



Meeting Agenda  
General Committee

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Monday, November 25, 2013

7:00 PM

Council Chamber

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1. CONSENT AGENDA.

Nil.

2. PUBLIC MEETING(S).

2.1 APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - GOODREID PLANNING GROUP ON BEHALF OF THE OWNER STEVE SAVERINO AND SAVERINO INVESTMENTS INC. - 556, 560 AND 568 ESSA ROAD (WARD 7) (NOVEMBER 25, 2013) (File: D14-1566)

The purpose of the public meeting is to review an application to consider an Amendment to the Zoning By-law submitted by Goodreid Planning Group on behalf of the owner, Steve Saverino and Saverino Investments Inc., for lands located on the east side of Essa Road, south of Mapleton Avenue. The properties are located within the Holly Planning Area, are known municipally as 556, 560 and 568 Essa Road and have a total area of approximately 0.84ha.

The lands are designated Residential Area within the City's Official Plan and are zoned Single Detached Residential Dwelling First Density (R1) and Residential Hold (RH) in accordance with Zoning By-law 2009-141. The owner has applied to amend the current zoning of the property from Single Detached Residential Dwelling First Density (R1) and Residential Hold (RH) to Residential Apartment Second Density (RA2) Special (SP) to permit the development of a 92 unit, 8-storey residential apartment (condominium tenure) building.

Presentation by a representative of the Goodreid Planning Group.

See attached correspondence.

**Attachments:** [2.1 131125 PM Notice - 556,560 and 568 Essa Road.pdf](#)  
[2.1 131125 PM PRES - 556, 560 and 568 Essa Road.pdf](#)  
[2.1 131125 PM Correspondence 556, 560 &568 Essa Road.pdf](#)

**2.2 APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF THE OWNERS TIM AND WENDY HILL - 203 ALVA STREET (WARD 6) (NOVEMBER 25, 2013) (FILE: D14-1565)**

The purpose of the public meeting is to review an application to consider an Amendment to the Zoning By-law submitted by Innovative Planning Solutions, on behalf of the owners, Tim and Wendy Hill, for lands located on the west side of Patterson Road and north of Ardagh Road. The property is legally described as Plan 959, Lots 41 and 42, RP 51R-38879 Parts 1-6 and 10-13, City of Barrie and is located within the Ardagh Planning Area. The property is known municipally as 203 Alva Street and has a total area of approximately 0.22 hectares.

The lands are designated Residential within the City's Official Plan and are zoned Single Detached Residential Second Density (R2) in accordance with Zoning By-law 2009-141.

The proposed Amendment to the Zoning By-law would permit the rezoning of the lands from Single Detached Residential Second Density (R2) to Multiple Residential Dwelling First Density Special Provision (RM1)(SP) zone to facilitate the development of 6 lots for semi-detached dwellings. The Special Provisions are proposed to accommodate a requested reduction in lot frontage for each of the proposed semi-detached lots and a reduction in the front yard setback for the garages for two of the proposed units.

Presentation by representative of Innovative Planning Solutions.

See attached correspondence.

**Attachments:** [2.2 131125 PM Notice - 203 Alva Street.pdf](#)  
[2.2 131125 PM PRES - 203 Alva Street](#)

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

Nil.

**4. DEFERRED BUSINESS.**

Nil

**5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES.****5.1 REPORT OF THE DEVELOPMENT SERVICES COMMITTEE DATED NOVEMBER 12, 2013.**

**Attachments:** [131112 Development Services Committee Report.pdf](#)

**OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW TO PERMIT A CONCRETE READY MIX PLANT (WARD 8)**

That the applications for an Official Plan Amendment and Amendment to the Zoning By-law to permit a concrete ready mix plant submitted by Planscape on behalf of Champlain Ready Mix Inc. for the property legally known as Lots 80, 81, 82 and 83, Plan 51M-379 be denied. (PLN018-13) (File: D09-OPA028 and D14-1548)

**Attachments:** [PLN018-130909.pdf](#)

**5.2 REPORT OF THE COMMUNITY SERVICES COMMITTEE DATED NOVEMBER 18, 2013.**

**Attachments:** [131118 Community Services Committee Report.pdf](#)

**6. STAFF REPORT(S).****ENBRIDGE GAS FRANCHISE AGREEMENT**

1. That the form of draft by-law attached as Appendix "A" and the model franchise agreement between the Corporation and Enbridge Gas Distribution Inc. attached as Appendix "B" to Staff Report CAM002-13 be approved, and that such documents be submitted to the Ontario Energy Board for approval pursuant to the provisions of Section 9 of the Municipal Franchises Act.
2. That the Ontario Energy Board be requested to make an order declaring and directing that the assent of the municipal electors to the attached by-law (including the franchise agreement forming part thereof) is not necessary pursuant to Section 9(4) of the Municipal Franchises Act.
3. That the Mayor and City Clerk be authorized to execute any and all agreements and ancillary documents, relating to the franchise agreement that may be requisite, following receipt of the necessary approval by the Ontario Energy Board, and that the City Clerk be authorized to prepare a by-law authorizing same. (CAM002-13) (File: E06-MU)

**Attachments:** [CAM002-131125.pdf](#)

**SENIORS ADVISORY COMMITTEE TERMS OF REFERENCE**

1. That the Seniors Advisory Committee terms of reference attached as Appendix "A" to Staff Report CLK013-13, be adopted.
2. That staff in the Legislative and Court Services Department advertise for interested applicants for the citizen positions on the Committee. (CLK013-13) (File: C06)

**Attachments:** [CLK013-131125.pdf](#)  
[Itm 8.2 - Senior Advisory Committee](#)

**FEE WAIVER AND DEVELOPMENT CHARGE DISCOUNT REQUEST FOR RIVERBANK HOMES**

That Staff Report CCS002-13 concerning "Fee Waiver and Development Charge Discount Request for Riverbank Homes", be received for information. (CCS002-13) (File: F11)

**Attachments:** [CCS002-131125.pdf](#)

**CAPITAL PROJECT STATUS REPORT**

1. That staff be authorized to close the capital projects identified in Appendix "B" - Projects with Excess Funding and return excess funds in the amount of \$6,510,594 to the respective reserves and reserve funds:
  - a) \$ 90,129 - Tax Capital Reserve (13-04-0440);
  - b) \$ 749,329 - Tax Rate Holding Account (13-04-0443);
  - c) \$ 56,938 - Development Charges - Water (11-05-0540);
  - d) \$2,262,684 - Development Charges - Roads (11-05-0520);
  - e) \$ 168,071 - Development Charges - Parks & Rec (11-05-0555);
  - f) \$ (67,892) - Development Charges - Storm (11-05-0530);
  - g) \$ 900,771 - Water Reserve Fund (12-05-0580);
  - h) \$ 122,485 - Water Rate Holding Account (12-05-0581);
  - i) \$1,607,172 - Wastewater Reserve Fund (12-05-0575);
  - j) \$ 144,824 - Wastewater Rate Holding Account (12-05-0576);
  - k) \$ 342,068 - Federal Gas Tax (11-05-0596);
  - l) \$ 73,643 - Marina Reserve (13-04-0420);

- m) \$ 51,784 - Parking Reserve (12-05-0570); and
  - n) \$ 8,589 - Industrial Lands Reserve(13-04-0430).
2. That the \$2,325,310 required to fund over-expenditures on projects identified in Appendix "C" - Projects Requiring Additional Funding - Council Approval Required be funded from reserves and reserve funds as follows:
- a) \$1,078,787 - Tax Capital Reserve (13-04-0440);
  - b) \$ 400,053 - Development Charges - Water (11-05-0540);
  - c) \$ 4,131 - Development Charges - Parks & Rec (11-05-0555);
  - d) \$ 563,134 - Wastewater Reserve Fund (12-05-0575); and
  - e) \$ 279,206 - Water Reserve Fund (12-05-0580).
3. That the following projects be added to the 2013 Capital Budget:
- a) Structural Rehabilitation (Wash Bay) \$55,000 funded from the Tax Capital Reserve (13-04-0440);
  - b) Advanced Nutrient Removal at WwTF - Interim Solution \$160,000 funded from the Wastewater Reserve Fund (12-05-0575); and
  - c) Bayview Drive - Holgate to Tower design of \$20,000 be funded \$10,000 from Tax Capital Reserve (13-04-0440) and \$10,000 from Water Reserve Fund (12-05-0570).
4. That the Treasurer be authorized to take the following updated direction for projects previously approved for debt financing:
- a) Decrease the issuance of 10 year debentures for projects relating to the Duckworth/Cundles Interchange project by \$790,437 for total debt financing of \$3,992,563;
  - b) Decrease the issuance of 10 year debentures for Pine Drive Area Phase III by \$1,642,696 for total debt financing of \$3,528,596;
  - c) Release the debt commitment in the amount of \$900,000 for the City Hall Electrical Upgrade and replace with funding from the Tax Capital Reserve as identified in Appendix "C"; and
  - d) Release the debt commitment in the amount of \$3,841,344 for the benefitting owners' share of water and sanitary 326/local improvement projects as identified in Appendix "E". (FIN019-13) (File: F00)

**Attachments:** [FIN019-131125.pdf](#)

**GREEN MUNICIPALITY FUND - DEBENTURE ISSUE AND GRANT**

1. That the Director of Finance/Deputy Treasurer be authorized to proceed with a twenty year debenture issue in the aggregate principal amount of \$2,000,000 (the "Loan") and grant in the amount of \$400,000 relating to the Water Pollution Control Centre ("WPCC") Expansion Project (the "Project"), secured through the Federation of Canadian Municipalities ("FCM"), as trustee of the Green Municipal Fund ("GMF").
2. That the Mayor and Director of Finance/Deputy Treasurer be authorized to sign the interest rate offer and amortization schedule from FCM and all other documents that may be required.
3. That the appropriate by-laws be enacted in the form attached to FIN020-13 in Appendix "A" to Staff Report FIN020-13. (FIN020-13) (File: F08)

**Attachments:** [FIN020-131125.pdf](#)

**CONFIDENTIAL LABOUR RELATIONS MATTER - NON-UNION COMPENSATION (HRS006-13) (File: H07)****APPROVAL TO SELL EQUITY IN THE LAKE SIMCOE REGIONAL AIRPORT TO THE COUNTY OF SIMCOE**

1. That the Mayor and City Clerk be authorized to execute an amended Lake Simcoe Regional Airport (LSRA) Agreement and any related, ancillary documents that reflects the County of Simcoe's purchase of LSRA shares from the City of Barrie such that the resulting LSRA share ownership is:
  - a) City of Barrie - 60%
  - b) Township of Oro Medonte - 20%
  - c) County of Simcoe - 20%
2. That the execution of the amended Agreement described in Paragraph 1 be deemed to satisfy the requirements of s. 10 of the Lake Simcoe Regional Airport Agreement.
3. That the Mayor and City Clerk be authorized to execute a transfer document and any related and ancillary documents, transferring a 20% beneficial interest in the airport lands to the County of Simcoe.
4. That the proceeds, approximately \$1,316,941, be a funding source for the County of Simcoe's capital budget requests in 2014 and/or subsequent periods. (INV001-13) (File: T10)

**Attachments:** [INV001-131125.pdf](#)

**ZONING BY-LAW AMENDMENT TO CITY CENTRE COMMERCIAL TO FACILITATE THE CENTRE FOR EXCELLENCE IN EDUCATION (WARD 2)**

1. That the Zoning By-law Amendment application submitted by the City of Barrie to rezone the lands municipally known as 125 and the south half of 155 Dunlop Street West; 34, 40, 42, and 44 High Street; and 34, 36, 38, 40 and 50 Bradford Street, City of Barrie, from Central Area Commercial C1-1, Transition Centre Commercial C2 and C2-1, and Education Institutional I-E to City Centre Commercial with Special Provisions to permit the additional uses of a school, college and university (C1-2)(SP-481), and City Centre Commercial with Special Provisions to permit the additional uses of a school, college and university with a Hold (C1-2)(SP-481)(H) be approved as illustrated in Appendix "A" to Staff Report PLN020-13 (D14-1553).
2. That the By-law to release the Hold be brought forward to Council upon approval of a coordinated design concept for the lands identified as C1-2 (SP-481) and C1-2 (SP-481)(H) that represents the City's Vision Statement for the Centre for Excellence in Education, including the development of a secondary school on the subject lands with interim uses in accordance with the standards of the Institutional Education (I-E) zone permitted on those lands zoned C1-2 (SP-481)(H).
3. That pursuant to Section 34(17) of the Planning Act, no further public meeting notification is required with respect to the amendment as proposed. (PLN020-13) (File: D14-1553)

**Attachments:** [PLN020-131125.pdf](#)

**PROPOSED OFFICIAL PLAN AMENDMENTS FOR SOURCE WATER PROTECTION**

1. That the following amendments to the City of Barrie Official Plan related to Source Water Protection Policies be approved:
  - a) Delete Schedule "G" "Wells and Wellhead Protection Areas" and replace it with an updated Schedule "G" titled "Drinking Water System Vulnerable Areas";
  - b) Add General Goals in Section 2 Community Context to provide for the long term protection of drinking water;
  - c) Add a new Section and policies for Drinking Water Protection in Section 3 General Policies, which proposes restrictions and provides guidance to prevent significant threats from locating within vulnerable drinking water areas identified on Schedule "G";
  - d) Add location considerations for new municipal wells in Section 3 General Policies and provide policies to clarify that long term protection of drinking water sources take priority where conflicting policies apply;

- e) Add policies to Section 3.6 Community Improvement Planning to enable the potential use of Community Improvement Planning tools where “existing conditions” have been identified; and
  - f) Amend Section 5, Servicing and Transportation Policies and Section 6, Implementation policies to complement policy changes made in Section 3 General Policies for Source Water Protection.
2. That Parts A and B of Official Plan Amendment 24, attached as Appendix “A” to Staff Report PLN026-13, be approved. (PLN026-13) (File: D09 -OPA24 and D14-TXT-SWP)

Attachments: [PLN026-131125.pdf](#)

## 7. REPORTS OF OFFICERS

Nil.

## 8. ITEMS FOR DISCUSSION.

### 8.1 INVITATION TO PROVIDE A PRESENTATION REGARDING THE INTERNATIONAL PLOWING MATCH

That Cal Madill, Chair of the International Plowing Match be invited to provide a presentation to City Council regarding their plans for the International Plowing Match. (Item for Discussion 8.1, November 25, 2013) (File: C00)

Sponsors: Mayor J. Lehman

### 8.2 APPOINTMENT TO THE BARRIE MUNICIPAL NON-PROFIT HOUSING CORPORATION BOARD OF DIRECTORS

That Annette Colucci, tenant director, be appointed to The Barrie Municipal Non-Profit Housing Corporation Board of Directors for a three year term to expire at the 2016 Annual General Meeting. (Item for Discussion 8.2, November 25, 2013) (File: C06)

Sponsors: Councillor B. Ward

### 8.3 SOLID WASTE DISPOSAL FEES - DEMOLITION OF TRAILERS FROM 196 BURTON AVENUE AND 10 AND 20 LITTLE LAKE DRIVE

That in response to the request of the residents, the solid waste/construction and demolition waste disposal tipping fees be waived for residents demolishing trailers from 196 Burton Avenue and 10 and 20 Little Lake Drive, subject to all of the materials from the demolition being properly diverted to other waste diversion programs in order to minimize waste arriving at the City of Barrie landfill. (Item for Discussion 8.3, November 25, 2013) (File: E10)

Sponsors: Mayor J. Lehman



**8.4 INVITATION TO PROVIDE A PRESENTATION REGARDING THE 2013 SALVATION ARMY'S ANNUAL CHRISTMAS KETTLE CAMPAIGN**

That a representative(s) of the Salvation Army Barrie Bayside Mission be invited to make a presentation to City Council concerning the Annual Christmas Kettle Campaign. (Item for Discussion 8.4, November 25, 2013) (File: C00)

Sponsors: Mayor J. Lehman

**9. INFORMATION ITEMS.**

Nil.

**10. ENQUIRIES.**

Nil.

**11. ANNOUNCEMENTS.**

Nil.

**12. ADJOURNMENT.**

**HEARING DEVICES AND AMERICAN SIGN LANGUAGE (ASL) INTERPRETERS**  
Assistive listening devices for use in the Council Chamber 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.