



City of Barrie

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

Meeting Agenda Planning Committee

Tuesday, June 7, 2022

7:00 PM

Council Chambers/Virtual Meeting

Notice

This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with the *Municipal Act*, 2001 which provides for Electronic or In Person Participation.

Members of the public may observe the proceedings by attending in person in the Council Chambers, or by accessing the live webcast at:

<http://youtube.com/citybarrie>.

1. CONSENT AGENDA

Public Notice

The Public Meetings are now being held in person or by electronic participation. If you wish to provide oral comments electronically, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, June 7, 2022 at 7:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission during the Public Meeting by electronic participation. Members of public 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)

PM1

APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 320 BAYFIELD STREET (FILE: D30-007-2022) (WARD 4)

The purpose of the Public Meeting is to review applications for an Official Plan Amendment and Zoning By-law Amendment submitted by Corbett Land Strategies Inc. on behalf of 320 Bayfield Holdings Inc. for lands known municipally as 320 Bayfield Street, Barrie.

The parcel is 12.2 hectares (30.3 acres) in area, with frontage of 284 metres (931 feet) along Bayfield Street, 522 metres (1712 feet) along Coulter Street and 57 metres (187 feet) along Glenwood Drive and is currently occupied by a commercial shopping centre, referred to as the Bayfield Mall.

The proposed Official Plan Amendment and Zoning By-law Amendment seek to permit site specific self-storage uses on the subject lands, within the existing mall structure. The current Official Plan designation is ‘Community Centre Commercial’ and zoning is ‘Shopping Centre Commercial’ (C3) with both being amended to permit self-storage as part of the development application.

Presentation by representative(s) of Corbett Land Strategies Inc.

Presentation by M. Banfield, Director of Development Services.

See attached correspondence.

- Attachments:** [PM1 Notice - 320 Bayfield Street](#)
[ADDITIONS - PM1 Presentation - 320 Bayfield Street](#)
[PM1 Memorandum - 320 Bayfield Street](#)
[PM1 Correspondence - 320 Bayfield Street](#)

PM2

APPLICATION FOR ZONING BY-LAW AMENDMENT - 651, 655, 659, 669 AND 673 MAPLEVIEW DRIVE EAST (FILE: D30-011-2022) (WARD 9)

The purpose of the Public Meeting is to review an application for Zoning By-law Amendment submitted by MHBC Planning Ltd. on behalf of Sobeys Developments Ltd. Partnership and Sobeys Capital Incorporated for lands known municipally as 651, 659, 655, 669 and 673 Mapleview Drive East.

The parcels are collectively 3.52 hectares in area, with frontage of 171 metres along Mapleview Drive East and 133 metres along Yonge Street and are located in the Hewitt’s Secondary Plan Area and designated on Schedule 9A as ‘Mixed Use Nodes and Corridors’ and as ‘Yonge Street Mixed Use Corridor’ on Schedule 9C.

The proposed Zoning By-law Amendment seeks to amend the zoning on the subject lands from ‘Agricultural General’ (AG) to ‘General Commercial with Special Provisions’ (C4)(SP-XXX) to permit the development of commercial plaza including six (6) building footprints including retail and a food store.

The proposed site-specific zoning standards include:

Standard Provisions	Required	Proposed
Minimum Front Yard Setback	6 metres	Reduced to 5 metres
Minimum Side Yard Setback	3 metres	Reduced to 2 metres
Minimum Side Yard Setback Adjoining a Street	5 metres	Reduced to 2 metres
Maximum Building Height	9 metres	Increased to 13.6 metres
Encroachment for Awning /Canopies	N/A	Permission for 1 metre

Presentation by representatives of MHBC Planning Limited.

Presentation by M. Banfield, Director of Development Services.

Attachments: [PM2 Notice 651, 659, 655, 669 and 673 Mapleview Drive East](#)
[PM2 Presentation 651 659, 665 669 and 673 Mapleview Drive East](#)
[PM2 Memorandum - 651, 659, 665, 669 & 673 Mapleview Drive East](#)

PM3

APPLICATION FOR A ZONING BY-LAW AMENDMENT - 19 DUNDONALD STREET, BARRIE (FILE: D30-026-2021) (WARD 2)

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 Pat and John Hargreaves for lands known municipally as 19 Dundonald Street.

The applicant is proposing to rezone the subject lands from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Apartment Dwelling First Density-3 - Special Provision No. XXX' (RA1-3)(SP-XXX) with site-specific provisions.

The proposed Zoning By-law Amendment is to permit the development of a nine (9) storey multi-residential building containing 58 units and two (2) levels of underground parking. The applicant is requesting a site-specific provision to permit a gross floor area (GFA) of 115 percent of the lot area, whereas Zoning By-law 2009-141, as amended, permits a maximum GFA of 100 percent.

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

Presentation by M. Banfield, Director of Development Services.

See attached correspondence.

Attachments: [PM3 Notice 19 Dundonald Street](#)
[PM3 Presentation 19 Dundonald Street](#)
[PM3 Memorandum - 19 Dundonald Street](#)
[PM Correspondence 19 Dundonald Street](#)
[ADDITIONS - PM3 Correspondence 19 Dundonald Street](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)**DEV016-22 DRAFT PLAN OF SUBDIVISION EXTENSION POLICY**

1. That staff be directed to delete Council Motions 86-P-27 and 09-G-286 and that the procedure regarding the extension of Draft Approved Plans of Subdivision be approved and added to the Council Policy Manual as attached as Appendix "A" to Staff Report DEV016-22.
2. That the change comes into effect for applications for draft plan of subdivision extension received after June 30, 2022. (DEV016-22)

Attachments: [DEV016-220607](#)

DEV017-22 APPLICATION FOR ZONING BY-LAW AMENDMENT - 520 AND 526 BIG BAY POINT ROAD (WARD 8)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of Morriello Construction Limited to rezone the lands known municipally as 520 and 526 Big Bay Point Road from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Apartment Dwelling First Density - 2 with Special Provisions' (RA1-2) (SP-XXX), attached as Appendix "A" to Staff Report DEV017-22 be approved.
2. That the following Special Provisions for the 'Apartment Dwelling First Density - 2 with Special Provisions' (RA1-2)(SP-XXX) be referenced in the site specific zoning by-law:
 - a) Permit 1.24 parking spaces per residential unit, whereas 1.5 parking spaces per unit is required;
 - b) Permit a front yard setback of 6.0 metres, whereas a minimum setback of 7.0 metres is required;
 - c) Permit a landscaped open space of 26.1% whereas a minimum of 35% is required;
 - d) Permit a maximum gross floor area of 135%, whereas up to 100% is permitted;
 - e) Permit a maximum building height of 16.85 metres, whereas a maximum building height of 15.0 metres is permitted;
 - f) Permit a maximum parking lot coverage for apartment dwellings of 45%, whereas a maximum of 35% is permitted;
 - g) Permit an apartment balcony projection of 2.2 metres, whereas a projection of 1.5 metres is permitted; and
 - h) Permit a landscaped buffer area for a parking area along the west

lot line of 0.5 metres, whereas a landscaped buffer area of 3.0 metres is 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, and as identified within Staff Report DEV017-22.
4. That the owner/applicant is required to negotiate community benefits as per Section 37 of the *Planning Act* as amended, to the satisfaction of the Director of Development Services at the time of Site Plan Control.
5. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required to the passing of the by-law. (DEV017-22) (File: D30-006-2021)

Attachments: [DEV017-220607](#)

DEV018-22 APPLICATION FOR ZONING BY-LAW AMENDMENT - 157 ARDAGH ROAD (WARD 6)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of Data Tamer Inc. (c/o Michael Lato), to rezone the lands known municipally as 157 Ardagh Road from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Multiple Dwelling First Density' (RM1), be approved.
2. 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, and as identified within Staff Report DEV018-22.
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. (DEV018-22) (File: D30-027-2021)

Attachments: [DEV018-220607](#)

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.

