



# City of Barrie

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

## Final Planning Committee

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Tuesday, June 21, 2022

7:00 PM

Council Chambers

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### PLANNING COMMITTEE REPORT

For consideration by Barrie City Council on June 27, 2022.

The meeting was called to order by Chair, Councillor, C. Riepma at 7:00 p.m. The following were in attendance for the meeting:

**Present:** 7 - Councillor, C. Riepma  
Councillor, K. Aylwin  
Councillor, A. Kungl  
Councillor, R. Thomson  
Councillor, G. Harvey  
Councillor, S. Morales  
Councillor, M. McCann

**Absent:** 4 - Mayor, J. Lehman  
Deputy Mayor, B. Ward  
Councillor, N. Harris  
Councillor, J. Harris

#### STAFF:

Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Committee Support Clerk, B. Thompson  
Committee Support Clerk, T. Maynard  
Director of Development Services, M. Banfield  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, B. Araniyasundaran  
Planner, M. Kowalchuk  
Service Desk Generalist, K. Kovacs.

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

Councillor, C. Riepma advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meeting should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the staff report regarding the applications were advised to contact the Legislative and Court Services Department at [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca).

Councillor, C. Riepma confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

The Planning Committee met and reports as follows:

**22-P-036 APPLICATION FOR A ZONING BY-LAW AMENDMENT - 667, 669, 673 AND 675 YONGE STREET (WARD 9) (FILE: D30-008-2022)**

Karla Tamayo of Innovative Planning Solutions Inc. advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment on behalf of Tran Group, for lands known municipally as 667, 669, 673 and 675 Yonge Street, Barrie.

Ms. Tamayo discussed slides concerning the following topics:

- The site location of the proposed development;
- Illustrations depicting the location of the subject lands;
- The aerial context of the site location;
- The current Official Plan designation;
- The current Zoning By-law designation;
- The proposed Zoning By-law Amendments for the site location;
- The site plan for the development proposal;
- Conceptual renderings of the elevation and building design for the subject lands; and
- The next steps in the project.

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

Ward 9 Councillor, S. Morales asked questions of Ms. Tamayo and City staff and received responses.

**VERBAL COMMENTS:**

There were no verbal comments from members of the public.

**WRITTEN COMMENTS:**

1. Correspondence from Enbridge dated June 3, 2022.
2. Correspondence from Simcoe Muskoka Catholic District School Board dated June 6, 2022.
3. Correspondence from Simcoe County District School Board dated June 3, 2022.

This matter was recommended to City Council for consideration of adoption/receipt at its meeting to be held on 6/27/2022.

**22-P-037****APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 518, 520, 522, AND 524 TIFFIN STREET (WARD 5) (File: D30-014-2022)**

Brandi Clement of The Jones Consulting Group advised that the purpose of the Public Meeting is to review applications for an Official Plan Amendment and Zoning By-law Amendment submitted, on behalf of Pioneer Family Pools Barrie Inc., for lands known municipally as 518, 520, 522 and 524 Tiffin Street, Barrie.

Ms. Clement discussed slides concerning the following topics:

- The site location and surrounding land uses;
- The area context of the subject lands;
- The proposed development concept;
- The Planning Applications submitted for proposed development;
- The application's alignment with Provincial Policy Growth Plan and focus of design;
- The proposed Official Plan designation;
- The proposed Zoning By-law Amendment;
- The Environmental conclusions for the site location;
- The Tree Preservation Plan for subject lands;
- The Site Servicing and Stormwater Management Control plan; and
- The next steps in the project.

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. Kowalchuk discussed the anticipated timelines for the staff report regarding the proposed application.

Ward 5 Councillor, R. Thomson asked questions of Ms. Clement and City staff and received responses.

**VERBAL COMMENTS:**

Cecelia Lee, 599 Dunlop Street West discussed her concerns related to setbacks for the proposed developments. She questioned the rationale behind the setbacks and described the lands surrounding the subject lands as standard industrial, commercial and environmental protected lands.

**WRITTEN COMMENTS:**

1. Correspondence from Ministry of Transportation dated May 27, 2022.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 6/27/2022.

**ENQUIRIES**

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

**ADJOURNMENT**

The meeting adjourned at 7:40 p.m.

CHAIRMAN