



Meeting Agenda
Development Services Committee

Tuesday, February 11, 2014

7:00 PM

Council Chamber

1. OPEN DELEGATIONS

Nil.

2. PRESENTATION/DISCUSSION ITEMS

Presentation by representatives of the Midhurst Ratepayers' Association regarding the Midhurst Secondary Plan.

Memorandum from S. Naylor, Director of Planning Services dated February 11, 2014 regarding the Allandale Historic Neighbourhood Strategy Heritage Conservation Districts and Development Control.

Attachments: [Memo 2014 02 11 Heritage Cons. Districts.pdf](#)

3. REFERRED ITEMS

Deferred by motion 13-G-036 pending Council approval of the Height and Density Study (Tall Building Policy)

BONUSING POLICIES

That the following motion contained within Staff Report PLN001-13 concerning Bonusing Policies be referred to a future meeting of the Development Services Committee for consideration:

- "1. That a public meeting be scheduled for February 25, 2013, to consider an amendment to "Section 6.8 Bonusing" of the City of Barrie Official Plan that would have the effect of deleting the entire Section and replacing it with the following:

6.8 Height and Density Bonusing

- (a) The City may permit an increase in height and/or density that exceed the maximum height and/or density permitted in the Zoning By-law, in return for the provision of community benefits pursuant to Section 37 of the Planning Act provided that:
- i. the development constitutes good planning and is consistent with the goals, objectives and policies of this Plan;
 - ii. the community benefit provided bears a reasonable

planning relationship to the increase in the height and/or density of the proposed development including having an appropriate geographic relationship to the development;

iii. Adequate infrastructure exists or will be provided by the developer to support the proposed development.

(b) Without limiting the authority of the foregoing, the City will seek to secure any of the following community benefits above and beyond those that would otherwise be provided under the provisions of the Planning Act (including parkland dedication and cash-in-lieu of parking) or the Development Charges Act or other statute.

The community benefits that may be secured include, but are not limited to, the following:

- Provision of affordable housing units;
- Community facilities/services;
- Daycare facilities;
- Arts and Cultural facilities;
- Public Art;
- Parks facilities and equipment;
- Protection of cultural heritage resources;
- Public access to facilities;
- Streetscape improvements on the public boulevard not abutting the site;
- Local improvements to transit facilities including pedestrian connections to transit facilities;
- Amenities for active transportation such as pedestrian or cycling facilities;
- Land for other municipal purposes;
- Preservation and enhancement of the Natural Heritage System;
- Enhanced on site tree planting or landscaping;
- Public parking structures;
- Local improvements identified through Community Improvement Plans, sustainable energy strategies, capital budgets or other implementation plans or studies; and
- Any public work, initiative or matter in compliance with this Plan.

(c) Where community benefits are to be provided in return for increased height and/or density pursuant to Section 37 of the Act, these benefits will be set out in the zoning by-law amendment along with the increased height and/or density.

(d) Where community benefits are to be provided, they may be secured by letter of credit and/or in one or more agreements, which may be registered on title to the lands.

2. That staff be directed to start implementing this initiative for all new complete planning applications received January 1, 2013 onward." (13-G-014) (PLN001-13) (File: D08TE-BON)

Attachments: [PLN001 - 130107.pdf](#)

4. ADVISORY COMMITTEE REPORTS TO BE RECEIVED

Nil.

5. REPORTS TO COMMITTEE

Nil.

6. ADJOURNMENT

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