



City of Barrie

70 Collier Street (Box 400)
Barrie, ON L4M 4T5

Meeting Agenda General Committee

Monday, February 27, 2017

7:00 PM

Council Chamber

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT, AN AMENDMENT TO THE ZONING BY-LAW AND A DRAFT PLAN OF SUBDIVISION - 1934811 ONTARIO LIMITED (JOHN DUIVENVOORDEN) - NORTHWEST OF ARDAGH ROAD AND WRIGHT DRIVE (FILE: D09-OPA31/D12-404/D14-1556) (WARD 6)

The purpose of the public meeting is to review an application for an Official Plan Amendment, an Amendment to the Zoning By-law, and a Draft Plan of Subdivision submitted by Ray Duhamel of Jones Consulting Inc. on behalf of 1934811 Ontario Limited (John Duivenvoorden). The property is located on the northwest corner of Ardagh Road and Wright Drive and generally bounded by the extension of Summerset Drive. The property is approximately 13.78 hectares in size and located within the Ardagh Secondary Planning Area.

The lands are considered to be designated Future Urban within the City of Barrie's Official Plan and are currently zoned Agriculture (A) and Environmental Protection (EP). The owner has applied to redesignate the subject lands to Residential and Environmental Protection and change the current zoning of the property to Residential Single Detached Third Density (R3), Residential Multiple (RM2) and Environmental Protection (EP) to permit the future development of the property for residential use as well as reflect the environmentally significant buffer areas adjacent to Centre Creek and the Bear Creek Provincially Significant Wetland.

Presentation by a representative(s) of Jones Consulting Group Inc.

Presentation by Celeste Terry, Policy Planner of the Planning and Building Services Department.

Attachments: [PM 170227 Notice -.pdf](#)
[PM 170227 Presentation -.pdf](#)
[PM 170227 Memo.pdf](#)

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES**REPORT OF THE COMMUNITY SERVICES COMMITTEE DATED FEBRUARY 1, 2017.**

Attachments: [CSC Report - 170201.pdf](#)

DOWNTOWN THREE (3) HOUR PARKING LIMIT - BERCZY STREET (WARD 2)

That Staff Report RPF014-16 concerning the Downtown Three (3) Hour Parking Limit - Berczy Street be received for information purposes and no action be taken with respect to any further changes to parking prohibitions on Berczy Street. (16-G-278 and 16-A-127) (RPF014-16) (File: T02-PA)

Attachments: [RPF014-161128.docx](#)
[Correspondence - Berczy Street.pdf](#)
[Additions - Correspondence - Berczy Street.pdf](#)

VICTORIA VILLAGE WOODSHOP

1. That staff report back to General Committee on the future of the Barrie Community Woodshop Program after receipt of a written proposal from Victoria Village to complete any renovations required by the Ministry of Labour, Fire Code and Workplace Safety and Prevention Services and in the interim, any payments for use of the space be discontinued, as the space is unusable given the violations related to the dust collection system and ventilation, the safety audit, Building Code and Fire Code matters.
2. That staff report back to General Committee on the future of the Barrie Community Woodshop Program, after reviewing the preferred site proposed by representatives of the Barrie Community Woodshop. (16-G-281) (REC003-16) (File: R05)

Attachments: [REC003-161128.pdf](#)

GOVERNING BACKFLOW PREVENTION AND CROSS CONNECTION CONTROL

That Staff Report ENV001-17 concerning Governing Backflow Prevention and Cross Connection Control be referred back to staff in the Environmental Services Department for a report back to Community Services Committee with further clarification of the definitions and requirements related to cross connection control. (17-G-012) (ENV001-17) (File: W04) (P47/14)

Attachments: [ENV001-170109.pdf](#)
[170201 Governing Backflow Prevention Presentation.pdf](#)

REPORT OF THE INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT SERVICES COMMITTEE DATED FEBRUARY 8, 2017.

Attachments: [IIDSC Report - 170208.pdf](#)

6. STAFF REPORT(S)**SALE OF CITY OWNED INDUSTRIAL LAND - 300 SAUNDERS ROAD (WARD 8)**

1. That the City Clerk be authorized to execute the Agreement of Purchase and Sale between the City of Barrie (the Seller) and Progressive Waste Solutions Canada Inc. (the Purchaser) for the 2.772 acre parcel of City-owned industrial land described as Lot 1 Plan 51M-379 City of Barrie, County of Simcoe, fronting the north side of Saunders Road, for the purchase price of \$195,000 per acre, and subject to the following terms and conditions:
 - a) The Purchaser acknowledges that acceptance of this offer, including all amendments, is conditional upon the approval of the Council of The Corporation of the City of Barrie;
 - b) The Purchaser agrees that it is purchasing the property in its present condition "as is" and further acknowledges and agrees that it will conduct such tests as it deems necessary to determine to its satisfaction, that the soil conditions for the property are satisfactory to support the development and construction of a parking lot and other structures contemplated for its proposed use of the property;
 - c) Upon closing, the Purchaser agrees to merge the property with its adjoining property, known municipally as 320 Saunders Road, Barrie, Ontario, Canada owned by Progressive Waste Canada Inc. to create one property. This will be confirmed by the Purchaser's solicitor prior to closing;
 - d) The Purchaser covenants and agrees that all land development activities shall be conducted in accordance with the City of Barrie's Zoning By-law;

- e) The Purchaser covenants that it will not sever the said lands, and sell as vacant industrial land, to any person, firm or corporation, without first offering in writing and delivered to the Legislative and Court Service Department, City Hall, 70 Collier Street, Barrie, Ontario, to sell such lands to the Seller at a price equal to ninety (90%) percent of the original purchase price paid by the Purchaser to the Seller, and free from any and all encumbrances; and
 - f) The Purchaser acknowledges that the property abuts a rail line owned by the Seller, and accepts the terms associated with the use of the rail outlined in the agreement.
2. That the net proceeds from the sale of 300 Saunders Road be allocated to the Industrial Land Reserve (13-04-0430), less the 2% Parkland Dedication Fee, which is to be allocated to the Parkland Reserve and less the commission of as per the City of Barrie's Standard Broker Commission Fee Schedule for industrial land sales. (BDD002-17) (File: L00)

Attachments: [BDD002-170227.pdf](#)

WATER OPERATIONS BRANCH 2016 ANNUAL REPORT TO COUNCIL

That the Water Operations Branch, Drinking Water System, Annual Report for the period of January 1st to December 31st, 2016, including Appendices "A" - "L", be received for information purposes. (ENV002-17) (File: E00)

Attachments: [ENV002-170227.pdf](#)

[Appendix "A" - 2016 Annual Report to Council.pdf](#)

[Appendix "B" - 2016 Annual Report - Sec11 O.Reg.170.pdf](#)

[Appendix "C" - 2016 Lead Testing Report - Sch15.1 O.Reg. 170.pdf](#)

[Appendix "D" - 2016 Municipal Summary Report - Sch22 O.Reg. 170.pdf](#)

[Appendix "E" - O.Reg.170 - Regulation.pdf](#)

[Appendix "F" - Municipal Drinking Water Licence.pdf](#)

[Appendix "G" - Drinking Water Works Permit.pdf](#)

[Appendix "H" - Permit to Take Water.pdf](#)

[Appendix "I" - MOECC Standard of Care.pdf](#)

[Appendix "J" - Taking Care of Your Drinking Water A Guide for Members of M](#)

[Appendix "K" - Management Review Meeting Minutes.pdf](#)

[Appendix "L" - Water-Wastewater-Financial-Plan.pdf](#)

**AGE-FRIENDLY COMMUNITY PLANNING PROJECT IMPLEMENTATION
PLAN AND PROJECT FINAL REPORT**

That the Mayor and Council endorse the Barrie Age-Friendly Community (AFC) Plan and Final Report, in principle, and that staff be directed to report back to General Committee on an implementation plan. (HR001-17) (File: A16-INN) (P47/14)

Attachments: [HR001-170227.pdf](#)
[Barrie Age-Friendly Community Plan.pdf](#)

PUBLIC NOTICE BY-LAW UPDATE

That the draft by-law to provide for general notice provisions as required under the *Municipal Act*, 2001, attached as Appendix "A" to Staff Report LCS004-17, be adopted and By-law 2003-116 be repealed. (LCS004-17) (File: C01)

Attachments: [LCS004-170227.pdf](#)
[Schedule A Public Notice By-law.docx](#)

**REVIEW OF LICENSING, REGULATING AND GOVERNING RESIDENTIAL
RENTAL UNITS**

That Staff Report LCS005-17 concerning the Review of Licensing, Regulating and Governing Residential Rental Units, be received for information purposes and no action be taken with respect to the implementation of a licensing regime for rental housing. (LCS005-17) (File: P00) (P9/16 and P10/16)

Attachments: [LCS005-170227.pdf](#)

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW
AMENDMENT - NORTH SIDE OF CONCERT WAY, WEST OF BAYVIEW
DRIVE (WARD 8)**

1. That an application to amend Section 4.8.9 Defined Policy Area [R] of the Official Plan submitted by R.G. Richards and Associates on behalf of North American Park Place Corporation and 9613714 Ontario Limited to include a Retirement Home as a permitted use on lands located on the north side of Concert Way, west of Bayview Drive, be approved by adding the following text at the end of section 4.8.9 (a) as follows:
 - a) A Retirement Home shall be permitted on lands located on the north side of Concert Way, west of Bayview Drive.
2. That an application to add a Retirement Home as a permitted use on lands zoned General Commercial with Special Provisions C4 (SP-304) submitted by R.G. Richards and Associates on behalf of North American Park Place Corporation and 9613714 Ontario Limited on lands located on the north side of Concert Way, west of Bayview Drive, be approved by adding the following text to site specific zoning C4 (SP-304) as follows:

- a) A Retirement Home shall be a permitted use outside of the retail village on the north side of Concert Way, west of Bayview Drive; and
 - b) A minimum of 65 parking spaces are required in association with the Retirement Home use permitted on the north side of Concert Way, west of Bayview Drive.
3. That a complete application requirement for Site Plan Control includes the submission of a report prepared by a qualified person that provides an evaluation and recommendations for the introduction of a sensitive land use at this location based on the MOECC D-6 Guidelines. (PLN004-17) (File: D09-OPA60 and D14-1611)

Attachments: [PLN004-170227.pdf](#)

ON-STREET PARKING - BIG BAY POINT ROAD (WARD 8, 9 AND 10)

That Traffic By-law 80-138, Schedule "A", "No Parking Anytime" be amended to add the following:

"Big Bay Point Road" From Huronia Road to a point 140 metres east there of

"Big Bay Point Road" From Loon Avenue to a point 155 metres east of The Queensway

(RPF001-17) (File: T02-PA)

Attachments: [RPF001-170227.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEMS FOR DISCUSSION

8.1 INVESTIGATION - FEASIBILITY OF RESTRICTIONS OR ALTERNATE PARKING ON GADWELL AVENUE

That staff in Roads, Parks and Fleet Department investigate the feasibility of implementing no parking restrictions or alternate parking on Gadwell Avenue and report back to General Committee.

Sponsor: Councillor, S. Morales

**8.2 OPTIONS TO IMPROVE PEDESTRIAN SAFETY - HURONIA ROAD BETWEEN
YONGE STREET AND LITTLE AVENUE**

That staff in the Engineering Department review and report back to General Committee in the Spring of 2017 regarding options to improve pedestrian safety on Huronia Road, between Yonge Street and Little Avenue.

Sponsor: Councillor, A. Khan

9. INFORMATION ITEMS

**CONFIDENTIAL POTENTIAL ACQUISITION AND DISPOSITION OF LAND
MATTERS - BRADFORD STREET AND DUNLOP STREET.**

10. ENQUIRIES

11. ANNOUNCEMENTS

12. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

**Assistive listening devices for the Council Chamber 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.**