



Final  
Planning Committee

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Wednesday, December 7, 2022

6:00 PM

Council Chambers/Virtual Meeting

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**PLANNING COMMITTEE REPORT**

**For consideration by Barrie City Council on December 14, 2022.**

The meeting was called to order by Mayor, A. Nuttall at 6:01 p.m. The following were in attendance for the meeting:

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

**STAFF:**

Chief Administrative Officer, M. Prowse  
Chief Financial Officer, C. Millar  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Committee Support Clerk, T. Maynard  
Deputy City Clerk, T. McArthur  
Director of Development Services, M. Banfield  
Director of Information Technology, R. Nolan  
Director of Legal Services, I. Peters  
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  
Manager of Growth and Development, T. Thompson  
Service Desk Generalist, K. Kovacs.

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

### **SECTION "A"**

#### **22-P-049 TEMPORARY USE BY-LAW FOR 164 INNISFIL STREET (1911940 ONTARIO INC. - LIQUIDATION NATION) (WARD 2)**

1. That the Temporary Use By-law application submitted by MHBC Planning on behalf of 1911940 Ontario Inc. for lands municipally known as 164 Innisfil Street, to permit a retail store on the subject lands be approved for three (3) years until December 14, 2025.
2. That the written and oral submissions received as part of the technical review, relating to this application have been, on balance, taken into consideration as part of the deliberations and final decision related to approval of the application for the Temporary Use By-law.
3. That in accordance with Section 34(17) of the *Planning Act*, no further public notification is required. (DEV036-22) (File: D30-024-2022)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

#### **22-P-050 OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT 320 BAYFIELD STREET (WARD 4)**

1. That the Official Plan Amendment application submitted by Corbett Land Strategies Inc. on behalf of Sky Development Group for lands known municipally as 320 Bayfield Street, attached as Appendix "A" to Staff Report DEV037-22, be approved as follows:
  - a) Amend Schedule "C" - Defined Policy Areas of the Official Plan for a portion of the lands known municipally 320 Bayfield Street to identify Defined Policy Area (XX) for 'self storage' use, as illustrated by Schedule "A" to Amendment No. XX.
  - b) Add text to Section 4.8 - Defined Policy Area of the Official Plan as follows:

Section 4.8.XX - Defined Policy Area (XX)

Lands shown on Schedule "C" located on the west side of Bayfield Street between Coulter Street and Glenwood Drive and limited to 15% of the south and central western extent of

the existing commercial shopping centre (Bayfield Mall) may include self storage as a permitted use within the Community Centre Commercial designation in conjunction with all other commercial uses currently permitted. Should the shopping centre (Bayfield Mall) form and function cease to exist in the future, the interim permissions granted by the subject Amendment for the proposed self storage use will cease.

2. That the Zoning By-law Amendment application submitted by Corbett Land Strategies Inc. on behalf of Sky Development Group to re-zone the lands known municipally as 320 Bayfield Street from the 'Shopping Centre Commercial' (C3) zone to 'Shopping Centre Commercial with Special Provisions' (C3)(SP-XXX), attached as Appendix "B" to Staff Report DEV037-022, be approved.
3. That the following Special Provisions for the 'Shopping Centre Commercial with Special Provisions' (C3)(SP-XXX) zone be referenced in the site specific zoning by-law:
  - a) Self storage is a permitted use for a portion of the lands;
  - b) That the self storage use be restricted to the existing commercial shopping centre (Bayfield Mall);
  - c) That the self storage use be restricted to a total area of 6,039 square metres or 15% of the existing commercial shopping centre.
4. That the written and oral submissions received relating to these applications, have been on balance, taken into consideration as part of the deliberations and final decision related to the approval of the applications as amended, including matters raised in those submissions and identified within Staff Report DEV037-22.
5. That pursuant to Section 17(15) and 34(12) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV037-22) (File: D30-007-2022)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

The Planning Committee met and recommends adoption of the following recommendation(s);

## **SECTION "B"**

### **22-P-051**

#### **ZONING BY-LAW AMENDMENT - 969, 979 AND 989 MAPLEVIEW DRIVE EAST (SANDY CREEK ESTATES INC.) (WARD 10)**

1. That the Zoning By-law Amendment application submitted by MHBC Planning Inc., on behalf of Sandy Creek Estates Inc., to rezone lands legally described as Part Lot 19, Concession 11 former Innisfil, being Parts 1 and 2, Plan 51R-35048, and Part 1, Plan 51R-11231, City of Barrie, municipally known as 969, 979 and 989 Mapleview Drive East from 'Agricultural General' (AG), 'Rural Residential' (RR) and 'Environmental Protection' (EP) zones to 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX), 'Residential Neighbourhood' (R5), and 'Environmental Protection' (EP), attached as Appendix "A" to Staff Report DEV034-22 be approved.
2. That the following Special Provisions for the 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX) zone be referenced in the site specific zoning by-law:
  - a) Private roads and a storm pond are permitted uses in the NMU (SP-XXX) zone;
  - b) Where a lot has multiple frontages, "Lot Line, Front" shall be the shortest private road frontage, and vehicle access shall only be permitted from a private road;
  - c) The provision (Section 5.4.3.2) that requires front yards to be fully paved and seamlessly connected with an abutting sidewalk shall not apply to lands zoned as NMU (SP-XXX) with the exception of the units fronting on Mapleview Drive East which shall include paving and/or a hard landscape treatment to accent and connect the ground floor commercial uses with each other and the municipal sidewalk;
  - d) The provision (Table 14.6.2) that permits a minimum front yard setback of 0 metres, and a maximum of 50% of the frontage to have buildings within 5 metres of the front lot line except on corner lots where the cumulative lot front and exterior lot line, shall not apply to lands zoned as NMU (SP-XXX), with the exception of provisions as modified for those units on Mapleview Drive East, which shall be 2 metres and the maximum setback shall be 5 metres, and the minimum setback to any daylighting triangle shall be a minimum of 1 metre and no maximum applies.

- e) Balconies are permitted to be setback a minimum of 1 metre from any private road, whereas 1.5 metres is the minimum permitted in the NMU zone; and
  - f) General provisions to facilitate implementation of the zoning by-law including that the subject lands shall be considered as one lot for the purposes of zoning regardless of future land division or condominium, and parking spaces may be provided on separate lots within the same subject zoning parcel.
3. No written and oral submissions were received from the public relating to this application. Comments from technical staff and our partner agencies have been taken into consideration as part of the deliberations and final recommendations related to the approval of the application as amended and identified within Staff Report DEV034-22.
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. (DEV034-22) (File: D30-001-2022)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

### **SECTION "C"**

#### **22-P-052 IMPLEMENTATION OF BILL 109, *MORE HOMES FOR EVERYONE ACT, 2022***

- 1. That Staff Report DEV035-22 concerning the impacts and potential implementation measures required as a result of Bill 109, *More Homes for Everyone Act, 2022*, be received for information purposes.
- 2. That staff in the Development Services Department be directed to:
  - a) Repeal and replace Site Plan Control By-law 99-312, as amended by By-law 2017-045, and any related Council policies to reflect changes in legislation through Bill 109 and Bill 23, if approved, and that staff bring the proposed Site Plan Control By-law to Council for consideration;
  - b) Amend the Pre-Consultation By-law 2018-108 to reflect the required changes to the City's pre-consultation, pre-submission, and complete application review process as a result of Bill 109;
  - c) Amend Schedule "K" of the Fees By-law 2022-013 outlined in Schedule "D" as an interim step to protect Planning fee revenue until a full fee review can be completed, and for these process and fee changes to be effective on January 1, 2023;

- d) Undertake a comprehensive fee review for Planning and Development application approvals in 2023 with the intent of supporting full cost recovery under the Development Services operating budget; and
  - e) Undertake any necessary amendments to the City's new Official Plan, including any required public planning meetings, as a result of Bill 109 or Bill 23 following approval by the Ministry of Municipal Affairs and Housing.
- 3. That staff in the Development Services Department work with the City Clerk to ensure the frequency of Committee and City Council meetings throughout 2023 will facilitate the consideration of planning applications on a regular and "as-needed" basis.
  - 4. That the Chief Administrative Officer be authorized to retain a strategic advisory firm at an estimated cost of \$90,000, through a non-standard procurement, to assist the City of Barrie in its communications with the Province of Ontario, as the City addresses the challenges and opportunities presented by Bills 23 and 109, as well as potential additional Provincial legislation with significant impacts to municipalities, with the cost to be funded from the Reinvestment Reserve.
  - 5. That the Chief Administrative Officer report back to General Committee on the success of this initiative in August 2023 and provide a Request for Proposal at that time to proceed with a standard procurement process if the services are still required. (DEV035-22)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

## **SECTION "D"**

### **22-P-053**

#### **ZONING BY-LAW AMENDMENT APPLICATION - 129 COLLIER STREET (WARD 2)**

- 1. That the Zoning By-law Amendment Application submitted by Pinemount Developments on behalf of 129 Collier GP Inc. to rezone the lands known municipally as 129 Collier Street from 'Transition Centre Commercial-1' (C2-1) Zone to 'Transition Centre Commercial-1 with Special Provisions' (C2-1) (SP-XXX), be approved.
- 2. That the following site-specific provisions shall apply to lands zoned 'Transition Centre Commercial-1 with Special Provisions' (C2-1) (SP-XXX) and be referenced in the implementing zoning by-law:

- a) Permit maximum building heights of 47 metres for the south tower, and 45 metres for the north tower, with a minimum 2 metre step-back taken above the third storey from street level on the front and rear lot lines, whereas 10 metres within 5 metres of the front lot line and the lot flankage, 30 metres beyond 5 metres of the front lot line and the lot flankage is the C2-1 standard;
  - b) For the north tower, permit a side yard adjoining a Commercial Zone of 9.5 metres from the west property line and 7.5 metres from the east property line, whereas a setback of 11.5 metres is required based on a requirement of 3.0 metres plus 0.5 metres for every 2.0 metres of additional height over 11.0 metres;
  - c) For the south tower, permit a side yard adjoining a Commercial Zone, 1.5 metres from the west property line and 6 metres from the east property line, whereas a setback of 12 metres is based on a requirement of 3.0 metres plus 0.5 metres for every 2.0 metres of additional height over 11.0 metres;
  - d) Permit a minimum coverage for commercial uses of 1.9% of the lot area, whereas a minimum of 50% of the lot area is required in the C2-1 zone;
  - e) Permit a variable landscape buffer width, with a minimum of 1.5 metres, whereas a minimum continuous buffer of 3.0 metres is required in the C2-1 zone;
  - f) Permit a parking ratio of 0.85 parking spaces per dwelling unit, whereas 1 space per unit is required;
  - g) Permit a parking rate of 0 spaces per 24 square metres for commercial ground floor area, whereas 1 space per 24 square metres is required;
  - h) Permit a minimum parking space width of 2.6 metres, whereas 2.7 metres is required; and
  - i) Permit a minimum drive aisle width of 6.0 metres for a drive aisle with parking at a 90-degree angle, whereas 6.4 metres is required.
3. That all levels of the buildings fronting on Collier Street and Dunlop Street West shall be required to comprise of residential and/or commercial uses to activate the street frontages.

4. That, for the purposes of the by-law, the provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, the by-law shall not apply.
5. 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, and as identified within Staff Report DEV038-22.
6. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required to the passing of the by-law. (DEV038-22) (File: D30-005-2022)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

### **ENQUIRIES**

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

### **ADJOURNMENT**

The meeting adjourned at 6:47 p.m.

CHAIRMAN