1563)**

The purpose of the public meeting is to review an application for a proposed Official Plan Amendment and an Amendment to the Zoning By-law submitted by MHBC Planning, on behalf of the owner, Yonge Big Bay Point Developments Inc., for lands located at the north easterly corner of the intersection of Yonge Street and Big Bay Point Road. The property is located within the Painswick North Planning Area and is municipally known as 494 Big Bay Point Road and has a total area of approximately 0.49 hectares.

The lands are designated Institutional within the City's Official Plan and are zoned Institutional-Educational (I-E) in accordance with Zoning By-law 2009-141. The owner has applied to redesignate the subject lands from Institutional to General Commercial and to amend the current zoning of the property from Institutional-Education (I-E) to General Commercial C4 to permit the future development of the property for commercial use(s).

Presentation by a representative of MHBC Planning.

See attached correspondence.

**Attachments:** [2.1 PM - Notice - 494 Big Bay Point Rd.pdf](#)  
[2.1 PM - Presentation - 494 Big Bay Point Rd.pdf](#)  
[2.1 PM - Correspondence - 494 Big Bay Point Rd.pdf](#)

## 2.2 APPLICATION FOR A PROPOSED OFFICIAL PLAN AMENDMENT - SOURCE WATER PROTECTION - CITY OF BARRIE (October 7, 2013) (D08-OPA24)

The purpose of the public meeting is to review a proposed amendment to the Official Plan for Source Water Protection.

The proposed changes are summarized as follows:

- a) The Official Plan is proposed to be amended by replacing Schedule "G", Wells and Wellhead Protection Areas with an updated Schedule "G" titled Drinking Water System Vulnerable Areas as shown on the attached Schedule; and
- b) The Official Plan is also proposed to be amended by incorporating a number of text changes which will have the effect of providing:
  - i) Broad goals and objectives for the long term protection of drinking water, and stating that drinking water protection should be a priority when conflicting objectives or policies are at play;
  - ii) Policies to establish the primacy of drinking water considerations where conflicting policies;
  - iii) Policies that would prohibit uses that involve threat activities from locating where they would be significant drinking water threats (subject to approval of the Source Protection Plan);
  - iv) Policies that allow for implementation through use of appropriate risk mitigation measures, design measures, and use of all the implementation tools available in the Planning Act, including site plan control, conditions of development, community improvement planning, conditional zoning, development permitting, and zoning by-law provisions (subject to approval of the Source Protection Plan);
  - v) Policies for locating and establishing new drinking water wells which are to be cognizant of existing and proposed uses in the vicinity of the proposed well, and which seek to obtain municipal control over the lands within a 100m radius of the well, through land dedication, acquisition, easements or application of land use restrictions; and
  - vi) Policies that enable a screening process and requirements for appropriate technical studies and adding this to the list of studies required for a "complete" application for applicable planning that would constitute a potential significant threat.

**Attachments:** [2.2 PM - Notice - Source Water Protection.pdf](#)  
[2.2 PM - Presentation - Source Water Protection.pdf](#)

**3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION**

- 3.1 CONFIDENTIAL LITIGATION UPDATE AND POTENTIAL ADVICE SUBJECT TO SOLICITOR - CLIENT PRIVILEGE - CITY OF BARRIE ATS CORRECT GROUP INC. (WARD 8)**

**4. DEFERRED BUSINESS**

Nil.

**5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES****REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE  
DATED SEPTEMBER 25, 2013**

Attachments: [130925 Finance and Corporate Services Committee.pdf](#)

**RIVERBANK HOMES LTD. - AFFORDABLE HOUSING REQUEST**

1. That staff in the Finance Department investigate potential funding sources to provide for a grant associated with the Riverbank Homes Ltd. proposal for:
  - a) a grant in an amount equivalent to 50% of the development charges;
  - b) a grant in an amount equivalent to 100% of the development charges; and
  - c) the deferral of the development charges for a 20 year period at today's rates

associated with the Riverbank Homes Ltd. proposal for 32 units of affordable housing (38 apartments in total) at 429 Blake Street and report back to General Committee.
2. That staff in the Finance Department investigate potential funding sources to provide for a grant in an amount equivalent to the building permit (estimated in the amount of \$19,970) and parkland dedication fees (estimated in the amount of \$22,000) and report back to General Committee. (File: F00)

**REPORT OF THE ORDER OF THE SPIRIT CATCHER COMMITTEE DATED  
SEPTEMBER 30, 2013**

**Attachments:** [130930 Order of Spirit Catcher Minutes.pdf](#)

**CONFIDENTIAL PERSONAL INFORMATION MATTER - AWARD RECIPIENT  
RECOMMENDATIONS**

That the individuals identified in the confidential notes for the Report of the Order of the Spirit Catcher Committee dated September 30, 2013 be awarded the 2013 Order of the Spirit Catcher Award and the 2013 Youth Spirit Catcher Award.  
(File: C05)

**6. STAFF REPORT(S)**

**CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENT TO  
ACCESSIBILITY ADVISORY COMMITTEE**

(CLK012-13) (File: C05)

**PERMISSIVE TRUCK ROUTES (WARDS 7, 8, 9 AND 10)**

That Traffic By-law 80-138, Schedule "N", "Permissive Truck Routes", be amended by deleting the following:

<b>Column 1</b>	<b>Column 2</b>
Essa Road from the south limit to Tiffin Street	Anytime
Huronia Road from the south limit to Big Bay Point Road	Anytime
Veteran's Drive from the south limit to Essa Road	Anytime
Yonge Street from the south limit to Garden Drive	Anytime

and adding the following:

<b>Column 1</b>	<b>Column 2</b>
Essa Road from the south limit as of January 1, 2010 to Tiffin Street	Anytime
Huronia Road from the south limit as of January 1, 2010 to Big Bay Point Road	Anytime

Veteran's Drive from the south  
limit as of January 1, 2010 to  
Essa Road

Anytime

Welham Road from Maplevue  
Drive East to Big Bay Point Road

Anytime

Yonge Street from the south  
limit as of January 1, 2010 to  
Garden Drive

Anytime

(ENG027-13) (File: T08-VA)

**Attachments:** [ENG027-131007.pdf](#)

### **ARTIFICIAL TURF FIELD JOINT DEVELOPMENT WITH THE SIMCOE COUNTY DISTRICT SCHOOL BOARD (WARD 10)**

That the recommendation of the Barrie Sports Facility Working Group that the City of Barrie enter into a joint development agreement with the Simcoe County District School Board on the co-development of an all weather track and artificial turf field facility, subject to the presentation of a viable business plan to General Committee, as outlined in Staff Report ENG031-13, be approved in principle. (ENG031-13) (R04-AR)

**Attachments:** [ENG031-131007.pdf](#)

### **EMERGENCY COMMAND CENTRE VEHICLE BID OPPORTUNITY**

1. That a bid be submitted for the acquisition of a vehicle declared surplus by the Province of Ontario to serve as an Emergency Command Centre vehicle for Barrie Fire and Emergency Service with an upset limit as described in Confidential Appendix "A" to Staff Report FES004-13.
2. That funding for the bid, if successful, be provided by the Tax Capital Reserve.
3. That the Mayor and City Clerk be authorized to execute any related agreements, in a form satisfactory to the Director of Legal Services, associated with the acquisition. (FES004-13) (File: P00)

**Attachments:** [FES004-131007.pdf](#)

**ZONING BY-LAW AMENDMENT FOR 220 BRADFORD STREET FROM GENERAL COMMERCIAL TO TRANSITION CENTRE COMMERCIAL (WARD 2)**

1. That the Zoning By-law Amendment application submitted by Celeste Phillips Planning Inc. on behalf of Joscona Ltd. in trust for VitaJoe Ltd., to rezone the lands municipally known as 220 Bradford Street from General Commercial (C4) and Residential Multiple Second Density (RM2) to Transition Centre Commercial with Special Provisions and a Holding Zone (C2-2)(SP-492)(H-124), be approved as illustrated in Appendix "A" to Staff Report PLN021-13 (D14-1555).
2. That two Special Provisions listed as a) and b) below, requested by Celeste Phillips Planning Inc. on behalf of Joscona Ltd. in trust for VitaJoe Ltd., as part of the rezoning application for the lands municipally known as 220 Bradford Street be approved as follows:
  - a) A reduced parking standard for the residential units from 1.5 spaces per unit as required in Section 4.6 of Zoning By-law 2009-141 to 1.2 spaces per unit; and
  - b) The stepping provision standards for increased side yard setbacks depending on the height of the main building outlined in Section 6.3.1 of Zoning By-law 2009-141 would not apply to the required side yard setbacks of 3 metres.
3. That the Special Provision requested by Celeste Phillips Planning Inc. on behalf of Joscona Ltd. in trust for VitaJoe Ltd. for a reduced ground floor commercial component in the proposed residential apartment building on the lands municipally known as 220 Bradford Street, from 50% (1,718.1m<sup>2</sup>) of the lot area as required in Section 6.3.2 of Zoning By-law 2009-141, to approximately 3.63% (124.9m<sup>2</sup>) of the lot area, be denied.
4. That the By-law for the purpose of lifting the Holding Zone from the Zoning By-law Amendment as it applies to the lands municipally known as 220 Bradford Street, shall be brought forward for approval once the owner provides the following to the satisfaction of the City of Barrie:
  - a) An Air Quality and Noise Report with recommendations that clearly examine the impacts of introducing the proposed residential apartment building into the recommended Ministry of Environment Separation Distance from the City of Barrie Wastewater Treatment Plant (WwTP), such recommendations must include, but not be limited to, construction measures for the proposed building at 220 Bradford Street to mitigate any impacts from the WwTP without placing undue hardship on the City or restricting the current and future operations of the WwTP;

- b) The owner shall acknowledge and agree to a warning clause being placed on title, and subsequently placed in all agreements of purchase, sale and lease, to identify that the building is in close proximity to the City's WwTP and from time to time, activities at the plant may impede the enjoyment of the property;
  - c) Acknowledgement that a Record of Site Condition has been accepted by the Ministry of the Environment for the introduction of a sensitive land use on the lands municipally known as 220 Bradford Street;
  - d) Detailed urban design for the site at submission of the Site Plan Control application, including but not limited to, modified stepping provisions, low impact development techniques for stormwater management and exploration of opportunities for non-traditional amenity space such as green roofs; and
  - e) The owner's execution of a Site Plan Agreement with the City.
5. That pursuant to Section 34(17) of the Planning Act, no further public notification is required with respect to this amendment as proposed. (PLN021-13) (File: D14-1555)

Attachments: [PLN021-131007.pdf](#)

## 7. REPORTS OF OFFICERS

Nil.

## 8. ITEMS FOR DISCUSSION

### PRESENTATION INVITATION - SIMCOE-MUSKOKA ACTIVE TRANSPORTATION SYMPOSIUM

That representatives of the Simcoe Muskoka District Health Unit be invited to make a presentation to City Council concerning the Simcoe-Muskoka Active Transportation Symposium to be held on November 13 and 14, 2013 in Orillia. (Item for Discussion 8.1, October 7, 2013) (File: C00)

Sponsors: Councillor L. Strachan

Attachments: [C4 130909 Simcoe Muskoka District Health Unit.pdf](#)

## 9. INFORMATION ITEMS

Nil.

## 10. ENQUIRIES

Nil.

**11. ANNOUNCEMENTS**

Nil.

**12. ADJOURNMENT****HEARING DEVICES AND AMERICAN SIGN LANGUAGE (ASL) INTERPRETERS:**

**Assistive listening devices for the Council Chambers are available upon request from the staff in the City Clerk's Office.**

**American Sign Language (ASL) Interpreters are also available upon request. Please contact the City Clerk's Office staff at 705-739-4204 or [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) regarding a request for an ASL Interpreter as soon as possible, to ensure availability.**