



Meeting Agenda
General Committee

Monday, June 15, 2015

7:00 PM

Council Chamber

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

2.1 5 YEAR REVIEW OF THE CITY OF BARRIE OFFICIAL PLAN - CITY OF BARRIE (FILE: D08-OFFICIAL PLAN REVIEW 2015)

The purpose of the Public Meeting is to initiate a 5 year review of the City of Barrie Official Plan in accordance with the requirements of the Planning Act.

An Official Plan is a long range planning document that guides the use of land in the City as well as its future growth and development for the next 20 to 30 years. The Official Plan provides direction on how and where change and growth should take place and identifies the services and facilities needed to support the development of healthy and complete communities while setting out measures to conserve our natural and cultural heritage.

The Official Plan is an important document that affects everyone who lives, visits or stays in Barrie. This document sets the stage for protecting what we value, while paving the way for establishing a resilient, liveable, healthy sustainable community for future generations. It provides guidance and direction for Citizens, Council, Staff and the Development Community as to how to achieve the vision and build the community we want to live in.

The following will be discussed at the Public Meeting:

1. An overview of the changes in the land use planning context that have occurred since 1994 and why a New Official Plan is being considered;
2. An outline of the work plan and process, what we will be reviewing; and
3. How the Public, Community and Citizens will be consulted over the next two years.

The City has recently finalized a comprehensive secondary planning process which resulted in a long-term plan for the annexation area. This 5 Year Review will not change these Secondary Plans.

The Planning Act requires municipalities to have an Official Plan and to consider updating the Official Plan every five years. It is important to update the plan regularly to ensure it remains current and relevant.

The current Official Plan document was originally adopted by Council in 1994.

Since the original drafting of the Plan, new issues, strategic priorities and development trends have arisen which have been incorporated into the Plan through individual amendments and 5 year reviews. Local and Provincial planning policy has changed and even the boundaries of the City of Barrie have been expanded over the last two decades. It is time to consider undertaking a new Official Plan that will integrate new provincial policy initiatives, current planning philosophy and will provide an up to date vision for the future growth based on what the community view as important for the future development of our City.

This Public Meeting is the first of various opportunities which will be provided to engage the public in the process, through traditional public meetings, open houses, social media, and on-line engagement.

Presentation by M. Kalyaniwalla, Manager of Planning Policy.

See attached correspondence.

Attachments: [PM-150615 - Notice - 5 Year Review - OP.pdf](#)

2.2

APPLICATION FOR A ZONING BY-LAW AMENDMENT - PENADY (BARRIE) LTD., ON BEHALF OF THE OWNER, PENADY (BARRIE) LTD. AND LOBLAW PROPERTY LIMITED - 319 CUNDLES ROAD EAST (WARD 3)

The purpose of the public meeting is to review an application to consider an amendment to the Zoning By-law submitted by Penady (Barrie) Ltd., on behalf of the owner, Penady (Barrie) Ltd. and Loblaw Property Limited, for lands located at 319 Cundles Road East. The property is legally described as Concession 3, Part of Lot 21, Registered Plan 51R-35759, Parts 1-8, 10-14, 18-28, 31, and 33-36, City of Barrie and is located within the Alliance Planning Area. The property is known municipally as 319 Cundles Road East and has a total area of approximately 17.9 hectares.

The lands are designated General Commercial within the City's Official Plan and are zoned General Commercial Special Provision C4(SP-382) in accordance with Zoning By-law 2009-141.

The proposed amendment to the Zoning By-law would permit an increase in the maximum commercial gross floor area (GFA) permitted on the subject lands to allow for the site to accommodate additional commercial tenants in the future. The proposed application also seeks to establish a standard parking rate across the entire site of 3.87 spaces per 1,000 square feet of gross floor area, and 1.1 spaces per residential unit (including visitor parking space).

Presentation by a representative of MHBC Planning.

Presentation by Steven Farquharson, Development Planner, Planning Services Department.

See attached correspondence.

Attachments: [PM-150615 - Notice - 319 Cundles Rd. E..pdf](#)

[PM-150615 - Correspondence - 319 Cundles Rd. E..pdf](#)

[PM 150615 - Presentation - 319 Cundles Rd. E..pdf](#)

[150615 A4 Memo - Amendment to Zoning Bylaw 319 Cundles Rd E.pdf](#)

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION**PRESENTATION BY J. LYNN, FIRE CHIEF REGARDING THE BARRIE FIRE AND EMERGENCY SERVICE 2014 ANNUAL REPORT.**

Attachments: [150615 BFES Presentation.pdf](#)

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES**REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED MAY 27, 2015.****DEVELOPMENT CHARGES DEFERRAL AGREEMENT**

That staff develop a Development Charge Deferral policy that aligns with the City's Growth Management Implementation Plans, Affordable Housing Strategy, and strategic Economic Development opportunities, and report back to General Committee before the summer recess with a recommended policy that includes consideration of the nature of the STREIT Manufacturing Inc. request. (File: F00)

PROPOSED FUTURE TWINNING OPPORTUNITY - ARRAS, FRANCE

1. That the City of Arras, France be invited to join a twinning relationship with the City of Barrie.
2. That, if approved by both cities, the twinning ceremony to officially sign the twinning documents take place in the year 2017.
3. That a delegation from Barrie with a representative from CFB Borden travel to Arras, France in 2017 to participate in the signing of the necessary documents.
4. That the Mayor convey Barrie's invitation to the Mayor of Arras on his visit to Arras, France in June of 2015. (File: C05)

INTERNATIONAL RELATIONS COMMITTEE MEMBERSHIP AMENDMENTS

1. That the following changes to the membership of the International Relations Committee, be approved:
 - a) To the Georgian College representative L. Palson adding or their designate;
 - b) To the Base Borden representative by adding Major A.B. Battista or their designate and removing J.M. Pigeon's name;

- c) To the Japan Twinning, by removing L. LeRoux and replacing with H. Noguchi;
 - d) To the China Program, by adding P. Sachiw as an alternate; and
 - e) To replace P. Sachiw with J. M. Pigeon for the Borough of Harrogate Program.
2. That Schedule 'A' of By-law 2015-018, be amended to reflect these changes. (File: C05)

NAMING OF A SCHOOL - SIR ROBERT BARRIE

That a letter be submitted to the Simcoe County District School Board requesting that the School Board name the new South Barrie Secondary School, Sir Robert Barrie.

6. STAFF REPORT(S)

BUSINESS LICENSING BY-LAW AMENDMENT - SECOND HAND SALES

1. That the Inspection Section of the Business Licensing (General) By-law 2006-266, be amended by adding sub-section (v) as follows:
- “For the purpose of Second Hand Sales, a Municipal Law Enforcement Officer, Police Officer or other duly appointed individual shall not access or remove personal information collected by the vendor unless such information is directly related to an active investigation, court or other legal proceeding and is necessary to the investigation.”
2. That the relevant Operating Criteria Sections of the Business Licensing (General) By-law 2006-266 related to Second Hand Sales, be amended by deleting the following requirement:
- “record the name and address of the person from whom the purchase or acquisition was made;”
3. That the relevant Operating Criteria Sections of the Business Licensing (General) By-law 2006-266 related to Second Hand Sales, be amended by deleting the following requirement:
- “provide a copy of any record referred to in Section 90.2.2.0.0. (d), to a Municipal Law Enforcement Officer, Police Officer or other duly appointed individual upon demand. Such record shall be open to inspection by any Municipal Law Enforcement Officer, Police Officer or other duly appointed individual any at all times during business hours and may be removed at any time by such officer for the purpose of photocopying or for us in any court or other proceeding.”

4. That the City Clerk/Director of Legislative and Court Services be authorized to make any necessary changes to By-law 2006-266 required to fully implement the intent of the above changes. (CLK008-15) (File: L02-PB M112)

Attachments: [CLK008-150615.pdf](#)

PILOT SANITARY INFLOW AND INFILTRATION REDUCTION PROGRAM

That the pilot Sanitary Inflow Reduction Rebate Program as outlined in Staff Report ENG008-15, be endorsed. (ENG008-15) (File: D00)

Attachments: [ENG008-150615.pdf](#)

DUCKWORTH STREET - BELL FARM ROAD TO ST VINCENT STREET CLASS EA PHASES 3 AND 4 (WARDS 1 AND 2)

1. That the Preferred Design Alternative for the Municipal Class Environmental Assessment for Duckworth Street from Bell Farm Road to St Vincent Street, Phases 3 and 4 be adopted as outlined in Staff Report ENG009-15.
2. That in accordance with the requirements of the Class Environmental Assessment process, the Engineering Department publish a Notice of Completion for the Duckworth Street Environmental Study Report. (ENG009-15) (File: T05-DU5)

Attachments: [ENG009-150615.pdf](#)

DUNLOP STREET CORRIDOR IMPROVEMENT (TORONTO STREET TO MULCASTER STREET) MUNICIPAL CLASS EA PHASES 1 AND 2 (WARD 2)

1. That the Preferred Alternative for the Dunlop Street Corridor Improvements - Toronto Street to Mulcaster Street Municipal Class Environmental Assessment Phase 1 and 2 (Class EA) be adopted as:
 - a) Alternative 5 - Reconfigurable street between Toronto Street and Mulcaster Street.
2. That staff undertake the additional design associated with incorporating the proposed Dunlop Street Streetscape elements into the Memorial Square Redevelopment Project at a cost not to exceed \$10,000 and be funded from the Tax Capital Reserve (13-04-0440). (ENG011-15) (File: T05-DU)

Attachments: [ENG011-150615.pdf](#)

FROZEN WATER SERVICES

1. That a new Capital Project for Water Freezing Remediation be approved totaling \$450,000 for 2015, and be funded from the Water Rate Stabilization Reserve.
2. The staff from the Water Operations Branch of the Environmental Services Department, in conjunction with staff from the Revenue Branch of the Finance Department, be directed to develop and implement an Extreme Cold Weather Procedure in order to mitigate potential frozen water services in the event of future extreme winter weather temperatures. (ENV003-15) (File: E00)

Attachments: [ENV003-150615.pdf](#)

APPLICATION FOR ZONING BY-LAW AMENDMENT- VISTICAN INVESTMENTS INC. - 10 CAPPS DRIVE (WARD 10)

1. That the Zoning By-law Amendment application submitted by Macaulay Shiomi Howson Ltd., on behalf of Vistican Investments Inc., to rezone the southern portion of the lands known municipally as 10 Capps Drive (Ward 10) from "Agricultural (A)" to "Residential Single Detached Dwelling Second Density Special R2(SP)", be approved. (D14-1584)
2. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - a) That a minimum setback to an attached garage of 6.0 metres be permitted; whereas 7.0 metres would be required; and
 - b) That a minimum rear yard setback of 7.5 metres be required; whereas 7.0 metres would be permitted.
3. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of this by-law. (PLN017-15) (File: D14-1584)

Attachments: [PLN017-150615.pdf](#)

APPLICATION FOR AMENDMENT TO THE ZONING BY-LAW - FRANK MONTAGNESE/CYGNUS DEVELOPMENTS - 203 COX MILL ROAD (WARD 8)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions Inc. on behalf of Frank Montagnese/Cygnus Developments to rezone lands known municipally as 203 Cox Mill Road from "Residential Single Detached First Density (R1) Zone" to "Residential Multiple Dwelling Second Density Special Provision (RM2)(SP) Zone", be approved.

2. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands:
 - a) Permit a maximum density of 67 units per net hectare;
 - b) Increase maximum Gross Floor Area from 60% to 80%;
 - c) Reduce the minimum front yard setback from 7.0 metres to 2.9 metres;
 - d) Reduce the right (south) side yard setback from 3.0 metres to 1.8 metres;
 - e) Reduce the minimum left (north) side landscaping strip adjacent to a parking area from 3.0 metres to 1.5 metres;
 - f) Reduce the minimum rear (east) yard landscaping strip adjacent to a parking area from 3.0 metres to 2.0 metres; and
 - g) That the required consolidated amenity space be permitted to encroach 0.92 metres into the required front yard setback.

3. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required for the passing of this By-law. (PLN018-15) (File: D14-1577)

Attachments: [PLN018-150615.pdf](#)

APPLICATION FOR AMENDMENT TO THE ZONING BY-LAW - TERRA CAPITAL GROUP INC. (C/O TIM MOUZAFAROV) - 534, 536, 540 ESSA ROAD AND PART OF 8 BOAG COURT (WARD 7)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions Inc. on behalf of Terra Capital Group Inc. (c/o Tim Mouzafarov) to rezone the lands known municipally as 534, 536, 540 Essa Road and Part of 8 Boag Court from “Multiple Residential Dwelling Second Density Special Provision RM2 (SP-473)”, and “Single Detached Residential First Density (R1)” to “Multiple Residential Dwelling Second Density Special Provision RM2 (SP)” be approved.

2. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands:
 - a) Permit a minimum density of 40 units per net hectare;
 - b) Permit a maximum density of 55 units per net hectare;
 - c) Increase maximum Gross Floor Area from 60% to 76%;
 - d) Increase the maximum height from 10.0 metres to 10.5 metres;

- e) Reduce the minimum front yard setback from 7.0 metres to 3.6 metres;
 - f) Reduce the minimum driveway length from 6.0 metres to 5.3 metres;
 - g) Permit tandem parking;
 - h) Reduce the minimum rear yard setback from 7.0 metres to 5.0 metres;
 - i) Reduce the minimum secondary means of access from 7.0 metres to 5.4 metres; and
 - j) Reduce the minimum secondary means of access from 7.0 metres to 5.0 metres; for those units adjacent to the required consolidated amenity space and/or internal private roadway.
3. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required for the passing of this By-law. (PLN019-15) (File: D14-1583)

Attachments: [PLN019-150615.pdf](#)

OFFICIAL PLAN AMENDMENT AND REZONING 681-685 YONGE STREET (WARD 9)

That the Official Plan Amendment and Rezoning Applications submitted by Tristar Management for property municipally known as 681-685 Yonge Street for an official plan amendment and rezoning of the lands from Residential and Residential Detached Dwelling First Density R1 to General Commercial and General Commercial C4, not be approved. (PLN021-15) (File: D09-OPA050 and D14-1579)

Attachments: [PLN021-150615.pdf](#)

NAMING OF A STREET - FRANK'S WAY (WARD 8)

That a proposed street in the Parkshore Village subdivision, located at 196 Burton Avenue, be named "Frank's Way". (PLN022-15) (File: D19-FRA)

Attachments: [PLN022-150615.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEMS FOR DISCUSSION**DEVELOPMENT OF CITY MERCHANDISE POLICY**

That staff in Access Barrie develop a City merchandise policy related to promotional products and souvenirs available for sale and report back to General Committee.

Sponsor: Councillor, R. Romita

9. INFORMATION ITEMS

Nil.

10. ENQUIRIES**11. ANNOUNCEMENTS****12. ADJOURNMENT****HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

Assistive listening devices for the Council Chambers are available upon request from the staff in the Legislative and Court Services Department.

American Sign Language (ASL) Interpreters are also available upon request. Please contact Legislative and Court Services Department staff at 705-739-4204 or cityclerks@barrie.ca regarding a request for an ASL Interpreter as soon as possible, to ensure availability.