



City of Barrie

70 Collier Street (Box 400)
Barrie, ON L4M 4T5

Minutes - Final Development Services Committee

Tuesday, October 8, 2013

7:00 PM

Council Chamber

For consideration by the General Committee of the City of Barrie on October 28, 2013

The meeting was called to order by Councillor Ward at 7:00 p.m. The following were in attendance for the meeting:

PRESENT:

Mayor Lehman, ex-officio
Councillor B. Ward, Chair of the Development Services Committee
Councillor P. Silveira, Development Services Committee Member.

STAFF:

Committee and Print Services Supervisor, L. Pearson
Deputy City Clerk, W. Cooke
Director of Planning Services, S. Naylor
General Manager of Infrastructure and Growth Management, R. Forward
Manager of Planning Policy, M. Kalyaniwalla
Policy Planner, R. Cotton.

The Development Services Committee met and reports as follows:

SECTION "A"

ALLANDALE NEIGHBOURHOOD ASSOCIATION PRESENTATION

Mr. Bill Scott of the Allandale Neighborhood Association provided a presentation regarding the Preservation of Barrie's Historical Neighbourhoods. Mr. Scott explained the purpose of his letter and presentation. He provided a visual map of the Allandale area. He outlined what he believes is the growth expectation for residential areas in the Allandale neighbourhood. He noted areas which he feels are in conflict with the Historic Neighbourhood Strategy and provided visual examples of these conflicts. He explained that the nature of a historical neighbourhood is defined by the pedestrian interaction with its residents. Mr. Scott provided an example of an article from the Globe and Mail regarding a zoning conflict for a demolished home in Brampton. He reviewed three recommendations contained within the Historical Neighbourhood Strategy and outlined the recommendations from the Allandale Neighbourhood Association contained within their correspondence dated July 2, 2013 regarding temporary "stop-gap" by-laws.

In conclusion, Mr. Scott reviewed what he believes to be the next steps in the Historical Neighbourhood Strategy process.

The Committee asked several questions regarding the information provided and received responses from the presenter and staff.

The Development Services Committee met and recommends adoption of the following recommendation(s):

SECTION "B"

HERITAGE CONSERVATION DISTRICTS

1. That the Heritage Barrie Committee consider the merits of implementing a Heritage Conservation District approach in the Allandale area and report back to the Development Services Committee.
2. That staff in the Planning Services Department investigate Heritage Conservation Districts utilized in other municipalities and review models that are consistent with the Urban Growth Centre and consult with the Allandale Neighbourhood Association and report back to the Development Services Committee via memorandum. (File: D00)

This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 10/28/2013.

The Development Services Committee met and reports as follows:

SECTION "C"

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

The following motion regarding an Official Plan Amendment and Amendment to the Zoning By-law to Permit a Concrete Ready Mix Plant was deferred to a future Development Services Committee meeting for consideration:

- “1. That the application to amend the Official Plan 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 on Plan 51M-379, be approved.
2. That the Official Plan be amended to include the subject lands legally defined as Lots 80, 81, 82 and 83 on Plan 51M-379 as a Defined Policy Area to permit only a Concrete Ready Mix Plant.

3. That Part A and Part B of the Official Plan Amendment, as set out in Appendix "A" attached to Staff Report PLN018-13, be approved.
4. That the Zoning By-law Amendment application submitted by Planscape on behalf of Champlain Ready Mix Inc. to rezone the subject lands legally described as Lots 80, 81, 82 and 83 on Plan 51M-379 from Restricted Industrial (EM5)(SP-413)(H-107) to Restricted Industrial (EM5) Special Provision (SP) Holding (H) be approved.
5. That the following Special Provision (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - a) The permitted uses on the subject lands be limited to a Concrete Ready Mix Plant; Outdoor Storage; and Outdoor Storage of sand and stone.
6. That the By-law for the purpose of lifting the Holding Zone from the Zoning By-law Amendment as it applies to the subject lands legally described as Lots 80, 81, 82 and 83 on Plan 51M-379, shall be brought forward for approval upon completion of the following:
 - a) Confirmation of Ministry of the Environment (MOE) Environmental Compliance Approval;
 - b) A registered Site Plan Agreement with the City;
 - c) Evidence that Lots 80, 81, 82 and 83 on Plan 51M-379 have merged in title; and
 - d) If applicable, payment of any outstanding local improvements or City of Barrie Act charges.
7. That the current site specific zoning (EMS) (SP-413) (H-107) be repealed for the subject lands.
8. That pursuant to Sections 17(22) and 34(17) of the Planning Act, no further public notification is required. (PLN018-13) (File: D09 -OPA028 and D14-1548)

HERITAGE BARRIE COMMITTEE REPORT DATED SEPTEMBER 10, 2013

The Heritage Barrie Committee Report dated September 10, 2013 was received. (File: C05)

The Development Services Committee met and recommends adoption of the following recommendation(s):

SECTION "D"**147 TORONTO STREET - HERITAGE WOODLOT ASSESSMENT (WARD 2)**

1. That the Heritage Barrie Committee be provided the opportunity to review the Heritage Impact Assessment for 147 Toronto Street with options for the lands, should an assessment be prepared.
2. That on a without prejudice basis and subject to a requirement that the current heritage designation remain in place, being registered on both severed and retained parcels; no objection to the severance application B9-13 of the lands at 147 Toronto Street be proposed. (File: C05)

This matter was recommended for adoption to General Committee for consideration of adoption at its meeting to be held on 10/28/2013.

The Development Services Committee met and reports as follows:

SECTION "E"

11 AND 13 LITTLE LAKE DRIVE DISCUSSION

The Committee met and discussed the memorandum from S. Naylor, Director of Planning Services concerning the site meeting regarding tree preservation related to 13 Little Lake Drive and 11 Little Lake Drive.

Lorraine Cowan addressed the Committee regarding her property at 11 Little Lake Drive. Ms. Cowan feels that her property has been damaged because of the development occurring behind her property. She questioned if an Environmental Impact Study could be conducted on her property by an independent consultant arranged through the City.

The Committee asked several questions related to the information provided and received responses from staff.

The meeting adjourned at 8:30 p.m.

CHAIRMAN