



**Final
Planning Committee**

Tuesday, October 26, 2021

7:00 PM

Council Chambers/Virtual Meeting

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. 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