



City of Barrie

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

Meeting Agenda Planning Committee

Tuesday, June 21, 2022

7:00 PM

Council Chambers

Notice

This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with the *Municipal Act*, 2001 which provides for electronic and/or in person participation.

Members of the public may observe the proceedings by attending in person in the Council Chambers, or by accessing the live webcast at:

<http://youtube.com/citybarrie>.

1. CONSENT AGENDA

PM Notice:

Public Meetings are now being in-person at the City Hall, Council Chambers, as well as virtually. If you wish to provide oral comments virtually at the Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, June 21, 2022 at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500.

2. PUBLIC MEETING(S)

PM 2.1

APPLICATION FOR A ZONING BY-LAW AMENDMENT - 667, 669, 673 AND 675 YONGE STREET (WARD 9) (FILE: D30-008-2022)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc. on behalf of Tran Group, for lands known municipally as 667, 669, 673 and 675 Yonge Street, Barrie.

The parcels are collectively 0.0517 hectares in area, with frontage of 90 metres along Yonge Street and 50 metres along Montgomery Drive. The site is comprised of four (4) lots with an existing single detached dwelling on each lot. The subject lands are located in the Painswick South Planning Area in the City's Official Plan and are designated on Schedule 'A' as 'Residential' and as 'Primary Intensification Corridor' on Schedule 'I'.

The proposed Zoning By-law Amendment seeks to amend the zoning on the subject lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX) to permit the development of an 8 storey mixed use residential building with ground level commercial uses.

The proposed site-specific zoning standards include:

<u>Standards/Provisions (MU2 Zone)</u>	<u>Required</u>	<u>Proposed</u>
Maximum Side Yard Setback	3 metres	Increased to 7.5 metres
Minimum Side Yard Setback to a Daylight Triangle	3 metres	Reduced to 0.6 metres
Rear Facade Step-back	45 degree angular plane above 7.5 metres using minimum 3 metre step-backs	3 metre step-backs not applied
Minimum Coverage for Commercial Uses	50% of the gross floor area of the ground level	Reduced to 46.7%
Minimum Setback to an Underground Parking Garage	3 metres to daylight triangle	Reduced to 0.6 metres

Presentation by a representative(s) of Innovative Planning Solutions Inc.

Presentation by Madeline Kowalchuk, Planner, Development Services Department.

- Attachments:** [Public Notice 667-675 Yonge Street](#)
[PM Presentation 667-675 Yonge Street](#)
[PM Memorandum - 667-675 Yonge Street](#)
[ADDITIONS PM Correspondence 667-675 Yonge Street](#)

PM 2.2

APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 518, 520, 522, AND 524 TIFFIN STREET (WARD 5) (File: D30-014-2022)

The purpose of the Public Meeting to review applications for an Official Plan Amendment and Zoning By-law Amendment submitted by The Jones Consulting Group, on behalf of Pioneer Family Pools Barrie Inc., for lands known municipally as 518, 520, 522 and 524 Tiffin Street, Barrie.

The subject lands are approximately 0.5 hectares in size with a total frontage of approximately 72.9 metres along Tiffin Street and are located south of Dunlop Street West, east of Miller Drive. The site currently consists of four (4) parcels, each having a lot area of approximately 0.12 hectares and a frontage of approximately 18 metres on Tiffin Street. The subject application will facilitate land use changes to permit the use of outdoor/indoor storage and warehousing.

Official Plan Amendment

The applicant is proposing to amend Schedule 'A' - Land Use in the Official Plan to change the designation of the subject lands from 'Environmental Protection Area' to 'General Industrial' to facilitate the future development as proposed.

Zoning By-law Amendment

The applicant is proposing to amend the zoning on the subject lands from 'Environmental Protection' to 'General Industrial with Special Provisions' (GI) (SP-XXX) to permit the future development as proposed. Additionally, the applicant is proposing outdoor storage of sand, gravel, stone, or soil be included in the permitted uses for Industrial Zones.

The proposed site-specific zoning standards include:

<u>Standard -</u>	<u>Required</u>	<u>Proposed</u>
<u>General Industrial Zone - GI</u>		
Minimum Interior Side Yard	3 metres	0 metres
Setback		
Minimum Rear Yard Setback	7 metres	0 metres
<u>Standard</u>	<u>Required</u>	<u>Proposed</u>
<u>General Provisions and General Standards</u>		
Section 4.8.2.2 - Continuous Landscape Buffer	Where any lot in an Industrial Zone abuts a lot in a Commercial, Institutional, Open Space or Environmental Protection	Permit a continuous landscaped buffer of 0 metres

Zone, a **continuous landscaped buffer area of a minimum width of 3 metres** shall be provided along the abutting lot line of the lot.

Section 4.11.1.1
Setbacks

Any outdoor storage use or outdoor storage associated with any other permitted use shall maintain the same setbacks as required for the zone in which it is permitted. **No outdoor storage use or outdoor storage is permitted in the front yard** or the minimum exterior side yard of any lot.

Permit outdoor storage within the front yard

Section 4.11.1.3
Fencing

Any permitted outdoor storage or outdoor storage use which adjoins a street or a lot in any zone other than **the zone in which the outdoor storage is located shall be screened from view from the street or lot through the erection and maintenance of a stone or masonry wall or chain link fence and appropriate landscaping screen and no such enclosure shall be less than two (2) metres in height**. The fence shall maintain the same setback as required for the outdoor storage. Where the height of the outside storage exceeds the height of the fence, coniferous planting shall be provided between the fence and the lot line along the street.

Continuous fence constructed along the lot line around the perimeter of the site to screen the outdoor storage from view from the street or lot

Presentation by a representative(s) of The Jones Consulting Group.

Presentation by Jaspreet Sidhu, Planner, Development Services Department.

Attachments: [Public Notice 518-524 Tiffin Street](#)
[PM Presentation - 518-524 Tiffin Street](#)
[PM Memorandum - 518-524 Tiffin Street](#)
[ADDITIONS PM Correspondence 518-524 Tiffin Street](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)

Nil.

6. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

7. ENQUIRIES

8. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

