



City of Barrie

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

Final General Committee

Wednesday, September 10, 2025

7:00 PM

Council Chamber

GENERAL COMMITTEE REPORT

For consideration by City Council on September 17, 2025.

The meeting was called to order by Mayor, A. Nuttall at 7:00 p.m. The following were in attendance for the meeting:

Present: 11 - Mayor, A. Nuttall
Deputy Mayor, R. Thomson
Councillor, C. Riepma
Councillor, C. Nixon
Councillor, AM. Kungl
Councillor, A. Courser
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, B. Hamilton

STAFF:

Associate Director of Waste Management and Environmental Sustainability, S. Mack
Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Deputy City Clerk, T. Macdonald
Coordinator of Elections and Special Projects, T. McArthur
Director of Information Technology, R. Nolan
Director of Infrastructure, S. Diemart
Director of Legal Services, I. Peters
Director of Operations, D. Friary
Executive Director of Development Services, M. Banfield
General Manager of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, J. Schmidt
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Landscape Architectural Planner, K. Lilenthal
Legal Counsel, C. Packham
Manager of Environmental Risk Management and Compliance, K. Thompson
Manager of Facility Planning and Development, P. Bovolini

Manager of Legal Services, A. Mills
Manager of Planning, C. McLaren
Senior Policy Advisor and Legislative Coordinator, E. Chappell
Senior Project Manager - Water/Wastewater Planning, T. Reeves
Service Desk Specialist, M. Haupt.

The General Committee reports that the following matter(s) were dealt with on the consent portion of the agenda:

SECTION "A"

25-G-199 **REPORT OF THE EXECUTIVE COMMITTEE DATED AUGUST 13, 2025**

Mayor, A. Nuttall provided an overview of the Executive Committee meeting held on August 13, 2025.

The Report of the Executive Committee dated August 13, 2025, was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 2025-09-17.

The General Committee recommends adoption of the following recommendation(s) which were dealt with on the consent portion of the agenda:

SECTION "B"

25-G-200 **ZONING BY-LAW AMENDMENT - 375, 389 - 393 YONGE STREET (WARD 8)**

1. That the Zoning By-law Amendment Application submitted by MHBC Planning Ltd., on behalf of 375 Yonge Street Inc., to rezone lands known municipally as 375 and 389 - 393 Yonge Street from 'General Commercial' (C4) and 'General Commercial with Special Provisions' (C4)(SP-264) to 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-XXX)(H-YYY) be approved, as attached to Staff Report DEV032-25 as Appendix A.
2. That the following site-specific provisions be referenced in the implementing Zoning By-law for the subject lands:
 - a) Permit a minimum parking ratio of 0.85 parking spaces per dwelling unit, whereas 1.0 parking space per dwelling unit is

required;

- b) Permit a minimum drive aisle width of 6 metres, whereas a minimum drive aisle width of 6.4 metres is required;
 - c) Permit a minimum front yard setback of 1 metre for 70% of the frontage, whereas a minimum of 1 metre for 75% of the frontage is required;
 - d) That the requirement for a minimum coverage for commercial uses of 50% of first storey gross floor area shall not apply;
 - e) That the requirement for fully paved and seamless front yard connections to the abutting sidewalks shall not apply;
 - f) Permit a minimum front yard setback of 2 metres for an indoor amenity area and permit the building to encroach into the front yard a maximum of 1.5 metres above the ground floor residential uses, whereas a minimum front yard setback of 3 metres is required for residential uses;
 - g) Permit an encroachment of 1.5 metres into the front yard for a porch, whereas no accessory building or structure shall occupy the front yard;
 - h) Permit a maximum parking lot area coverage of 41% for an apartment dwelling, whereas a maximum coverage of 35% is permitted; and,
 - i) 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.
3. 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) That the owner/applicant undertakes and agrees to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition accepted by the Ministry of Environment, Conservation and Parks (MECP) under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit.
4. 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 DEV032-25.

5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV032-25)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2025-09-17.

25-G-201**W.C. LITTLE PEDESTRIAN CROSSING IMPROVEMENTS (WARD 7)**

1. That a Pedestrian Crossover (PXO) Level 2 Type D be installed on the east leg of Sundew Drive and Violet Street.
2. That a Pedestrian Crossover (PXO) Level 2 Type D be installed on the west leg of Sundew Drive and Holly Meadow Road/Lee Crescent.
3. That a Pedestrian Crossover (PXO) Level 2 Type D be installed on the south leg of Holly Meadow Road and Timothy Lane.
4. That Traffic By-law 2020-107, Schedule '19', "Providing for the erection of stop signs at the intersections" be amended by adding the following:

"Timothy Lane and Northbound, Southbound on Butternut Drive
and
Butternut Drive Westbound on Timothy Lane" (DEV036-25)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2025-09-17.

25-G-202**GENERAL JOHN HAYTER SOUTHSORE COMMUNITY CENTRE
EXPANSION - PHASE 2**

1. That the direction for the relocation of the Sea Cadets be amended to approve proceeding with Option A - a 600 square metre standalone Sea Cadets building, as further outlined in Appendix A attached to Staff Report FAC006-25.
2. That an additional \$728,145 be added to the 2026 budget request for FC1318 - Sea Cadets Relocation Project for a total project funding of \$6,728,145 and that the additional budget be allocated from the Tax Capital Reserve to advance the Sea Cadets Relocation Project to Phase 2. (FAC006-25)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2025-09-17.

25-G-203**DEDICATED LOCATOR AGREEMENTS**

1. That the Director of Infrastructure or designate be authorized to complete and/or approve Dedicated Locator Agreements with various contractors and utility providers in a form satisfactory to the Director of Legal Services.
2. That the Mayor and City Clerk be authorized to execute Dedicated Locator Agreements on behalf of the City.(LGL005-25)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2025-09-17.

The General Committee met and recommends adoption of the following recommendation(s):

SECTION "C"**25-G-204****SEA CADETS PARADE GROUND**

1. That Concept 3 - Military Heritage Park Ceremonial Plaza be selected as the preferred concept for the proposed Sea Cadets parade ground, attached as Appendix C to Staff Report DEV022-25.
2. That \$777,000 be added to the 2025 Capital Plan, to be funded from the Reinvestment Reserve, for the implementation of the preferred concept for the Sea Cadets parade ground. (DEV022-25)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2025-09-17.

SECTION "D"**25-G-205****ZONING BY-LAW AMENDMENT - 149, 151 AND 153 DUNLOP STREET EAST AND 5 MULCASTER STREET (WARD 2)**

1. That the Zoning By-law Amendment application submitted by Blackthorn Development Corporation, on behalf of Dunlop Developments (Barrie) Incorporated, to rezone lands municipally known as 149, 151 & 153 Dunlop Street East and 5 Mulcaster Street from 'Central Area Commercial-1' (C1-1) to 'Central Area Commercial-1 with Special Provisions, Hold' (C1-1)(SP-XXX)(H-YYY) be approved, as attached to Staff Report DEV035-25 as Appendix A.
2. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands:

- a) Permit a minimum parking ratio of 1.2 parking space per dwelling unit, whereas 1.5 parking spaces per dwelling unit are required;
 - b) Permit a maximum gross floor area of 1000% of lot area, whereas a maximum gross floor area of 600% is permitted; and
 - c) That the requirement for a landscaped buffer area along the side and rear lot lines shall not apply, whereas a minimum continuous landscaped buffer area of 3 metres is required.
3. 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 and/or others as specified below:
- a) That the owner/applicant undertake and agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition accepted by the Ministry of Environment, Conservation and Parks (MECP) under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit.
 - b) That the owner/applicant demonstrate that no interference and no adverse impacts on the municipal production wells due to known shallow and deep aquifer connections and the presence of known VOCs to the satisfaction of the Waste Management and Environmental Sustainability Department (Environmental Risk Management and Compliance Branch).
 - c) That execution of a Site Plan Agreement which includes matters relating, but not limited to, the following:
 - i. The replacement of eight (8) municipal parking spaces to the satisfaction of the Transit and Parking Department;
 - ii. Confirmation of an easement over the City of Barrie lands to maintain access to Mulcaster Street;
 - iii. Demonstration of conformity to the affordable housing policies of the Official Plan; and,
 - iv. Demonstration that the overall design will not exceed 205 masl (metres above sea level) to the satisfaction of the Waste Management and Environmental Sustainability Department (Environmental Risk Management and Compliance Branch).

4. 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 DEV035-25.
5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV035-25)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 2025-09-17.

SECTION "E"

25-G-206

2025 PAVEMENT MANAGEMENT PROGRAM UPDATE - CONTRACT CHANGES

That notwithstanding Procurement By-law 2024-075, staff be authorized to negotiate directly with the second lowest bidder (for Bid Number FIN2025-046T) to have the remaining work completed, subject to the second lowest bidder agreeing to hold the unit prices originally submitted. (INF005-25)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 2025-09-17.

SECTION "F"

25-G-207

POTENTIAL SALE OF PROPERTY - STATUS UPDATE CITY OWNED PROPERTY

That the Mayor and City Clerk be authorized to execute the offer of purchase and sale circulated confidentially on September 10, 2025 concerning the property identified on the confidential General Committee agenda dated September 10, 2025 on terms and conditions satisfactory to the Director of Legal Services and approved by the Chief Administrative Officer. (LGL004-25)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 2025-09-17.

SECTION "G"**25-G-208 CORRESPONDENCE - SUPPORT FOR SAM CANCELLA
REVITALIZATION CONCEPT PLAN**

That the correspondence dated August 2025 from the Circulation List dated September 10, 2025 concerning support for the Sam Cancellia Revitalization Concept Plan be referred to the Infrastructure and Community Investment Committee for further consideration. (C1 250925)

This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 2025-09-17.

ENQUIRES

A members of General Committee addressed an enquiry to City staff and received a response.

ANNOUNCEMENTS

Members of General Committee provided announcements concerning a number of matters.

ADJOURNMENT

The meeting adjourned at 7:53 p.m.

CHAIRMAN