



Meeting Agenda

Affordability Committee

Wednesday, March 19, 2025

5:30 PM

Council Chambers

This meeting will be held ELECTRONICALLY AND IN-PERSON in accordance with Section 238 of the Municipal Act, 2001.

1. PUBLIC MEETING(S)

Public Meetings are held in-person at City Hall, in the Council Chambers, and 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 before **Wednesday March 19, 2025 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.

1.1 APPLICATION FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 830, 864, 894 AND 912 LOCKHART ROAD (WARD 10) (FILE: D30-026-2024)

The purpose of the Public Meeting is to review application submitted by The Jones Consulting Group Ltd., on behalf of Hansen Group Inc., for an Amendment to the Zoning By-law that would facilitate the future development of a Plan of Subdivision containing a total of 1,187 residential dwelling units and a block for future commercial uses on lands known municipally as 830, 864, 894 and 912 Lockhart Road, Barrie.

The subject lands are irregular in shape with a total area of 54.3 hectares with approximately 700.0 metres of frontage along Lockhart Road.

Zoning By-law Amendment

The Zoning By-law Amendment application proposes to rezone the subject lands from the Agricultural (A), Environmental Protection (EP) and Rural Residential (RR) in the former Town of Innisfil Zoning By-law 054-04 to Neighbourhood Residential (R5), Neighbourhood Residential Multiple (RM3), Neighbourhood Residential Multiple with Special Provisions (RM3 SP-XX),

Neighbourhood Mixed Use with Special Provisions (NMU SP-XX), Environmental Protection (EP) and Open Space (OS) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended. The following is a list of the proposed special provisions:

Zoning Standard	Required by Zoning By-law 2009-141 (RM3)	Proposed Zoning Standard (RM3) (SP-XXX)
Minimum Required Parking Ratio	1.5 parking spaces per unit	1.2 parking spaces per unit
Front Yard Location	Shall be the shortest lot line abutting a street	Block 76: Terry Fox Drive Block 77 Street 'C' Block 78: Dual Frontage on Terry Fox Drive and Prince William Way
Zoning Standard	Required by Zoning By-law 2009-141 (NMU)	Proposed Zoning Standard (NMU) (SP-XXX)
Front Yard Area	Shall be fully paved and seamlessly connected to the sidewalk	Front Yard Area shall not be seamlessly paved and provide landscaping elements

Draft Plan of Subdivision

The purpose of the Draft Plan of Subdivision application is to facilitate the development of 1,187 residential units, inclusive of 52 single detached homes, 185 Townhouses, 950 apartment dwelling units, and associated areas for Stormwater Management, Environmental Protection, and Open Space (Parks).

Presentation by representatives of The Jones Consulting Group.

Presentation by Tyler Butler, Planner of the Development Services Department

Attachments: [PM Notice - 830,864 894 and 912 Lockhart Rd](#)
[PM Presentation 830, 864, 894 and 912 Lockhart Rd](#)
[PM Memo - 830 864 894 and 912 Lockhart Rd](#)
[PM Correspondence 830 864 894 and 912 Lockhart Rd](#)

**1.2 APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT -
112 KING STREET (FORMERLY 1 HOLLYHOLME FARM ROAD) (WARD 7)
(FILE: D30-021-2024)**

The purpose of the Public Meeting is to review applications submitted by Sol-Arch, on behalf of 1320938 Ontario Limited, for an Official Plan Amendment and Amendment to the Zoning By-law to permit the conversion of an existing building to a used car dealership on lands known municipally as 112 King Street (formerly known as 1 Hollyholme Farm Road).

The site is approximately 0.51 hectares in size and located on the north-east corner of King Street and Hollyholme Farm Road, south of Maplevue Drive West. The property has frontages of 50 metres on King Street and flankage of approximately 85 metres on Hollyholme Farm Road.

Official Plan Amendment

The Official Plan Amendment application proposes to amend Policy 2.6.9.2 (f)(ii) Land Use Policies for Employment Area - Non Industrial in the Official Plan (2024) to allow a new retail use to occupy more than 30% of the gross floor area of a building/structure.

Zoning By-law Amendment

The Zoning By-law Amendment application proposes to amend the 'Light Industrial' (LI) zone that applies to the subject lands to 'Light Industrial with Special Provisions' (LI)(SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended. The proposed amendment would add 'Automotive Sales and Leasing' as a permitted use in the (LI)(SP-XXX) zone. No changes to the existing building or site are anticipated to accommodate the proposed Amendment to the Zoning By-law.

Presentation by representatives of Sol-Arch.

Presentation by Rachel Mulholland, Planner of the Development Services Department

Attachments: [PM Notice - 112 King St](#)
[PM Presentation - 112 King St](#)
[PM Memo - 112 King St](#)
[PM Correspondence - 112 King St](#)

1.3 APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 989 MAPLEVIEW DRIVE EAST (PHASE 2) (WARD 10) (FILE: D30-030-2024)

The purpose of the Public Meeting is to review an application submitted by MHBC Planning, on behalf of Sandy Creek Estates Inc., for an Amendment to the Zoning By-law to permit three-hundred and twenty-eight (328) residential units consisting of twenty-eight (28) single-detached dwelling units, two-hundred nine (209) street townhouse units, twenty-two (22) back-to-back townhouse units, and sixty-nine (69) condominium townhouse units on lands known municipally as: 989 Mapleview Drive East, Barrie.

The proposed Draft Plan of Subdivision is intended to create two-hundred fifty-nine (259) residential lots and sixty-nine (69) residential units contained within a condominium block inclusive of one (1) parkland block, one (1) open space block, one (1) natural heritage block, and six (6) public roadways.

The Phase 2 site is approximately 13.42 hectares in size and located south of Phase 1 on the south side of Mapleview Drive East, east and west of the extension of Terry Fox Drive. The site is currently vacant.

Zoning By-law Amendment

A Zoning By-law Amendment is proposed to amend the existing 'Agricultural General' (AG) and 'Environmental Protection' (EP) zones that applies to the subject lands in the former Town of Innisfil By-law 054-04 to 'Neighbourhood Residential with Special Provisions' (R5)(SP-XXX), 'Neighbourhood Residential Multiple with Special Provisions' (RM3)(SP-XXX), 'Open Space' (OS) and 'Environmental Protection' (EP) in accordance with the following special provisions:

Zoning Provision	Required by Zoning By-law 2009-141	Proposed (RM3) (SP-XXX)
Lots with frontage on a street	Lot line abutting private road or right-of-way deemed front yard	Shortest private road frontage deemed front yard for vehicle access

RM Zoning Standards

Minimum Rear Yard Setback	5m	3.5m
Lot Frontage (Street Townhouse)	11m	0m (5.9m minimum dwelling width required)
Parking space	2	1

R5 Zoning Standard

Parking Space	2	1
per dwelling unit		

Staff note that this application is part of a more comprehensive development project with the lands to the north (Phase 1), currently undergoing Site Plan Approval through Application D11-024- 2024 for a mixed-use townhouse development consisting of one-hundred twenty-three (123) townhouse units and thirty (30) ground floor commercial units. The Zoning By-law Amendment (By-law 2022-123) for Phase 1 was approved on December 22, 2022 and the associated Draft Plan of Subdivision approval was granted on June 13, 2023.

Presentation by representatives of MHBC Planning

Presentation by Rachel Mulholland, Planner of the Development Services Department

Attachments: [PM Notice - 989 Mapleview Dr E](#)
 [PM Presentation - 989 Mapleview Dr E](#)
 [PM Memo - 989 Mapleview Dr E](#)
 [PM Correspondence - 989 Mapleview Dr E](#)

2. OPEN DELEGATIONS

Nil.

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION**3.1 PRESENTATION CONCERNING SOLUTIONS LABS: ZONING BY-LAW**

Attachments: [Solutions Lab Presentation - Affordability - March 19, 2025.pdf](#)

4. STANDING ITEMS/COMMITTEE UPDATES

Nil.

5. DEFERRED/REFERRED ITEMS**5.1 REFERRED BY MOTION 25-G-020 BY GENERAL COMMITTEE ON JANUARY 22, 2025, REGARDING A MEMORANDUM CONCERNING THE CIHA/MZO UPDATE FOR 175 AND 199 ESSA ROAD AND 50 WOOD STREET.**

Memorandum from Michelle Banfield, RPP, Executive Director of Development Services dated January 22, 2025, regarding the CIHA/MZO update for 175 and 199 Essa Road and 50 Wood Street. (A3, Circulation List dated January 22, 2025).

Attachments: [CIHA-MZO Update for 175 & 199 Essa Rd and 50 Wood St](#)
[Appendix A - 234-2024-6032 MSOCPP_Minister's Ltr_Barrie 175 199 Essa Rd](#)
[Appendix B - 011325_Letter to Hon Paul Calandra.pdf](#)
[Appendix C - 01152025_Letter to Minister Dunlop January 2025 Fairgrounds.pd](#)

6. REPORTS OF ADVISORY COMMITTEES**6.1 REPORT OF THE HERITAGE BARRIE COMMITTEE DATED FEBRUARY 25, 2025**

Attachments: [HB Report 250225](#)

Recommendation:**NINE MILE PORTAGE SIGNAGE**

That City staff investigate the most efficient and cost effective process to re-establish Nine Mile Portage signage, which has been retired by the Ontario Heritage Trust Provincial Plaque Program and report back to the Heritage Barrie Committee, whether or not to apply to the Ontario Heritage Trust for a replacement, or to proceed with other options including but not limited to internal City of Barrie departmental options.

7. REPORTS TO COMMITTEE

Nil.

8. ITEMS FOR DISCUSSION

Nil.

9. 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.

