



City of Barrie

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

Meeting Agenda Planning Committee

Tuesday, February 23, 2021

7:00 PM

Virtual Meeting

Notice:

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the *Municipal Act, 2001* which provides for Electronic Participation where an emergency has been declared to exist in all or part of the municipality under Section 4 or 7.01 of the *Emergency Management and Civil Protection Act*.

Members of the public may observe the proceedings by accessing the live webcast at:

[<http://youtube.com/citybarrie>](http://youtube.com/citybarrie).

1. CONSENT AGENDA

**Public
Notice**

If you wish to provide oral comments at the Virtual Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, February 23, 2021 at 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission at the Virtual Public Meeting with electronic participation. To participate in the Virtual Planning Meeting, you will need access to a computer with internet service or a telephone.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling (705) 739-4220 Ext. 5500.

2. PUBLIC MEETING(S)**PM 2.1****APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF 970 MAPLEVIEW INC. - 932 MAPLEVIEW DRIVE EAST (WARD 10) (FILE: D30-004-2020)**

The purpose of the Public Meeting to review an application for a Zoning By-law Amendment submitted by The Jones Consulting Group Ltd., on behalf of 970 Mapleview Inc., for the lands known municipally as 932 Mapleview Drive East.

The application is intended to rezone the lands from Rural Residential (RR) to Neighbourhood Residential (R5) to be consistent with the Draft Approved Plan of Subdivision for 970, 1002 and 1006 Mapleview Drive East (File No. D12-430 and D14-1627). The lands are proposed to be added to the adjacent draft approved subdivision through a redline revision to facilitate additional residential development (four single detached residential lots). The subject lands are located on the north side of Mapleview Drive East and west of 20th Sideroad within the Hewitt's Secondary Plan.

Presentation by a representative(s) of The Jones Consulting Group Ltd.

Presentation by Michelle Banfield, Director of Development Services.

See attached correspondence.

Attachments: [PM Notice - 932 Mapleview Dr E](#)
[PM Presentation - 932 Mapleview Dr E](#)
[PM Memo - 932 Mapleview Dr E](#)
[PM Correspondence - 932 Mapleview Dr E](#)

PM 2.2**PROPOSED AMENDMENTS TO THE COMMUNITY IMPROVEMENT PLAN (CIP) - CITY OF BARRIE (FILE: D18-CIP)**

The purpose of the Public Meeting is to review proposed amendments to the Community Improvement Plan (CIP) to improve the overall administration of the program, and thereby further contributing to its continued success.

The proposed amendments to the Community Improvement Plan include:

1. Section 6.3 - Reducing the number of application in-take periods from three to two cycles per year.
 - The amendment proposes one application in-take period in the winter/spring and one in the summer/fall (i.e. February to May and July to October).
2. Section 12.1.8(c) - Adjusting the timing of payment for redevelopment grants for development charges.
 - Currently, redevelopment grants for development charges are paid to applicants following the redevelopment and MPAC reassessment of a property. The amendment proposes that redevelopment grants be paid to applicants at the time of a building permit application.

Presentation by Andrew Gameiro, Planner, Development Services Department.

Attachments: [PM Notice - Community Improvement Plan](#)
[PM Presentation - Community Improvement Plan](#)
[PM Memo - Community Improvement Plan](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)**DEV004-21 ZONING BY-LAW AMENDMENT APPLICATION - CORAL SOPHIA LANE HOUSING INC. - 113 AND 117 BAYFIELD STREET AND 6, 8, 10 AND 12 SOPHIA STREET EAST (WARD 2)**

1. That the Zoning By-law Amendment Application submitted by The Jones Consulting Group Ltd., on behalf of Coral Sophia Lane Housing Inc., to rezone lands known municipally as 113 and 117 Bayfield Street and 6, 8, 10, and 12 Sophia Street East from 'Transition Centre Commercial 1' (C2-1) to 'Residential Apartment Dwelling Second Density 1 - Special Provision No. XXX' (RA2-1)(SP-XXX), be approved.
2. That the following site-specific provisions be referenced in the implementing zoning by-law for the subject lands:
 - a) Permit a minimum front yard setback of 2.5 metres, whereas a minimum setback of 7 metres is required;
 - b) Permit a minimum setback of 1.8 metres to the required daylighting triangle at the intersection of Bayfield Street and Sophia Street East, whereas a minimum setback of 7 metres is required;
 - c) Permit a minimum interior side yard setback of 0.75 metres, whereas a minimum setback of 5 metres is required;
 - d) Permit a minimum exterior side yard setback of 2 metres, whereas a minimum setback of 5 metres is required;
 - e) Permit a minimum rear yard setback of 1.6 metres, whereas a minimum setback of 7 metres is required;
 - f) Permit a secondary means of egress to the exterior of ground floor residential units in the form of a landscaped open space area with a minimum depth of 3.5 metres along Sophia Street East and 3.1 metres along the interior side lot line, whereas a minimum depth of 7 metres is required;
 - g) That any landscaped open space associated with a secondary means of egress for ground floor residential units shall not be required in addition to any other required landscaped open space;
 - h) Permit a minimum landscape open space (percentage of lot area) of 22%, whereas 35% is required;
 - i) Permit a maximum lot coverage of 75%, whereas a maximum of 35% is permitted;

- j) Permit a maximum gross floor area of 240%, whereas a maximum of 200% is permitted;
 - k) Permit a landscaped buffer area with a minimum width of 0.75 metres along the interior side lot line, whereas a minimum of 3 metres is required;
 - l) Permit a landscaped buffer area with a minimum width of 1.6 metres along the rear lot line, whereas a minimum of 3 metres is required;
 - m) Permit a minimum of 0.88 parking spaces per residential unit, whereas a minimum of 1 parking space per unit is required; and
 - n) Permit a maximum of 18 tandem parking spaces, whereas tandem parking is not permitted in multi-residential developments.
3. That the written and oral submissions received relating to the 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 DEV004-21.
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. (DEV004-21) (File: D14-1701)

Attachments: [DEV004-210223](#)

DEV005-21

TEMPORARY USE EXTENSION FOR 164 INNISFIL STREET (1911940 ONTARIO INC. - LIQUIDATION NATION)

- 1. That the Temporary Use Zoning By-law Extension application, submitted by MHBC Planning on behalf of 1911940 Ontario Inc. for lands municipally known as 164 Innisfil Street, to permit a retail store on the subject lands be approved for one (1) year and six (6) months until June 3, 2022.
- 2. That the written and oral submissions received as part of the technical review, relating to this application have been, on balance, taken into consideration as part of the deliberations and final decision related to approval of the application for the Temporary Use By-law, including parking and traffic concerns.
- 3. That in accordance with Section 34(17) of the *Planning Act*, no further public notification is required. (DEV005-21) (File: D14-1657)

Attachments: [DEV005-210223](#)

6. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

7. ENQUIRIES**8. 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.

