



# City of Barrie

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

## Minutes - Final Planning Committee

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Tuesday, June 1, 2021

7:00 PM

Virtual Meeting

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### PLANNING COMMITTEE REPORT

**For consideration by Barrie City Council on June 14, 2021.**

The meeting was called to order by Mayor Lehman at 7:01 p.m. The following were in attendance for the meeting:

**Present:** 11 - Mayor, J. Lehman  
Deputy Mayor, B. Ward  
Councillor, C. Riepma  
Councillor, K. Aylwin  
Councillor, A. Kungl  
Councillor, R. Thomson  
Councillor, N. Harris  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, M. McCann

**STAFF:**

Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Committee Support Clerk, T. Maynard  
Committee Support Clerk, T. McArthur  
Director of Development Services, M. Banfield  
Director of Information Technology, R. Nolan  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, A. Miller.

The Planning Committee met for the purpose of a Public Meeting at 7:03 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that was the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the staff report regarding the applications were advised to contact the Legislative and Court Services Department at [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca). Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

**21-P-014 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)**

Vanessa Simpson from Innovative Planning Solutions Inc. advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment and a Draft Plan of Subdivision submitted by 2640085 Ontario (Ram Iron and Metals) for lands known municipally as 140 Lockhart Road, Barrie.

Ms. Simpson discussed slides concerning the following topics:

- A survey plan of the subject lands;
- The existing Official Plan designation and zoning for the subject site;
- Conceptual renderings of the proposed development;
- The proposed amendments to Official Plan and zoning for the subject site
- The land use policies;
- The studies completed in support of the application; and
- A summary of the application.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the proposed application.

**VERBAL COMMENTS:**

- **Daniel Hunter**, 183 Hiawatha Drive, Port Sydney, Huntsville expressed concerns regarding the outdoor storage of materials in the proposed development and the effects it could have on the watercourse if changes were to take place to the environmentally protected lands.

**WRITTEN COMMENTS:**

1. Correspondence from the Ministry of Transportation

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 6/14/2021.

**21-P-015****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)**

Karla Katayo from Innovative Planning Solutions Inc. advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Crown (Barrie) Developments Inc. for lands known municipally as 1012 Yonge Street, Barrie.

Ms. Simpson discussed slides concerning the following topics:

- A survey plan of the subject lands;
- Illustrations depicting the current subject area;
- The existing Secondary Plan designation for the subject site;
- The proposed Official Plan and Zoning By-law amendments;
- Conceptual renderings of the proposed development;
- Illustrations depicting inspirational designs for the development;
- A summary of the application.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the proposed application.

**VERBAL COMMENTS:**

Ray Duhamel, The Jones Consulting Group representing the ASA Developments Inc. provided a description of ASA Development Inc. lands and their location to the proposed development. He explained that ASA Developments Inc. went through a rezoning process in 2020 for a parcel of land on located on Yonge Street to permit a mixed-use development.

Mr. Duhamel advised that ASA Development Inc is fully in support of Crown Development (Barrie) Inc. developing their lands. He explained that Crown Development (Barrie) Inc. are an equal member in the Hewitt's Creek Landowner Group. Mr. Duhamel felt that Yonge Street is the right place to increase density.

Mr. Duhamel expressed concerns related to available sanitary servicing capacity with the increase in units proposed by Crown Development (Barrie)

Inc. in their application.

Mr. Duhamel provided an outline of the current locations of the sanitary servicing in the Hewitt's Secondary Plan area and he explained that the sewer is a local costed sewer.

In, closing, Mr. Duhamel explained that if there is a new sewer being constructed and it is not designed to accommodate the increase in density then he felt that would it would be a fundamental land concern.

**WRITTEN COMMENTS:**

No written comments were received.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 6/14/2021.

**ENQUIRIES**

Members of Planning Committee did not address any enquiries to City staff.

**ADJOURNMENT**

The meeting adjourned at 7:55 p.m.

CHAIRMAN