



City of Barrie

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

Meeting Agenda General Committee

Wednesday, June 18, 2025

5:00 PM

Sir Robert Barrie Room

Notice

This meeting will be held ELECTRONICALLY AND IN-PERSON in accordance with Section 238 of the Municipal Act, 2001.

1. **CONSENT AGENDA**

2. **PUBLIC MEETING(S)**

Nil.

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

PR 3.1

**CONFIDENTIAL LABOUR RELATIONS/EMPLOYEE NEGOTIATIONS MATTER
- BPFFA NEGOTIATIONS**

4. **DEFERRED BUSINESS**

Nil.

5. **REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES**

Nil.

6. **STAFF REPORT(S)**

DEV027-25

ZONING BY-LAW AMENDMENT APPLICATION - 545 - 565 BIG BAY POINT ROAD, 218 ASHFORD DRIVE, 207 - 209 MONTGOMERY DRIVE and 200 - 210 BERTHA AVENUE

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of Midnight Group, to rezone lands municipally known as 545-565 Big Bay Point Road, 218 Ashford Drive, 207-209 Montgomery Drive and 200-210 Bertha Avenue from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Apartment Dwelling Second Density - 1 with Special Provisions' (RA2-1)(SP-XXX) and 'Residential Apartment Dwelling Second Density- 1 with Special Provision, Hold' (RA2-1)(SP-YYY)(H-ZZZ), attached as Appendix A to Staff Report DEV027-25 be approved.
2. That the following Special Provisions be referenced in the implementing

Zoning By-law for the lands zoned to 'Residential Apartment Dwelling Second Density - 1 with Special Provisions' (RA2-1)(SP-XXX):

- a) That the lot line abutting Big Bay Point Road shall be considered the Front Lot Line.
- b) Permit a minimum front yard setback of 4.0m, whereas a minimum front yard setback of 7.0m is required;
- c) Permit a minimum exterior side yard setback of 1.8m, whereas a minimum side yard setback of 5.0m is required;
- d) Permit a minimum landscaped open space of 23%, whereas a minimum landscaped open space of 35% is required;
- e) Permit a maximum lot coverage of 49%, whereas a maximum lot coverage of 35% is permitted;
- f) Permit a maximum Gross Floor Area of 232%, whereas a maximum Gross Floor Area of 200% is permitted;
- g) Permit a minimum parking ratio of 0.9 spaces per unit across the entirety of the site, whereas a minimum parking ratio of 1.5 spaces per unit is required;
- h) Permit a drive aisle width of 6.0 metres, whereas a minimum drive aisle width of 6.4 metres is required; and,
- i) Permit a continuous landscaped buffer of 1.8 metres along the exterior side lot lines, whereas a minimum continuous landscaped buffer of 3 metres is required.

3. That the following Special Provisions be referenced in the implementing Zoning By-law for the lands zoned 'Residential Apartment Dwelling Second Density - 1 with Special Provision, Hold' (RA2-1) (SP-YYY) (H-ZZZ):

- a) Permit a minimum parking ratio of 0.9 spaces per unit across the entirety of the site, whereas a minimum of parking ratio of 1.5 spaces per unit is required.

4. That the Holding Provision (H-ZZZ) be removed from the Residential Apartment Dwelling Second Density- 1 with Special Provision (RA2-1) (SP-YYY) zone when the following has been completed to the satisfaction of the City:

- a) That the owner/applicant demonstrate adequate servicing capacity and suitable traffic justification through the submission of all necessary studies and reports as part of a subsequent Site Plan Control application, to the satisfaction of the City of Barrie, prior to

any site works or issuance of a Building Permit.

5. That the Phase 1 lands shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B", as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas.
6. That the lands known municipally as 545-565 Big Bay Point Road, 218 Ashford Drive, 207-209 Montgomery Drive and 200-210 Bertha Avenue shall be considered one property for the purposes of zoning interpretation and implementation in the 'Residential Apartment Dwelling Second Density - 1 with Special Provisions' (RA2-1)(SP-XXX) and 'Residential Apartment Dwelling Second Density - 1 with Special Provision, Hold' (RA2-1)(SP-YYY)(H-ZZZ) zones.
7. That the written and oral submissions received relating to this application have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV027-25.
8. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV027-25)

Attachments: [DEV027-25](#)

7. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

8. ITEM(S) FOR DISCUSSION

Nil.

9. INFORMATION ITEMS

Nil.

10. ENQUIRIES

11. ANNOUNCEMENTS

12. 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.

