



# City of Barrie

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

## Final Planning Committee

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Tuesday, February 1, 2022

7:00 PM

Virtual Meeting

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### PLANNING COMMITTEE REPORT For consideration by Barrie City Council on February 14, 2022.

The meeting was called to order by Mayor, J. Lehman at 7:01 p.m. The following were in attendance for the meeting:

**Present:** 11 - Mayor, J. Lehman  
Deputy Mayor, B. Ward  
Councillor, C. Riepma  
Councillor, K. Aylwin  
Councillor, A. Kungl  
Councillor, R. Thomson  
Councillor, N. Harris  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, M. McCann

**STAFF:**

Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Committee Support Clerk, T. Maynard  
Coordinator of Elections and Special Projects, T. McArthur  
Deputy City Clerk, M. Williams  
Director of Development Services, M. Banfield  
Director of Information Technology, R. Nolan  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, B. Araniyasundaran  
Service Desk Generalist, K. Kovacs.

The Planning Committee met for the purpose of three Public Meetings at 7:03 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Reports were advised to contact the Legislative and Court Services Department at [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca). Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

**22-P-003****APPLICATION FOR A ZONING BY-LAW AMENDMENT - 571 HURONIA ROAD (WARD 9) (FILE: D30-023-2021)**

Kyle Galvin of Innovative Planning Solutions advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment for lands known municipally as 571 Huronia Road, Barrie.

Mr. Galvin discussed slides concerning the following topics:

- An aerial photograph of the existing site conditions;
- Photographs of the existing street view of the subject property;
- The existing Official Plan land designation and zoning;
- The land uses surrounding the subject lands;
- An architectural rendering of the proposed development;
- The proposed Zoning By-law Amendment; and
- A summary of the application.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the proposed application.

**VERBAL COMMENTS:**

No verbal comments were received.

**WRITTEN COMMENTS:**

1. Correspondence from Steve Pogue dated January 5, 2022.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 2/14/2022.

**22-P-004****APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 460 LOCKHART ROAD (WARD 9) (FILE: D30-022-2021)**

Ray Duhamel from The Jones Consulting Group Inc. advised that he will be providing a combined presentation for the two Public Meetings concerning the subject properties of 460 and 560 Lockhart Road. He commented that the purpose of the Public Meetings is to review the applications for Zoning By-law Amendments and Draft Plans of Subdivision for 460 and 560 Lockhart Road and are located within the Hewitt's Secondary Plan Area.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photograph of the subject lands and surrounding area;
- Photographs of the existing site conditions and area context;
- The applications alignment with Provincial Policy, Growth Plan and Lake Simcoe Protection Plan;
- The subject lands associated to the development phases within the Hewitt's Secondary Plan;
- The Conformity Review Plan;
- The studies and plans completed in support of the applications;
- The Draft Plan of Subdivision and Pedestrian Circulation Plan for 460 and 560 Lockhart Road;
- A summary of the applications; and
- The proposed Zoning By-law Amendments for 460 and 560 Lockhart Road.

Michelle Banfield, Director of Development Services provided an update concerning the status of both applications for 460 and 560 Lockhart Road. She advised that no neighbourhood meetings were required for either application due to the limited number of properties within the 240 metre circulation radius. Ms. Banfield commented that the primary planning and land use matters are currently being reviewed by the Technical Review Team and the anticipated timelines for the staff reports regarding the applications.

**VERBAL COMMENT(S):**

No verbal comments were received for 460 and 560 Lockhart Road.

**WRITTEN COMMENT(S):**

No written comments were received for 460 and 560 Lockhart Road.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 2/14/2022.

**22-P-005****APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 560 LOCKHART ROAD (WARD 9) (FILE: D30-021-2021)**

Ray Duhamel from The Jones Consulting Group Inc. provided a combined presentation for the two Public Meetings concerning the subject properties of 460 and 560 Lockhart Road. Please see motion 22-P-004, Applications for a Zoning By-law Amendment and Draft Plan of Subdivision - 460 Lockhart Road (Ward 9) (File: D30-021-2021) for the Public Meeting presentation, and City staff comments.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 2/14/2022.

**ENQUIRIES**

A member of Planning Committee addressed enquires to City staff and received responses.

**ADJOURNMENT**

The meeting adjourned at 8:00 p.m.

CHAIRMAN