



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Meeting Agenda General Committee

Wednesday, September 13, 2023

7:00 PM

Council Chamber/Virtual

Notice

This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with Section 238 of the *Municipal Act, 2001*.

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

Nil.

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES

Nil.

6. STAFF REPORT(S)

DEV039-23 ZONING BY-LAW AMENDMENT APPLICATION - BARRIE YONGE DEVELOPMENTS GP INC. - 447, 449, 451, 453, 455 YONGE STREET (WARD 8)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of Barrie Yonge Developments GP Inc., to rezone the lands known municipally as 447, 449, 451, 453 and 455 Yonge Street from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed Use Corridor - Special Provision' (MU2)(SP-XXX), be approved.
2. That the following special provisions be referenced in the implementing zoning by-law for the subject lands:
 - a) That Yonge Street shall be deemed to be the front yard of the property;

- b) Permit a partially paved front yard, whereas a fully paved front yard is required;
 - c) That a minimum building setback to the daylighting triangle of 0 metres be permitted, whereas a minimum front yard setback of 1.0 metre would be required;
 - d) Require a minimum rear yard setback of 20.0 metres to 33.0 metres to recognize the proposed L-Shaped building, whereas a minimum rear yard setback of 7.0 metres would be permitted;
 - e) Permit a maximum south side yard setback of 6.0 metres, whereas a maximum of 3.0 metres is required;
 - f) That a minimum of 34% of the gross floor area of the first floor shall be commercial, whereas a minimum of 50% of the gross floor area of the first floor is required to be commercial;
 - g) That a maximum lot coverage for parking areas of 39% be permitted, whereas a maximum of 35% lot coverage is permitted for parking areas; and,
 - h) That a minimum setback to an underground parking structure from a street of 0.6 metres be permitted, whereas a minimum setback of 1.2 metres would be required.
3. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV039-23.
 4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV039-23) (File: D30-039-2022)

Attachments: [DEV039-230913](#)

DEV040-23

ZONING BY-LAW AMENDMENT APPLICATION - BARRIE YONGE DEVELOPMENTS GP INC. - 427, 429, 431, 435, 437 YONGE STREET (WARD 8)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of Barrie Yonge Developments GP Inc., to rezone the lands known municipally as 427, 429, 431, 435 and 437 Yonge Street from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed Use Corridor - Special Provision' (MU2)(SP-XXX), be approved.
2. That the following special provisions be referenced in the implementing zoning by-law for the subject lands:

- a) That Yonge Street shall be deemed to be the front yard of the property;
 - b) Permit a partially paved front yard, whereas a fully paved front yard is required;
 - c) That a minimum building setback to the daylighting triangle of 0 metres be permitted, whereas a minimum side yard setback of 1.0 metres would be required;
 - d) Require a minimum rear yard setback of 20.0 metres to 33.0 metres to recognize the proposed L-Shaped building, whereas a minimum rear yard setback of 7.0 metres would be permitted;
 - e) Permit a maximum north side yard setback of 11.0 metres, whereas a maximum of 3.0 metres is required;
 - f) That a minimum of 39% of the gross floor area of the first floor shall be commercial, whereas a minimum of 50% of the gross floor area of the first floor is required to be commercial;
 - g) That a maximum lot coverage for parking areas of 42% be permitted, whereas a maximum of 35% lot coverage is permitted for parking areas; and,
 - h) That a minimum setback to an underground parking structure from a street of 0.6 metres be permitted, whereas a minimum setback of 1.2 metres would be required.
3. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV040-23.
 4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV040-23) (File: D30-040-2022)

Attachments: [DEV040-230913](#)

DEV042-23 EXTENSION TO TEMPORARY USE BY-LAW TO PERMIT AGRICULTURE USE - 15 HARVIE ROAD (BARRIE-BRYNE DEVELOPMENTS LIMITED) (WARD 7)

1. That the application submitted by SmartCentres REIT on behalf of Barrie-Bryne Developments Inc. to extend a Temporary Use By-law to permit agriculture activity for lands legally described as Part Lots 5, 6, 7, Plan 67 and Part Lot 7, Concession 12, Innisfil, now in the City of Barrie, designated as Parts 1 to 8, Plan 51R34356, save and except Part 1, Plan 51R32351, known municipally as 15 Harvie Road, be approved for a period of 3 years from the date of passage of the implementing Temporary Use By-law as illustrated in Appendix "A" Draft Zoning By-law attached to Staff Report DEV042-23.
2. That the temporary use be subject to the following special provisions:
 - a) Agricultural activities are limited to field crops in an open field;
 - b) A 30 metre naturalized buffer must be provided around Lover's Creek and Whiskey Creek;
 - c) Access to the site for farming purposes is restricted to the entrance at Harvie Road;
 - d) Best management practices must be applied respecting the use of fertilizer and pesticides; and,
 - e) Activities related to the Bryne Drive South Extension will take precedent over the permission for agriculture use on that portion of the lands identified for the construction of the roadway.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV042-23) (File: D30-026-2023)

Attachments: [DEV042-230913](#)

DEV043-23 ZONING BY-LAW AMENDMENT - 101 TO 119 BAY LANE (BAY LANE ESTATES LIMITED) (WARD 8)

1. That the Zoning By-law Amendment application submitted by the Jones Consulting Group on behalf of Bay Lane Estates Limited, to rezone lands municipally known as 101 to 119 Bay Lane from 'Residential Hold' (RH) to 'Residential Single Detached Dwelling First Density' with Special Provisions (R1) (SP-XXX), be approved.
2. That the following site-specific provisions be referenced in the implementing Zoning By-law for the subject lands:
 - a) A minimum lot frontage of seventeen (17) metres shall be permitted, whereas twenty-two (22) metres is required;

- b) That uncurbed gravel surface treatment will be permitted for private roads and driveways; whereas, curbed stable surfaces such as Portland cement, asphaltic binder or paving stones are required; and
 - c) That uses, buildings and structures accessory to residential uses on Lots 1-10 will be permitted on Block 11. Accessory uses such as recreational uses/facilities (e.g., tennis court), private roadway/driveways, infrastructure and storage will be permitted.
3. That the written and oral submissions received relating to this application, have been on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV043-23.
 4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV043-23) (Files: D30-010-2023 and D30- 011-2023)

Attachments: [DEV043-230913](#)

REC003-23 AAA U18 DRESSING ROOM FACILITY AGREEMENT

That the Director of Recreation and Culture or designate be authorized to execute the facility use agreement attached as Appendix "A" to Staff Report REC003-23 with the Barrie Colts AAA U18 hockey team to utilize space at the Peggy Hill Team Community Centre as a semi-exclusive team dressing room. (REC003-23)(File: R05)

Attachments: [REC003-230913](#)

7. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

8. ITEM(S) FOR DISCUSSION

ITM 8.1 INVITATION TO PRESENT - ROYAL VICTORIA REGIONAL HEALTH CENTRE

That representatives from the Royal Victoria Regional Health Centre be invited to provide a presentation to City Council in the Fall of 2023. (Item for Discussion 8.1, September 13, 2023)

Sponsor: Deputy Mayor, R. Thomson

9. INFORMATION ITEMS

Nil.

10. ENQUIRIES
11. ANNOUNCEMENTS
12. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

