



City of Barrie

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

Final Affordability Committee

Wednesday, November 12, 2025

6:00 PM

Council Chambers

AFFORDABILITY COMMITTEE REPORT

For consideration by General Committee on November 19, 2025.

The meeting was called to order by the Co-Chair, Councillor, J. Harris at 5:59 p.m. The following were in attendance for the meeting:

Present: 4 - Mayor, A. Nuttall
Deputy Mayor, R. Thomson
Co-Chair – Councillor C. Nixon
Co-Chair – Councillor J. Harris

ALSO PRESENT:

Councillor, C. Riepma
Councillor, A. Courser
Councillor, N. Nigussie
Councillor, S. Morales

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Coordinator of Elections and Special Projects, T. McArthur
Deputy City Clerk, T. Macdonald
Director of Recreation and Culture Services, K. Datema
Executive Director of Development Services, M. Banfield
Fire Chief, K. White
General Manager of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, J. Schmidt
General Manager of Infrastructure and Growth Management
Planner, R. Anderson
Senior Policy Advisor and Legislative Coordinator, E. Chappell
Service Desk Specialist, M. Burry.

The Affordability Committee met for the purpose of a Public Meeting at 6:00 p.m.

The Co-Chair, Councillor Harris stated that any interested persons wishing further notification of the staff report regarding the application were advised to sign the notification form required by the Legislative and Court Services Department or email cityclerks@barrie.ca.

Councillor Harris confirmed with the Executive Director of Development Services that the notification was conducted in accordance with the Planning Act.

The Affordability Committee met and reports as follows:

APPLICATION FOR A ZONING BY-LAW AMENDMENT - 324 AND 328 ARDAGH ROAD (WARD 6) (FILE: D30-009-2025)

Adam Fiorni and Nick Skerratt, Innovative Planning Solutions advised that the purpose of the Public Meeting is to review an application submitted by Innovative Planning Solutions, on behalf of Cal-Parc Ardagh Road Inc., for a Zoning By-law Amendment for lands known municipally as 324 and 328 Ardagh Road.

Mr. Fiorni discussed slides concerning the following topics:

- The subject site statistics;
- The surrounding land uses;
- The land use designation and zoning;
- The development and concepts;
- The renderings of the building elevations;
- The policy context supporting the Official Plan;
- The Zoning By-law Amendment;
- The site specific provisions; and
- A summary of the application.

Riley Anderson, Planner, Development Services, provided an update on the application's status. She advised that primary planning and land use matters are currently under technical review. Ms. Anderson discussed the anticipated timelines for the staff report regarding the proposed application.

Ward 6, Councillor Nigussie asked a number of questions to City staff and Mr. Skerratt and received responses.

VERBAL COMMENTS

No verbal comments were received.

WRITTEN COMMENTS

Correspondence from Carol Riddell dated November 4, 2025.

**REPORT OF THE HERITAGE BARRIE COMMITTEE DATED OCTOBER
28, 2025**

The Report of the Heritage Barrie Committee dated October 28, 2025, is received.

ADJOURNMENT

The meeting adjourned at 6:19 p.m.

CHAIRMAN