



# City of Barrie

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

## Final Planning Committee

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Tuesday, May 3, 2022

7:00 PM

Council Chambers/Virtual Meeting

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### PLANNING COMMITTEE REPORT

**For consideration by Barrie City Council on May 16, 2022.**

The meeting was called to order by Deputy Mayor, B. Ward 7:00 p.m. The following were in attendance for the meeting:

**Present:** 10 - 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

**Absent:** 1 - Mayor, J. Lehman

#### STAFF:

Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Committee Support Clerk, T. Maynard  
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 Specialist, B. Manwell  
Service Desk Generalist, K. Kovacs.

The Planning Committee met for the purpose of two Public Meetings at 7:01 p.m.

Deputy Mayor Ward 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 regarding the applications were advised to sign the appropriate notification forms required by the Legislative and Court Services Department. Deputy Mayor Ward confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

## **SECTION "A"**

### **22-P-019**

#### **APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 680 LOCKHART ROAD (PHASE 2) (WARD 9) (FILE: D30-003-2022)**

Ray Duhamel from The Jones Consulting Group Inc. advised that the purpose of the Public Meeting is to review applications for Zoning By-law Amendment and Draft Plan of Subdivision submitted by Rainsong Land Development Inc. for lands legally described as Part of south half of Lot 15, Concession 11, former Township of Innisfil, known municipally as 680 Lockhart Road, Barrie. The subject property is located in the Hewitt's Secondary Plan Area.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photograph of the subject lands;
- The applications' alignment with Provincial Policy, Growth Plan and Lake Simcoe Protection Plan;
- The subject lands associated to the development phases of the City's Hewitt's Secondary Plan;
- The new Official Plan designation for subject lands;
- The approved Conformity Review Plan;
- The studies completed in support of the applications;
- The Draft Plan of Subdivision;
- The Pedestrian Circulation Plan;
- The proposed Zoning By-law Amendment; and
- Conceptual renderings of the proposed development.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application for 680 Lockhart Road. She advised that no neighbourhood meetings were required for the application due to the limited number of properties within the 120 metre circulation radius. Ms. Banfield commented that the primary planning and land use matters are currently being reviewed by the Technical Review Team and provided the anticipated timelines for the staff reports regarding the applications.

Ward 9 Councillor, S. Morales asked a number of questions of Mr. Duhamel and City staff and received responses.

#### **VERBAL COMMENTS**

Cathy Colebatch, 97 Cumberland Street discussed the type of housing proposed in the development. She explained that the proposed development does not include any apartments buildings in the plan. She discussed concerns related to lack of affordable housing units, accessible units and the tree canopy.

#### **WRITTEN COMMENTS:**

No written comments were received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 5/16/2022.

#### **22-P-020**

#### **APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 338 MAPLEVIEW DRIVE EAST (WARD 9) (FILE: D30-004-2022)**

Eldon Theodore of MHBC Planning Ltd. advised that the purpose of the Public Meeting is to review an application on behalf of Loon Avenue Lands OP Inc. for an Official Plan Amendment and Zoning By-law Amendment for lands legally described as South Part Lot 11, Concession 12, Part of Part 1 51R-4733, formerly Town of Innisfil and known municipally as 338 Mapleview Drive East.

Mr. Theodore discussed slides concerning the following topics:

- The site context for the subject lands;
- The Official Plan designation for the subject lands;
- The Lake Simcoe Conservation Authority and the proposed development;
- The Natural Heritage Resources of the subject lands;
- The new Official Plan designation for the subject lands;
- The proposed Zoning By-law Amendment;
- The concept plans for the subject lands;
- The vehicular and pedestrian circulation plan;
- The privacy and transition mechanisms in the proposed development;
- The current and proposed environmental protection of site location; and
- An architectural rendering illustrating the proposed townhome elevations for the development.

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.

Ward 9 Councillor, S. Morales asked a number of questions to Mr. Theodore and City staff and received responses.

**VERBAL COMMENTS:**

No verbal comments were received.

**WRITTEN CORRESPONDENCE:**

1. Correspondence from Simcoe County District School Board dated April 22, 2022.
2. A summary of email comments from Pre-Post Neighbourhood Meeting dated December 2, 2021.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 5/16/2022.

The Planning Committee met and recommends of the following recommendation:

**SECTION "B"**

**22-P-021**

**ZONING BY-LAW AMENDMENT - 953 MAPLEVIEW DRIVE EAST (WARD 10)**

1. That the Zoning By-law Amendment application submitted by The Jones Consulting Group, on behalf of Maplevue South (Innisfil) Limited, to rezone lands municipally known as 953 Maplevue Drive East, from 'Agricultural General' (AG) to 'Neighbourhood Residential' (R5), 'Neighbourhood Multiple Residential' (RM3), 'Neighbourhood Multiple Residential' with Special Provisions (RM3)(SP-XXX), 'Neighbourhood Mixed Use' (NMU), and 'Environmental Protection' (EP), 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 as amended, including matters raised in those submissions and identified within Staff Report DEV013-22 and there was one written and oral submission received from a member of the public, in addition to comments from technical staff and agencies.
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. (DEV013-22) (File: D30-015-2021)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/16/2022.

**ENQUIRIES**

Members of Planning Committee did not address any enquires to City staff.

**ADJOURNMENT**

The meeting adjourned at 8:01 p.m.

CHAIRMAN