City of Barrie

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

Meeting Agenda

General Committee

Wednesday, August 13, 2025 | **5:30 PM** | **Council Chamber**

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES

CSC 250611 **REPORT OF THE COMMUNITY SAFETY COMMITTEE DATED JUNE 11, 2025**

Attachments: CSC Report 250611

RECOMMENDATIONS:

CSC 1 **GROVE STREET EAST AND JOHNSON STREET SIGNALIZATION (WARD 1)**

1. That the intersection of Grove Street East and Johnson Street be fully signalized.

2. That a capital project be included in the 2026 Budget for the installation of traffic control signals in the amount of $400,000.

3. That Traffic By-Law 2020-107, Schedule '19', "Providing for the Erection of Stop Signs at Intersections" be amended by removing the following:

Johnson Street and Grove Street East	Eastbound, Westbound, Northbound and Southbound on Johnson Street and Grove Street East

Attachments: Report - Community Safety Committee - Grove St Johnson St Signalization

AFF 250618 **REPORT OF THE AFFORDABILITY COMMITTEE DATED JUNE 18, 2025**

Attachments: Affordability Report 250618

RECOMMENDATIONS:

AFF 1 **MUNICIPAL HERITAGE REGISTER - 105 SUNNIDALE ROAD**

That the property located at 105 Sunnidale Road be added to the Municipal Heritage Register as a listed property.

OSC 250616 **REPORT OF THE ORDER OF THE SPIRIT CATCHER COMMITTEE DATED JUNE 16, 2025**

Attachments: Order of the Spirit Catcher Report 250616.pdf

6. STAFF REPORT(S)

DEV028-25 **OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT APPLICATIONS - 70 AND 76 - 80 EDGEHILL DRIVE (WARD 4)**

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions, on behalf of AuroEdge Limited, for lands known municipally as 70 and 76 - 80 Edgehill Drive be approved as attached to Staff Report DEV028-25 as Appendix A:

   a) Amend Map 2 - Land Use Designations by adding “See Policy 2.8.X” to the lands known municipally as 70 and 76 - 80 Edgehill Drive.

   b) Amend Section 2.8 Defined Policy Area of the Official Plan as follows:

      2.8.X 70 and 76 - 80 Edgehill Drive

      Notwithstanding Section 2.6.2 of this Plan, a maximum building height of 16 storeys and a maximum density of 431 units per hectare are permitted on the lands denoted with “See Policy 2.8.X” on Map 2, known municipally as 70 and 76 - 80 Edgehill Drive.

   c) Amend Map 2 - Land Use Designations by redesignating a portion of the lands known municipally as 70 and 76 - 80 Edgehill Drive from ‘Medium Density’ to ‘Natural Heritage System’.

2. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of AuroEdge Limited, to rezone lands known municipally as 70 and 76 - 80 Edgehill Drive from ‘Residential Single Detached Dwelling Second Density’ (R2), ‘Residential Apartment Dwelling Second Density-2’ (RA2-2)(SP-508)(H-128) and ‘Environmental

Protection Area' (EP) to 'Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold' (RA2-2)(SP-XXX)(H-YYY) and 'Environmental Protection Area' (EP) be approved as attached to Staff Report DEV028-25 as Appendix B.

3. That the following Special Provisions be referenced in the implementing Zoning By-law for the lands zoned 'Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold' (RA2-2)(SP-XXX)(H-YYY):

   a) Permit a minimum parking ratio of 1 parking space per dwelling unit, whereas 1.5 parking spaces per dwelling unit is required;

   b) Permit a front yard setback of 2.9 metres, whereas a minimum front yard setback of 7 metres is required;

   c) Permit an interior side yard setback of 3.4 metres, whereas a minimum side yard setback of 5 metres is required;

   d) Permit a rear yard setback of 2.3 metres, whereas a minimum rear yard setback of 7 metres is required;

   e) Permit a landscaped open space of 20%, whereas a minimum landscaped open space of 35% is required;

   f) Permit a maximum lot coverage of 70%, whereas a maximum lot coverage of 35% is permitted;

   g) Permit a maximum gross floor area of 405%, whereas a maximum gross floor area of 200% is permitted;

   h) Permit a landscape buffer area of 2.3 metres along the rear lot line, whereas a minimum landscape buffer area of 3 metres is required;

   i) That a landscape buffer area along the west lot line shall not be required, whereas a minimum landscape buffer area of 3 metres is required;

   j) Permit a building height of 55 metres (16 storeys), whereas a maximum height of 45 metres is permitted; and,

   k) That the lands shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to the implementing Zoning By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas.

4. That the Holding Provision (H-YYY) be removed from the site-specific zoning on the subject lands, when the following technical requirements have been addressed to the satisfaction of the Executive Director of

Development Services:

a) The execution of a Site Plan Agreement which includes matters relating, but not limited to, the following:

(i) Construction of a municipal cul-de-sac adjacent to the proposed development and the transfer of the associated lands to the City;

(ii) Construction of a second access as per an agreement with the Gateway Co-operative Homes (County of Simcoe) at 84/90 Edgehill Drive and registration of an access easement in favour of same;

(iii) Finalization of a retaining wall at the rear of the property, the location and construction of which may impact the final site design including matters relating, but not limited to building placement, swales, parking areas and density; and,

(iv) The transfer of the 'Environmental Protection Area' lands to the City.

5. 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 DEV028-25.

6. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV028-25) (File: D30-023-2022)

Attachments: DEV028-25

DEV029-25 ZONING BY-LAW AMENDMENT - 159 HURONIA ROAD (WARD 8)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of 1000989604 Ontario Corp., to rezone lands municipally known as 159 Huronia Road from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Multiple Dwelling Second Density - Townhouse with Special Provisions' (RM2-TH) (SP-XXX), attached as Appendix A to Staff Report DEV029-25 be approved.

2. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands:

a) Permit a minimum lot area of 162 square metres for Lots 2, 3 and 4, whereas a minimum of 200.0 square metres is required;

b) Permit a minimum end unit side yard setback of 1.8 metres for Lot

1 where no garage or carport is provided, whereas a minimum of 3.0 metres is required;

c) Permit a maximum gross floor area of 124% for Lots 1, 2, 3, and 4, whereas a maximum of 60% is permitted;

d) Permit a minimum driveway length of 7.0 metres, whereas a minimum driveway length of 11.0 metres is required;

e) Permit a maximum front yard parking coverage of 71% for Lots 2, 3 and 4, whereas a maximum of 60% is permitted;

f) Permit a minimum setback to a daylighting triangle of 1.7 metres for Lot 5, whereas a minimum setback of 3.0 metres is permitted; and,

g) That lands shall be developed generally in accordance with the Conceptual Site Plan attached as Appendix B, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, access and parking areas.

3. 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 DEV029-25.

4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV029-25) (File: D30-015-2023)

Attachments: DEV029-25

DEV030-25 ZONING BY-LAW AMENDMENT - 204 DUNLOP STREET WEST (WARD 2)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of Koutroulakis Management Ltd., to rezone lands municipally known as 204 Dunlop Street West from 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-189) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX), attached as Appendix A to Staff Report DEV030-25 be approved.

2. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands:

a) Permit a maximum front yard setback of 5.60 metres for 100% of the lot frontage, whereas a maximum 5.0 metre setback for 25% of the lot frontage is required;

b) Permit a maximum side yard setback of 3.7 metres (west lot line), whereas a maximum side yard setback of 3.0 metres is permitted;

c) Permit a maximum rear façade step-back of 57 degrees with no step-backs, whereas a maximum rear façade step-back of 45 degrees is permitted;

d) Permit a minimum ground level floor height of 3.2 metres, whereas a minimum ground level floor height of 4.5 metres is required;

e) Permit a minimum coverage for commercial uses of 40.0%, whereas a minimum coverage for commercial uses of 50% of the first floor area is required;

f) Permit a maximum front yard parking and driveway coverage area of 48%, whereas parking areas are not permitted within the front yard;

g) Permit a minimum continuous landscaped buffer area of 0.60 metres along the west lot line, and 1.2 metres along the east lot line, whereas a minimum 3.0 metre wide landscape buffer is required;

h) Permit a maximum lot coverage of 60% for parking areas, whereas a maximum of 35% is permitted;

i) That the requirement for fully paved and seamless front yard connections to abutting sidewalks shall not apply;

j) That the requirement for one (1) parking space per 30.0 metres of gross floor area for commercial uses shall not apply; and

k) That lands shall be developed generally in accordance with the Conceptual Site Plan, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, access and parking areas.

3. 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 DEV030-25.

4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV030-25) (File: D30-014-2024)

Attachments: DEV030-25

DEV031-25 **REVIEW OF CONTROLLED CROSSWALK AT BALDWIN LANE AND MARSHALL STREET (WARD 8)**

1. That a Pedestrian Crossover (PXO) Level 2 Type D be installed on the west leg of Baldwin Lane and Marshall Street.

2. That the existing designated school crossing will be removed. (DEV031-25)

Attachments: DEV031-25

DEV033-25 **ALL-WAY STOP AT PATTERSON ROAD AND MORROW ROAD (WARD 6)**

That Traffic By-law 2020-107, Schedule '19', "Providing for the erection of stop signs at the intersections" be amended by adding the following:

"Patterson Road and Morrow Road	Northbound, Southbound on Patterson Road and Westbound on Morrow Road"

(DEV033-25)

Attachments: DEV033-25

ECD006-25 **BARRIE REGIONAL TECHNOLOGY DEVELOPMENT SITE OPPORTUNITY UPDATE**

1. That the City of Barrie serve as partner to an application, led by the County of Simcoe, for the establishment of a Regional Technology Development Site (RTDS) under the Ontario Vehicle Innovation Network (OVIN), with the following funding commitments, terms and conditions:

   a) A $60,000 per annum cash contribution over a 4-year funding period ($240,000 in total)

   b) In-kind contribution of staff time and program overhead support equivalent to $30,000 per annum over a 4-year period ($120,000 in total) to support program delivery and business development for the RTDS utilizing existing staff resources.

   c) Where appropriate, explore access to use city infrastructure/assets to support RTDS pilot projects, and associated departmental approvals.

   d) Proportionate to population and fiscal contribution, the County of Simcoe will work on a best-efforts basis to ensure Barrie receives equitable benefit from the project relative to its investment, including:

      i. 30% of programming to be hosted in Barrie (Sandbox Centre, Georgian College Barrie site as examples).

ii. A proportionate percentage of the targeted companies/ entrepreneurs to be served are Barrie-based companies and/ or entrepreneurs.

e) The City of Barrie receive recognition in all marketing, media, public announcements, and stakeholder engagements.

f) Recognition proportionally in the RTDS naming convention to ensure the total geographic scope of contributing partners are highlighted i.e. Regional Technology Development Site of Simcoe County, Barrie and Orillia.

g) As a contributing fiscal partner, the City of Barrie will be included in investment opportunities with an equal opportunity to participate in site selection and lead generation activities.

2. That $60,000 be added to the Economic and Creative Development operating budget in 2025, 2026, 2027, and 2028 to support the total contribution of $240,000, to be funded by the Reinvestment Reserve, supporting the creation of a Regional Technology Development Site.

3. That should the application be successful, the City Clerk be authorized to execute any agreements and any ancillary documents that may be required, with Ontario Vehicle Innovation Network, the County of Simcoe, the City of Orillia, Georgian College, Lakehead University, and other organizations for the purposes of delivering the support programs described in the Regional Technology Development Site proposal, subject to the satisfaction of the Director of Legal Services and Director of Economic and Creative Development. (ECD006-25) (File: C11)

Attachments: ECD006-25

FIN010-25 DEVELOPMENT CHARGE (DC) DEFERRAL POLICY FINAL

1. That the Development Charge Deferral Policy (Policy No. FIN-25-010), as outlined in Appendix A attached to staff report FIN010-25, be adopted and implemented as a pilot program applicable to Building Permits issued within the next twelve (12) months.

2. That the existing Development Charge Deferral Policy (Policy No. FIN-001-2015) be repealed

3. That the City's Fees Bylaw be amended to remove the fee of $1,000 associated with administration of Development Charge Deferral Policy (Policy No. FIN-001-2015) (FIN010-25) (File: C11)

Attachments: FIN010-25

Appendix A DC Deferral Policy

FIN010-25 - correspondence - BILD

FIN010-25 - Correspondence Simcoe HBA Submission

FIN012-25 SURETY BONDS

That the Surety Bond Policy attached as Appendix A to Staff Report FIN012-25, be approved. (FIN012-25) (File: C11)

Attachments: FIN012-25

Appendix A - Surety Bonds Policy

FIN013-25 DEVELOPMENT CHARGE BY-LAW AMENDMENT

1. That Development Charge By-law 2023-074 be amended to incorporate the Provincial grant funding into the calculation of development charge rates, resulting in a corresponding reduction to the applicable rates;

2. That Development Charge By-Law 2023-074 be amended to remove the requirement that the “Hard Services” component be paid at the time of entering into a Subdivision Agreement;

3. That Development Charge By-Law 2023-074 be amended to remove the provision requiring the imposition of interest on future installment payments; and

4. That the Development Charge By-Law 2023-074, as amended in Appendix A attached to staff report FIN013-25, be adopted. (FIN013-25) (File: D11)

Attachments: FIN013-25

Appendix A DC By-law Amendment

WMES01-25 WASTE MANAGEMENT BY-LAW - UPDATE TO ALIGN WITH WASTE COLLECTION CHANGES

1. That Waste Management By-law 2024-044 (as amended), being a by-law to regulate the collection and/or disposal of garbage, organics, recycling and other waste materials and for operating and maintaining Waste Management Facilities, be repealed and replaced with the proposed Waste Management By-law attached as Appendix “A” to Staff Report WMES01-25.

2. That staff in the Legislative and Court Services Department, Enforcement Services Branch, apply for set fines from the Ministry of the Attorney General, ranging from $100.00 to $1,000.00 as may be appropriate. (WMES01-25) (File: C11)

Attachments: WMES01-25

Appendix A Draft Waste Management By-law(repeal 2024-044)

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.