



# City of Barrie

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

## Minutes - Final Planning Committee

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Tuesday, February 23, 2021

7:00 PM

Virtual Meeting

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### **PLANNING COMMITTEE REPORT** **For consideration by Barrie City Council on March 1, 2021.**

The meeting was called to order by Mayor Lehman at 7:00 p.m. The following were in attendance for the meeting:

**Present:** 10 - Mayor, J. Lehman  
Deputy Mayor, B. Ward  
Councillor, C. Riepma  
Councillor, K. Aylwin  
Councillor, A. Kungl  
Councillor, R. Thomson  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, M. McCann

**Absent:** 1 - Councillor, N. Harris

#### **STAFF:**

Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Committee Support Clerk, T. Maynard  
Committee Support Clerk, T. McArthur  
Deputy City Clerk, C. Swan  
Director of Finance/Treasurer, C. Millar  
Director of Information Technology, R. Nolan  
Director of Development Services, M. Banfield  
Director of Operations, D. Friary  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, A. Miller  
Planner, A. Gameiro.

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

## **SECTION "A"**

### **21-P-002**

#### **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)**

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

Ms. Robbins discussed slides concerning the following topics:

- An aerial photograph of the site location;
- Photographs illustrating the surrounding land uses;
- The purpose of the Zoning By-law Amendment and Redline Application for the subject lands;
- The studies completed in support of the application;
- The approved Provincial Policy Statement, 2020, the Growth Plan for Ontario and the Lake Simcoe Protection Plan in context of the subject lands;
- The Hewitt's Secondary Plan identifying the subject lands; and
- A summary of the application.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. 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 application.

#### **VERBAL COMMENTS:**

No verbal comments were received.

#### **WRITTEN COMMENTS:**

1. Correspondence from John dated February 1, 2022.
2. Correspondence from Alectra Utilities.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 3/1/2021.

**21-P-003****PROPOSED AMENDMENTS TO THE COMMUNITY IMPROVEMENT PLAN (CIP) - CITY OF BARRIE (FILE: D18-CIP)**

Andrew Gameiro, Planner, Development Services Department advised that 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.

Mr. Gameiro discussed slides concerning the following topics:

- The purpose of the CIP;
- A map illustrating the CIP Project area boundary;
- The proposed amendments to Section 6.3 and 12.1.8(c) of the CIP; and
- The next steps for the proposed amendments to the CIP.

Mr. Gameiro advised that all comments received during the public engagement process will be reviewed by the Technical Review Team and the anticipated timelines for the staff report regarding the application.

A member of General Committee asked questions of clarification to Mr. Gameiro and received responses.

**VERBAL COMMENTS:**

No verbal comments were received.

**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 3/1/2021.

Pursuant to Procedural By law 2019-100, as amended, Section 4, Subsection 10, the order of business was altered such that the Public Meetings were received ahead of the Consent Agenda.

The Planning Committee recommends adoption of the following recommendation(s) which were dealt with on the consent portion of the agenda:

**SECTION "B"****21-P-004****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)

This matter was recommended for consideration of adoption (Section "B") to City Council for consideration of adoption/receipt at its meeting to be held on 3/1/2021.

The Planning Committee met and recommends adoption of the following recommendation(s):

### **SECTION "C"**

#### **21-P-005**

#### **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)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 3/1/2021.

### **ENQUIRIES**

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

### **ADJOURNMENT**

The meeting adjourned at 7:29 p.m.

CHAIRMAN