



Meeting Agenda General Committee

Monday, September 24, 2012

7:00 PM

Council Chamber

1. PUBLIC MEETING(S).

APPLICATION FOR AN OFFICAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW - NORTH AMERICAN (PARK PLACE) CORPORATION - 100 MAPLEVIEW DRIVE EAST, BARRIE (WARD 8)

The purpose of the public meeting is to review an application to consider an Official Plan Amendment and Amendment to the Zoning By-law submitted by R.G. Richards and Associates, on behalf of the owner, North American (Park Place) Corporation, for lands located east of Highway 400 and north of Mapleview Drive East. The property is legally described as Part of Lots 1-4, 6-10, 13-15, 18-20 and Lots 8 and 9, Concession 12 on Plan 51R-37438, City of Barrie and is located within the Highway 400 East Planning Area. The property is known municipally as 100 Mapleview Drive East and has a total area of approximately 60 hectares.

The lands are designated General Commercial within the City's Official Plan. The lands are zoned General Commercial (C4) (SP-304), Open Space (OS), Business Park (EM1) (SP-407) (H1-100) (H2-101) and Service Industrial (EM3) (SP-408) (H1-102) (H2-103) in accordance with By-law 2010-130 and Zoning By-law 2009-141.

The Applicant has indicated that the application is generally proposing to amend the site specific Official Plan and Zoning By-law as follows:

- Deletion of the provisions requiring business and professional offices within the lands zoned C4 (SP-304);
- Removal of the construction phasing requirements for the lands designated and zoned C4 (SP-304);
- Reduction of the minimum total footprint of the Retail Village in the lands designated and zoned C4 (SP-304);
- Removal of the Indexed Gross Floor Area Table in the Zoning By-law; and
- Amending various sections of the Zoning By-law regulations applicable to the Retail Village.

Presentation by Terry Coughlin of North American (Park Place) Corporation.

See attached correspondence.

Attachments: [PM#1-120924-100 Mapleview Drive East.pdf](#)
[PM#1 120924 - Presentation 100 Mapleview Drive East](#)

2. CONSENT AGENDA.

NIL.

3. DEFERRED BUSINESS.

NIL.

4. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES.**REPORT OF THE TRANSPORTATION AND ECONOMIC DEVELOPMENT COMMITTEE DATED SEPTEMBER 12, 2012.**

Attachments: [Transportation and Economic Development Committee-120924.pdf](#)

REPORT OF THE DEVELOPMENT SERVICES COMMITTEE DATED SEPTEMBER 18, 2012.

Attachments: [Development Services Committee-120924.pdf](#)

REMOVAL OF BOARDING, LODGING AND ROOMING HOUSES AS PERMITTED USES WITHIN SPECIFIC RESIDENTIAL ZONING CATEGORIES

1. That the current standards for Boarding, Lodging and Rooming Houses in Zoning By-law 2009-141 be maintained.
2. That staff in the Building Services Department in consultation with the Legal Services Department be directed to provide a report to General Committee with a plan implement proactive enforcement of Boarding, Lodging and Rooming House licensing, property standards, building code and fire code provisions for Boarding, Lodging and Rooming Houses located in RM2 zones.
3. That the memorandum from I. Peters, Director of Legal Services dated September 18, 2012 regarding Licensing of Boarding, Lodging and rooming Houses, be received.(12-G-123 and 12-G-184) (P27/12, P46/12 and P47/12)(PLN006-12) (File: D14TE-MIN)

5. STAFF REPORTS**SPECIAL MEETING PROVISIONS - LOCAL GOVERNMENT WEEK AND PROCEDURAL BY-LAW CHANGES**

1. That notwithstanding Procedural By-law 90-01 as amended, the following special provisions shall apply related to a meeting(s) of City Council or a Standing Committee that may be scheduled as a youth engagement initiative:
 - a) A meeting of City Council or a Standing Committee may be called for the purposes of promoting a better understanding and awareness about the operations and services of their municipality, and fostering in children and youth, responsible citizenship and stewardship of their local communities;
 - b) The order of business for a meeting of City Council or a Standing Committee as part of a youth engagement initiative may be altered as deemed necessary to facilitate any requirements associated with limitations on available time and appropriate agenda format, including the provision of a question and answer period;
 - c) The following changes with respect to the provisions related to Presentations as part of a youth engagement initiative:
 - i) The deletion of the maximum number of Presentations permitted at each meeting; and
 - ii) The elimination of the requirement for a request for a Presentation to be submitted to the City Clerk in advance of the meeting and approved by City Council, while maintaining a requirement for a delegation to identify an individual's name and the matter to be discussed to the City Clerk, prior to commencing the Presentation;
 - d) The following changes with respect to the provisions related to Open Delegation as part of a youth engagement initiative:
 - i) The deletion of the maximum number of delegations permitted at each meeting and the requirement to schedule Open Delegation based upon the date and time of the submission of the delegations request;
 - ii) The elimination of the requirement for a request for an Open Delegation to be submitted to the City Clerk in advance of the meeting, while maintaining a requirement for a delegation to identify an individual's name and the matter to be discussed to the City Clerk, prior to commencing the Open Delegation; and

- iii) The elimination of the requirement of a majority vote of Council in order for a person whose name does not appear on the agenda to be permitted to proceed with an Open Delegation.
2. That the Procedural By-law 90-01 as amended, be further amended, to address the following with respect to the place of meetings of City Council and/or a Standing Committee:
- a) A meeting of City Council and/or a Standing Committee shall be permitted to be held at any facility, whether or not the facility is City-owned or operated or located within the municipal boundaries, subject to the following:
 - i) Access to the facility or portion of the facility to be utilized is open to the public;
 - ii) Individuals attending the meeting, including but not limited to members of the public, shall not be required to pay a fee for entrance into the facility and/or meeting room;
 - iii) The facility and meeting room shall meet accessibility requirements as per the applicable legislation in force and effect at the time of the calling of the meeting;
 - iv) Any meeting held outside of the municipality, shall be held within a municipality with boundaries abutting those of the City of Barrie; and
 - v) The location of the facility, including street address as well as meeting room name or number, shall be included on the notice of meeting or agenda; and
 - b) A special meeting called in the case of a disaster or emergency as defined in the City of Barrie Emergency Management By-law in force and effect, shall be permitted to be held at any facility, whether or not the facility is City-owned or operated or located within the municipal boundaries, subject to the following:
 - i) The location of the facility, including street address as well as meeting room name or number, shall be included on the notice of meeting or agenda; and
 - ii) Where feasible,
 - a) Access to the facility or portion of the facility to be utilized is open to the public;

- b) Individuals attending the meeting, including but not limited to members of the public, shall not be required to pay a fee for entrance into the facility; and
- c) The facility and meeting room shall meet accessibility requirements as per the applicable legislation in force and effect at the time of the calling of the meeting. (CLK010-12) (File: C01)

Attachments: [CLK010-120924.pdf](#)

PUBLIC ART POLICY

1. That the Public Art Policy, attached as Appendix 'A' to Staff Report DOC003-12, be approved.
2. That the Director of Planning Services be directed to include, as part of the work plan to review community benefit provisions under Section 37 of the Planning Act, recommendations related to developer contributions for public art.
3. That a Public Art Reserve be created to receive cash contributions from public and private donations, and operated in accordance with Barrie's financial policies.
4. That an allocation of 1% of the cost of a new municipal facility (value exceeding one million dollars) or a major facility renovation (value exceeding one million dollars), be included in the project's budget and utilized as a funding source for the commissioning and creation of public art with the exception of water and waste water facilities such allocation to commence as part of the 2014 capital plan.
5. That the Public Art Reserve be used to fund and maintain projects in accordance with the City of Barrie's Public Art Policy. (DOC003-12) (File: A09)

Attachments: [DOC003-120924.pdf](#)

RECRUITMENT OF A RISK MANAGEMENT OFFICIAL

1. That staff initiate recruitment immediately of one full time dedicated Risk Management Official at a cost of approximately \$156,000, with funding from the Water Rate Reserve (12-05-0580) for any salary and benefit costs incurred in 2012 and funding for 2013 provided by Water Rate Revenues.
2. That staff report back to General Committee by June 2013 regarding a new fee structure related to Source Protection Activities. (ENG017-12) (File: F11-SO)

Attachments: [ENG017-120924.pdf](#)

TRAFFIC BY-LAW 80-138 UPDATES

1. That By-law 80-138, Parking Prohibition, Section 4 (2) (b), relating to intersection clearance, which does not allow vehicles parking within 15 metres of an intersection where appropriate signs have been erected and are on display, be amended by:

Deleting the following:

“(b) Within 15 metres of any intersection or any through highway”.

And by adding the following:

“(b) Within 30 metres of any intersection or any through highway”.

2. That By-law 80-138, Parking Prohibition Section 4 (2) “In Specified Places Where Signs are on Display” be amended by adding the following:

“(f) 15 metres before the point of curve and 15 metres past the point of tangent for curves with a radius less than 50 metres”.

3. That the following definition be added to By-Law 80-138, Interpretation, Section 1:

“(pp) “Curve” means changes in a roadway alignment which changes the road direction, within the plane of the road surface. The beginning point of this alignment is known as the point of curve, and the end point is known as the point of tangent. The size of the curve is defined by the radius”.

4. That staff be authorized to make applications to the Ministry of the Attorney General for approval of fines for the following offences:

a) Early payment of \$20.00 and set fine of \$30.00 for the violation of “Park within 30 metres of an intersection prohibited by sign”; and

b) Early payment of \$20.00 and set fine of \$30.00 for the violation of “Park within 15 metres of a curve prohibited by sign”. (ENG030-12) (File:T02-PA)

Attachments: [ENG030-120924.pdf](#)

WASTEWATER TREATMENT FACILITY RECOMMENDATION FOR BIOGAS UTILIZATION UPGRADES (WARD 2)

That the recommendations for the Wastewater Treatment Facility (WwTF) Biogas Utilization Upgrades, be endorsed as follows:

- a) Configure the two (2) existing co-generators to optimize the use of biogas for the WwTF electrical load displacement and/or feed power back to the distribution grid;

- b) Continue the use of biogas for WwTF hydronic heating and process improvement and expand within the WwTF where possible; and
- c) Construct horizontal medium pressurized steel biogas storage vessel(s) and auxiliary buildings with enhanced security. (ENG031-12) (File: A19-COG)

Attachments: [ENG031-120924.pdf](#)

WASTEWATER TREATMENT FACILITY - ENVIRONMENTAL COMPLIANCE APPROVAL APPEAL

1. That staff continue the process of appealing the current Environmental Compliance Approval Certificate (ECA) on the following grounds:
 - a) The existing Wastewater Treatment Facility (WwTF) was not designed to meet a Phosphorous Effluent Compliance Limit of 0.10 mg/l.
 - b) That the timelines associated with achieving the Phosphorous Effluent Compliance Limit of 0.10 mg/l. are not achievable by June 2015 , and
 - c) That clarification is required on the ECA language pertaining to:
 - i) The Substantial Completion of the 76 MLD Wastewater Treatment Facility plant expansion,
 - ii) The existing sewage works description for the Raw Sewage Pumping Station, and
 - iii) The existing sewage works description. (ENG032-12) (File: E03-EC)

Attachments: [ENG032-120924.pdf](#)

BAYFIELD STREET TRANSPORTATION IMPROVEMENTS (GROVE STREET TO CUNDLES ROAD) - MUNICIPAL CLASS EA, PHASES 3 & 4 (WARDS 2, 3 AND 4)

1. That the Preferred Design Alternative for the Municipal Class Environmental Assessment for Bayfield Street (Class EA), from Grove Street to Cundles Road, Phases 3 & 4 be adopted as outlined in Staff Report ENG034-12.
2. That in accordance with the requirements of the Class EA process, the Engineering Department publish a Notice of Completion for the Bayfield Street Environmental Study Report. (ENG034-12) (File: T05-BA)

Attachments: [ENG034-120924.pdf](#)

DECLARATION OF CITY OWNED LANDS AS SURPLUS - 155 DUNLOP STREET EAST (WESTERLY PORTION OF BAYVIEW PARK) (WARD 2)

1. That the City owned lands located at 155 Dunlop Street East, forming the westerly portion of Bayview Park described as Part of Lots 19 and 20, Plan 2, located on the south side of Dunlop Street East, east of Mulcaster Street, having a frontage of 22.86m (75 feet) with a depth of 37.35m (122.55 feet), having a total area of 0.09ha (0.21 acres) (the 155 Dunlop Lands) be declared surplus to the needs of the City.
2. That the advertisement in the newspaper with general circulation on September 13 and September 20, 2012, as well as the posting of signage on the property is deemed satisfactory notice to the public of the intended sale.
3. That the May 2011 appraisal prepared by InFocus Appraisals be accepted as representing fair market value of the parcel and that no update be required.
4. That the Mayor and City Clerk be authorized to execute an Agreement of Purchase and Sale with John Trecapelli for the 155 Dunlop Lands in accordance with the following terms and conditions:
 - a) A purchase price of \$600,000 (to be deposited into the Tax Capital Reserve, Account Number 13-04-0441);
 - b) That the Owner execute a site plan agreement over the 155 Dunlop Lands and adjoining parcel, being 149-153 Dunlop Street East, within 10 months from the date of Council approval of the sale of the 155 Dunlop Lands;
 - c) That the Owner obtain approval for any variances to the Zoning By-law which includes but is not limited to building height, maximum gross floor area and building setback requirements;
 - d) That a Reference Plan be prepared and registered for the 155 Dunlop Lands and that the cost of survey and legal work to be paid for by Mr. Trecapelli;
 - e) That the existing Gazebo, washroom facility and playground equipment on the 155 Dunlop Lands be included in the sale and that removal will be the responsibility of Mr. Trecapelli; and
 - f) That the Agreement of Purchase and Sale shall not be assigned without the approval of the City of Barrie. (IDC003-12) (File: D18-DUN)

Attachments: [IDC003-120924.pdf](#)

DELEGATED AUTHORITY TO EXECUTE ENCROACHMENT AGREEMENTS

That the City Clerk be authorized to execute encroachment agreements on behalf of the City of Barrie for City owned land subject to the following:

- a) That all new encroachment applications be circulated in memorandum format to all applicable departments for comments to address any objections or concerns;
- b) The contents of all encroachment agreements be to the satisfaction of the Director of Legal Services or designate; and
- c) That staff prepare an annual memorandum to General Committee with a summary of encroachment transactions completed under delegated authority. (LGL018-12) (File: D16-DEL)

Attachments: [LGL018-120924.pdf](#)

SALE OF ROAD WIDENING TO MTO

That the Mayor and City Clerk be authorized to declare surplus and sell a portion of the Barrie Community Sports Complex property (Sports Complex) to the Ontario Ministry of Transportation (MTO) indicated as Part 5 on Reference Plan 51R-38330 for road widening purposes for \$3640. (LGL019-12) (File: L17-74)

Attachments: [LGL019-120924.pdf](#)

CONFIDENTIAL ACQUISITION OF PROPERTY MATTER - EXPROPRIATION OF PART 2 ON REFERENCE PLAN 51R-33187, FERNDAL DRIVE FOR WATER QUALITY SAMPLING STATION (WARD 6)

(LGL020-12) (File: L00)

DELEGATION OF DEEMING BY-LAW APPROVAL AUTHORITY

1. That By-law 2010-166, being a by-law for the delegation of authority to the Director of Planning Services, the Manager of Development Control, and the Manager of Policy Planning for the approval of draft plans of subdivision, draft plans of condominium (including extensions and revisions), and exemption from part-lot control, be further amended under the provisions of the Planning Act to include authority to approve applications for deeming by-laws in accordance with the procedures proposed in Staff Report PLN040-12.
2. That the deeming by-law approval process (including extensions and revisions) provide the opportunity for referral or "bump up" to General Committee and City Council by the applicant, any member of Council, the Director of Planning Services, the Manager of Development Control, or the Manager of Policy Planning, in the event that there are unresolved issues and/or conditions of approval. (PLN040-12) (File: D12-SUB)

Attachments: [PLN040-120924.pdf](#)

REZONING - 364 ST. VINCENT STREET (WARD 2)

1. That an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions to rezone lands known municipally as 364 St. Vincent Street (Ward 2) from Highway 400 Industrial (EM2) to Highway 400 Industrial - Special Provision Holding (EM2-SP)(H) be approved (D14-1526).
2. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - a) That in addition to the permitted uses identified in the Highway 400 Industrial EM2 zone, the following uses be permitted: Bank; Fitness or Health Club; Office, Medical; Service Store; Commercial School; Industrial School; Day Nursery; Indoor Self Storage; Veterinary Clinic; Photography Studio; Indoor Ball Hockey.
3. That the Holding provision be lifted once the owner has entered into a site plan agreement which will serve to address site plan matters including but not limited to upgrades to the exterior elevations to the building, relocation/removal of the hydro transformer, screening of roof top mechanical equipment, buffering adjacent to the residential lands to the south, parking and landscaping plan, improvements to the site access and servicing including stormwater management to the satisfaction of the Planning Services and Engineering Departments.
4. That the owner dedicate to the City free and clear and at no cost a tapered road widening of up to 3 metres in width along the St. Vincent Street frontage to the satisfaction of the Engineering Department.
5. That the owner agree, as a condition of Site Plan Approval, to convey an interest in land to the City of Barrie for stormwater management retrofit purposes to the satisfaction of the Engineering Department and Conservation Authority.
6. That pursuant to Section 34(17) of the Planning Act, no further public notification is required for the passing of this by-law. (PLN037-12) (File: D14-1526)

Attachments: [PLN037-120924.pdf](#)

6. ITEM(S) FOR DISCUSSION.**6.1 FUNDING FOR ANNUAL TOWN AND GOWN ASSOCIATION OF ONTARIO SYMPOSIA**

That the Council Policy regarding funding for attendance at annual conferences be amended to add to the list of conferences with Council representative attendance funded from the \$15,000 included annually in the Council Conference Account (Account # 01-06-0950-0000-3071), as follows:

- One member of Council be granted approval to attend the annual Town and Gown Association of Ontario Symposia typically held in May of each year. (Item for Discussion 6.1, September 24, 2012) (File: A04)

Sponsors: Councillor B. Ainsworth

6.2 USE OF CITY FACILITIES BY MEMBERS OF COUNCIL

That the following Council Policy regarding the use of City Facilities by members of Council be deleted:

“Use of City Facilities

Individual expense accounts will be charged for the usage of Corporate Facilities based on the applicable rate established in the City’s Fees By-law and the amounts will be included in annual Council remuneration reports.” (Item for Discussion 6.2, September 24, 2012) (File: C00)

Sponsors: Councillor B. Ainsworth

6.3 ORDER OF THE SPIRIT CATCHER AWARDS - BARRIE COMMUNITY FOUNDATION PARTNERSHIP

1. That the City of Barrie partner with the Barrie Community Foundation to expand the celebrations associated with the Order of the Spirit Catcher Award.
2. That a \$500 cash award be provided to the two recipients of the Order of the Spirit Catcher Award, to be funded from the Council Strategic Priorities Account. (Item for Discussion 6.3, September 24, 2012) (File: C00)

Sponsors: Councillor M. Prowse and Mayor J. Lehman

6.4 BARRIE’S 160TH ANNIVERSARY

1. That a Barrie’s 160th Anniversary working group be formed with a mandate to facilitate and make recommendations on celebrations for the City of Barrie’s 160th Anniversary Celebration for 2013.

2. That the working group objectives be as follows:
 - a. Develop plans for the City of Barrie's 160th Anniversary Celebrations of Incorporation in 2013;
 - b. Encourage community input, participation and sponsorship;
 - c. Promote the development and implementation of special projects, activities and events; and
 - d. Prepare a budget to be considered by Council as part of the 2013 Business Plan to cover the costs of the event(s), in consultation with staff in the Department of Culture, to be funded from the Council Strategic Priorities Account.

3. That Barrie's 160th Anniversary working group be chaired by _____ and shall be comprised by representatives of the following organizations:
 - Members of Council (2)
 - Downtown BIA Representative
 - Greater Barrie Chamber of Commerce Representative
 - Heritage Barrie Committee Representative
 - Tourism Barrie Representative
 - Barrie Historical Association Representative
 - Internal Relations Committee Representative
 - Citizens of Barrie (2)

4. That staff in the Department of Culture shall serve as the resources to the working group. (Item for Discussion 6.4, September 24, 2012) (File: R00)

Sponsors: Councillor B. Jackson

7. ENQUIRIES.

NIL.

8. ANNOUNCEMENTS.

NIL.

9. ADJOURNMENT.