



# City of Barrie

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

## Minutes - Final Development Services Committee

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Tuesday, May 8, 2012

7:00 PM

Council Chamber

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For consideration by the General Committee of the City of Barrie on May 28, 2012.

The Development Services Committee met at 7:00 p.m. in the Council Chamber. The following were in attendance for the meeting:

**PRESENT:**

Councillor B. Ward, Chair  
Mayor J. Lehman  
Councillor B. Jackson  
Councillor P. Silveira  
Councillor B. Ainsworth.

**STAFF:**

City Clerk, D. McAlpine  
Director of Engineering, W. McArthur  
General Manager of Infrastructure, Development and Culture, R. Forward  
Growth Management Co-ordinator, E. Hodgins  
Manager of Planning Policy, M. Kalyaniwalla,  
Senior Policy Planner, K. Brislin  
Supervisor - Council Secretariat, L. Pearson.

**ALSO PRESENT:**

L. Howson, Macaulay Shiomi Howson  
P. Smeltzer, AMEC Earth and Environmental  
G. Scandlan, Watson and Associates Economists Ltd.  
N. Andrew, Watson and Associates Economists Ltd.

The Development Services Committee met and reports as follows:

**SECTION "A"**

**PRESENTATION - ANNEXED LANDS AND CITY-WIDE  
INFRASTRUCTURE MASTER PLANS PROJECT UPDATE**

Liz Howson of Macaulay Shiomi Howson provided a presentation regarding a comprehensive update concerning the Annexed Lands and City-wide Infrastructure Master Plans. She reviewed the current status of the project and provided an overview of the master planning process. Ms. Howson outlined the process that was utilized to provide the land use development options. Ms. Howson provided illustrations of the three proposed land use options and described the fundamental differences between the three options. She explained the evaluation criteria and weighting used for each proposed land use option. Ms. Howson provided the economic and financial evaluation associated with the three proposed options related to the capital and operating fund impacts. Ms. Howson reviewed the Master Plans for the annexed area. She described in detail the Multi-Modal Active Transportation Master Plan; Water Supply Master Plan; Water Storage and Distribution Master Plan; Wastewater Treatment Master Plan; Wastewater Collection Master Plan and a Stormwater and Drainage Master Plan. Ms. Howson concluded the presentation by reviewing the next steps in the process and explaining the purpose of the Secondary Plan.

Members of the Committee asked several questions concerning the information provided and received responses from the Consultants and City Staff.

**Attachments:** [MSH Presentation DSC 2012 05 08.pdf](#)

**HERITAGE BARRIE COMMITTEE REPORT DATED MAY 1, 2012**

The Heritage Barrie Committee Report dated May 1, 2012 was received.

**Attachments:** [HB Report 2012 05 01.pdf](#)

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

**SECTION "B"**

**HERITAGE MONTH**

1. That the City of Barrie host a "Barrie Heritage Celebration" annually in the fall.
2. That the Heritage Barrie Committee work with the Department of Culture and other organizations to promote the event.

**This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 5/28/2012.**

**The Development Services Committee met and reports as follows:**

**SECTION "C"**

**APPLICATION OF ZONING BY-LAW AMENDMENT - MOFAN HOLDINGS INC. - 141-149 WELHAM ROAD**

K. Brislin, Senior Policy Planner for the City of Barrie provided an overview of the Report to Development Services Committee dated May 8, 2012 with respect to the property known municipally as 141-149 Welham Road and explained the Ministry of Environment guidelines as created with buffering incompatible uses.. She indicated the sensitive uses surrounding the area through the use of maps and described the permitted uses for an EM3 zoning category.

D. Vella of Innovative Planning Solutions indicated that the applicant is willing to amend the Zoning By-law Amendment application and remove the proposed Daycare. Mr. Vella commented that he believes City of Barrie Zoning By-law 2009-141 allows Health Centres as a permitted Land Use under Recreational Establishments. He stated that he feels the proposed development will not negatively impact surrounding industrial users. He commented that if the existing legal non-conforming uses were removed from the site, the total vacancy of the building would increase to over 20,000 square feet.

The Committee Members and the members of Council present asked several questions related to the information provided and received responses from City Staff and representatives of the applicant.

**Attachments:** [DSC Report 141-149 Welham Rd.pdf](#)  
[PLN003-12.pdf](#)

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

**SECTION "D"**

**APPLICATION OF ZONING BY-LAW AMENDMENT - MOFAN HOLDINGS INC. - 141-149 WELHAM ROAD**

1. That in consideration of the concerns raised regarding incompatibilities including the Ministry of Environment D-6 Guideline: "Compatibility Between Industrial Facilities and Sensitive Uses" permitted uses in existing industrial zoning categories and the previous recommendation (PLN003-12); the application submitted by Innovative Planning Solutions on behalf of Mofan Holdings Inc. to rezone lands known municipally as 141 to 149 Welham Road from General Industrial EM4 zoning to General Industrial Special Provision EM4 (SP-X) zoning be approved with the following site specific uses permitted in addition to the uses permitted in the EM4 zone:
  - a) Bank;
  - b) Photography Studio; and
  - c) Commercial School.
2. That pursuant to Section 34(17) of the Planning Act, no further notice be required. (12-G-099) (12-G-063) (12-G-030) (PLN003-12) (File: D14-1506)

**Attachments:** [PLN003-120206.pdf](#)  
[DSC Report 141-149 Welham Rd.pdf](#)

**This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 5/28/2012.**

**The meeting adjourned at 8:37 p.m.**