



City of Barrie

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

Meeting Agenda Planning Committee

Tuesday, June 1, 2021

7:00 PM

Virtual Meeting

Notice:

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the *Municipal Act, 2001* which provides for Electronic Participation where an emergency has been declared to exist in all or part of the municipality under Section 4 or 7.01 of the *Emergency Management and Civil Protection Act*.

Members of the public may observe the proceedings by accessing the live webcast at:

<http://youtube.com/citybarrie>.

1. **CONSENT AGENDA**
2. **PUBLIC MEETING(S)**

**Public
Notice**

If you wish to provide oral comments at the Virtual Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, June 1, 2021 at 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission at the Virtual Public Meeting with electronic participation. To participate in the Virtual Planning Meeting, you will need access to a computer with internet service or a telephone.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling (705) 739-4220 Ext. 5500.

PM 2.1

APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT AND A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF 2640085 ONTARIO INC. (RAM IRON AND METALS) - 140 LOCKHART ROAD (WARD 8) (FILE: D30-004-2021)

The purpose of the Public Meeting is to review applications for an Official Plan Amendment, Zoning By-law Amendment and a Draft Plan of Subdivision submitted by Innovative Planning Solutions Inc. on behalf of 2640085 Ontario Inc. (Ram Iron and Metals) for the lands known municipally as 140 Lockhart Road, Barrie.

The subject lands are legally described as Part of Lot 9, Concession 11 in the City of Barrie and are located on the north side of Lockhart Road, east of Bayview Drive and west of the BCRY rail line at the current stub of Welham Road. The property has an overall area of 37.15 hectares.

Official Plan Amendment

The proposed Official Plan Amendment Application seeks to redesignate a portion of the subject lands from General Industrial to Restricted Industrial to permit a material recovery and transfer station with outdoor storage (Ram Iron and Metals), add a Defined Policy Area and realign the existing Environmental Protection designation.

Zoning By-law Amendment

The proposed Zoning By-law Amendment Application seeks to rezone the subject lands from 'General Industrial' (GI) and 'Environmental Protection' (EP) to 'Restricted Industrial with Special Provisions' (RI)(SP-XXX), 'General Industrial' (GI) and 'Environmental Protection' (EP). The (RI)(SP-XXX) zone is intended to permit a material recovery and transfer station with outdoor storage (Ram Iron and Metals) and special provisions for outdoor storage and a reduced parking standard.

Draft Plan of Subdivision

The proposed Draft Plan of Subdivision seeks to create 33 lots for industrial development, an industrial block, the extension of Welham Road to connect with Lockhart Road and blocks for a road, road widenings, stormwater management and environmental protection for a tributary of Lover's Creek.

Presentation by representative(s) of Innovative Planning Solutions Inc.

Presentation by Michelle Banfield, Director of Development Services.

Attachments: [PM Notice 140 Lockhart Road](#)
[PM Presentation 140 Lockhart Road](#)
[PM Memo 140 Lockhart Road](#)

PM 2.2**APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF CROWN (BARRIE) DEVELOPMENTS INC. - 1012 YONGE STREET (WARD 9) (FILE: D30-005- 2021)**

The purpose of the Public Meeting is to review applications Official Plan Amendment and to the Zoning By-law Amendment submitted by Innovative Planning Solutions Inc. on behalf of Crown (Barrie) Developments Inc. for the lands known municipally as 1012 Yonge Street, Barrie.

The subject lands are legally described as Part of Lot 15, Concession 11 in the City of Barrie and are located on the west side of Yonge Street, approximately 225 metres north of the intersection of Lockhart Road and Yonge Street, with an area of 4.79 hectares and 152 metres of frontage.

Official Plan Amendment

The proposed Official Plan Amendment application seeks to create a Defined Policy Area to permit a density greater than 120 units per hectare on the subject lands (250 units per hectare proposed).

Zoning By-law Amendment

The proposed Zoning By-law Amendment application seeks to rezone the subject lands from 'Agricultural General' (AG) to 'Neighbourhood Mixed Use - Special' (NMU)(SP-XXX) with site - specific provisions, to permit the development 1,029 residential units in the form of three 6-storey and two 3-storey multi-residential buildings and 10 townhouse units, together with 1,281 square metres of ground floor commercial space along Yonge Street and underground and surface parking.

Presentation by a representative(s) of Innovative Planning Solutions Inc.

Presentation by Michelle Banfield, Director of Development Services.

Attachments: [PM Notice 1012 Yonge Street](#)
[PM Presentation 1012 Yonge Street](#)
[PM Memo 1012 Yonge Street](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)

Nil.

6. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

7. ENQUIRIES

8. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

