



City of Barrie

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

Meeting Agenda Planning Committee

Tuesday, February 8, 2022

6:00 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>.

1. **CONSENT AGENDA**
2. **PUBLIC MEETING(S)**

PM Notice:

If you wish to provide oral comments at the 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 8, 2022 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 Public Meeting with electronic participation. To participate in the 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.

PM 220208

APPLICATION FOR A ZONING BY-LAW AMENDMENT - 189, 191, 195, AND 197 DUCKWORTH STREET (WARD 1) (FILE: D30-019-2021)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc. on behalf of Cygnus Development for lands known municipally as 189, 191, 195, and 197 Duckworth Street, Barrie. The parcels are collectively 0.3 hectares (0.76 acres) in area, with frontage of 60.80 metres (199.48 feet) along Mountbatten Road and 50.4 metres (165.35 feet) along Duckworth Street.

The subject lands are currently designated in the City of Barrie's Official Plan as 'Residential' and are comprised of four (4) residential lots with single detached dwellings located on each parcel.

The proposed Zoning By-law Amendment seeks to amend the zoning on the subject lands from 'Residential Single Detached Dwelling Second Density' (R2) to 'Mixed-Use Corridor with Special Provisions' (MU2) (SP-XXX) to permit the development of two (2) back-to-back townhouse blocks, with fourteen (14) units in each block, for a total of twenty-eight (28) residential townhouse units.

The proposed site-specific zoning standards include:

<u>Standards/Provisions</u>	<u>Proposed</u>	<u>Required</u>
Maximum Interior Side Yard Setback	15.7 metres	3.0 metres
Minimum Exterior Side Yard Setback	0.5 metres (daylight triangle)	3.0 metres
Minimum Rear Yard Setback	5.2 metres	7.0 metres
Minimum Ground Level Floor Height	3.0 metres	4.5 metres
Front Yard Setbacks Areas	Combination of soft landscaping and sidewalks	Fully paved and seamlessly connected with abutting sidewalk
Minimum Landscaped Buffer Areas	1.4 metres (East Side)	3.0 metres
Parking Spaces	Tandem parking Requested	Not permitted

Presentation by a representative(s) of Innovative Planning Solutions Inc.

Presentation by M. Banfield, Director of Development Services.

See attached correspondence.

- Attachments:** [PM Notice](#)
[PM Presentation](#)
[PM Staff Memo](#)
[PM Correspondence](#)
[ADDITIONS 1 - PM Correspondence](#)
[ADDITIONS 2 - PM Correspondence](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)**DEV001-22 PROPOSED CITY OF BARRIE OFFICIAL PLAN AND MUNICIPAL COMPREHENSIVE REVIEW**

1. That the proposed City of Barrie Official Plan 2051, provided as Appendix "A" to Staff Report DEV001-22, be approved as the new Official Plan being presented to Council for adoption as per Section 17(22) of the *Planning Act*.
2. That the municipal comprehensive review that is comprised of the following, be accepted and endorsed:
 - a) A table demonstrating policy conformity with *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the "*Growth Plan*") provided as Appendix "C" to Staff Report DEV001-22;
 - b) The Barrie land needs assessments provided as Appendix "D" to Staff Report DEV001-22; and
 - c) The Municipal Comprehensive Review Report: Servicing Growth, provided as Appendix "E" to Staff Report DEV001-22.
3. That the written and oral submissions received relating to the application and provided as Appendix "B" to Staff Report DEV001-22, have been, on balance, taken into consideration as part of the deliberations and the final decision related to the adoption of the City of Barrie Official Plan 2051, and includes the consideration of the oral and written submissions leading up to and at the Public Meeting held on June 2, 2021.
4. That the requirements set out in Section 16 of the *Planning Act* have been met, meaning:
 - a) No further public meeting or open house is required;
 - b) Adequate information and material, including a copy of the City of Barrie Official Plan 2051, have been made public; and
 - c) The prescribed public bodies and the approval authority have been consulted on the preparation of the Plan and given an opportunity to review all supporting information and material.

5. That Council permits staff to prepare a City of Barrie Official Plan 2051 adoption package, which will be delivered to the Approval Authority, being the Minister of Municipal Affairs and Housing. (DEV001-22) (File: D08-2018-OP)

Attachments: [DEV001-220208](#)

[Appendix A City of Barrie Official Plan 2051](#)

[Appendix B Official Plan Consultation and Engagement Summary](#)

[Appendix C Growth Plan Conformity Chart](#)

[Appendix D Barrie Land Needs Assessments](#)

[Appendix E Municipal Comprehensive Review Report Servicing Growth](#)

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.

