



Final  
Planning Committee

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Tuesday, October 26, 2021

7:00 PM

Council Chambers/Virtual Meeting

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**PLANNING COMMITTEE REPORT**

**For consideration by Barrie City Council on November 8, 2021.**

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

- Present:** 8 - Mayor, J. Lehman  
Deputy Mayor, B. Ward  
Councillor, C. Riepma  
Councillor, K. Aylwin  
Councillor, A. Kungl  
Councillor, R. Thomson  
Councillor, G. Harvey  
Councillor, M. McCann
- Absent:** 3 - Councillor, N. Harris  
Councillor, J. Harris  
Councillor, S. Morales

**STAFF:**

Acting General Manager of Infrastructure and Growth Management, B. Araniyasundaran  
Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Committee Support Clerk, B. Thompson  
Committee Support Clerk, T. Maynard  
Coordinator of Elections and Special Projects, T. McArthur  
Director of Development Services, M. Banfield  
Director of Finance/Treasurer, C. Millar  
Director of Information Technology, R. Nolan  
Director of Legal Services, I. Peters  
General Manager of Community and Corporate Services, D. McAlpine  
Service Desk Generalist, K. Kovacs.

The Planning Committee met for the purpose of a Public Meeting at 7:06 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meeting should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the staff report regarding the applications were advised to contact the Legislative and Court Services Department at [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca). Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

**21-P-026 APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF MATTAMY HOMES - 620 LOCKHART ROAD (FILE: D30-012-2021) (WARD 9)**

Ray Duhamel of The Jones Consulting Group advised that the purpose of the Public Meeting is to review the applications for a Zoning By-law Amendment and a Draft Plan of Subdivision for lands known municipally as 620 Lockhart Road.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photograph of the subject lands;
- The applications' alignment with Provincial Policy, Growth Plan and Lake Simcoe Protection Plan;
- The subject lands associated to the development phases of the City's Hewitt's Secondary Plan and Hewitt's Master Plan;
- The Conformity Review Plan;
- The studies completed in support of the applications;
- The Draft Plan of Subdivision;
- The Pedestrian Circulation Plan;
- Conceptual renderings of the proposed development; and
- The proposed Zoning By-law Amendment.

Michelle Banfield, Director of Development Services provided an update concerning the status of the applications. She advised that no neighbourhood meeting was required for this application and that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the application.

**VERBAL COMMENT(S):**

**Cathy Colebatch, 97 Cumberland Street** asked a question of clarification as to the proposed number of single detached homes, townhomes and back-to-back townhomes. Mr. Duhamel confirmed the number of single detached, townhomes proposed for the development.

Ms. Colebatch discussed her concerns associated with the mix of housing, the loss of agricultural land for urban sprawl and not intensification with the

number of single detached and townhomes. She noted her concerns on accessibility concerns for individuals with accessibility issues with the type of mixed housing.

Ms. Colebatch discussed the Tree Inventory Report associated to removal of trees, green space, and open park space. Ms. Colebatch questioned whether the single detached lots proposed in the application would allow for adequate space for detached accessory units.

**WRITTEN COMMENT(S):**

1. Correspondence from Hydro One dated October 14, 2021.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 11/8/2021.

**ENQUIRIES**

Members of Planning Committee addressed enquires to City staff and received responses.

**ADJOURNMENT**

The meeting adjourned at 7:34 p.m.

CHAIRMAN