



# City of Barrie

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

## Final General Committee

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Wednesday, November 15, 2023

7:00 PM

Council Chamber/Virtual Meeting

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### GENERAL COMMITTEE REPORT

#### For consideration by Barrie City Council on November 22, 2023.

The meeting was called to order by Mayor, A. Nuttall at 7:11 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, A.M. Kungl  
Councillor, A. Courser  
Councillor, N. Nigussie  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, B. Hamilton

#### STUDENT MAYORS:

O. Oluyoka, Ecole Secondaire Romeo-Dallaire  
S. Read, Allandale Heights Public School.

#### STAFF:

Chief Administrative Officer, M. Prowse  
Chief Financial Officer, C. Millar  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Director of Corporate Facilities, R. Pews  
Director of Development Services, M. Banfield  
Director of Economic and Creative Development, S. Schlichter  
Director of Legal Services, I. Peters  
Director of Recreation and Culture Services, D. Bell  
Executive Assistant to the Mayor, E. Chappell  
Executive Director of Access Barrie, R. James-Reid  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, B. Araniyasundaran  
Legislative Coordinator, T. Maynard

Manager of Legal Services, A. Mills  
Planner, L. Juffermans  
Service Desk Generalist, K. Kovacs  
Senior Manager of Accounting and Revenue, C. Smith  
Senior Manager of Corporate and Finance Investments, C. Gillespie  
Senior Manager of Operations of Solid Waste and Technology, C. Marchant  
Supervisor of Transit Operations and Infrastructure, J. Zimmerman.

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

### **SECTION "A"**

Councillor, B. Hamilton provided an overview on the Infrastructure and Community Investment Committee meeting held on October 25, 2023.

Councillor, G. Harvey provided an overview on the Finance and Responsible Governance Committee meeting held on November 1, 2023.

Councillor, S. Morales provided an overview of the Community Safety Committee meeting held on November 8, 2023.

#### **23-G-258**      **REPORT OF THE INFRASTRUCTURE AND COMMUNITY INVESTMENT COMMITTEE REPORT DATED OCTOBER 25, 2023**

The Report of the Infrastructure and Community Investment Committee dated October 25, 2023 was received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 11/22/2023.

#### **23-G-259**      **REPORT OF THE FINANCE AND RESPONSIBLE GOVERNANCE COMMITTEE DATED NOVEMBER 1, 2023**

The Report of the Finance and Responsible Governance Committee dated November 1, 2023 was received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 11/22/2023.

#### **23-G-260**      **REPORT OF THE COMMUNITY SAFETY COMMITTEE DATED NOVEMBER 8, 2023**

The Report of the Community Safety Committee dated November 8, 2023 was received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 11/22/2023.

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

## **SECTION "B"**

### **23-G-261**

#### **BARRIE TRANSIT'S NEW NETWORK AND VISION**

That the Active Transportation and Sustainability Committee endorses the Intake Form to be included in the 2024 Business Plan concerning transit services in the Salem and Hewitts Plan areas.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 11/22/2023.

### **23-G-262**

#### **REQUEST FOR BARRIE TRANSIT TO CONVERT ITS EXISTING "CONTINUOUS TRIP" TRANSFER SYSTEM TO A "TIME-BASED" TRANSFER SYSTEM**

That Barrie Transit convert its existing 75 minute transfer period "continuous trip" transfer system to a "time-based" transfer system where transfers are valid for 90 minutes. (Item for Discussion 8.1, November 1, 2023)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 11/22/2023.

### **23-G-263**

#### **REVIEW OF ADVISORY COMMITTEES**

1. That the City Clerk conducts a one year in review of Advisory Committees, including the alignment and adherence to Council's Strategic Priorities, the frequency of meetings, any demands on staff, structure, and terms of reference and report back to General Committee via memorandum by February, 2024.
2. That if an Advisory Committee creates a subcommittee, it is required to provide regular updates to the Advisory Committee that it reports to.
3. That staff in Development Services still be permitted to provide a resource or advisory support as required by the Advisory Committee.
4. That Advisory Committees are not permitted to appoint staff to any subcommittees that are created without Council approval. (Item for Discussion 8.2, November 1, 2023)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 11/22/2023.

**23-G-264****PARKING RESTRICTIONS ON SHERWOOD COURT**

That staff in the Development Services Department investigate the feasibility of restricting parking on Sherwood Court and report back to General Committee. (Item for Discussion, 8.1, November 8, 2023) (Councillor A. Courser)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 11/22/2023.

**23-G-265****ZONING BY-LAW AMENDMENT APPLICATION - 229 MCKAY ROAD WEST AND 980 VETERAN'S DRIVE (WARD 7)**

1. That the Zoning By-law Amendment application submitted by KLM Planning Partners Inc., on behalf of Watersand Construction Ltd., to rezone the lands known municipally as 229 McKay Road West and 980 Veteran's Drive from 'Neighbourhood Residential' (R5) to 'Neighbourhood Residential with Special Provisions' (R5)(SP-WWW) and 'Neighbourhood Residential with Special Provisions' (R5) (SP-XXX) be approved.
2. That the following site-specific provisions be referenced in the implementing Zoning By-law for the subject lands, as described and illustrated as 'Neighbourhood Residential with Special Provisions' (R5)(SP-WWW) in Appendix "A" attached to Staff Report DEV061-23:
  - a) Permit a minimum parking space width of 2.5 metres, whereas a minimum parking space width of 2.7 metres is required.
  - b) That the provisions for the maximum width of a private garage door shall not apply to the street townhouse units adjacent a rear laneway, whereas the following is required:
    - i. Private garage doors are not permitted to exceed 60% of the lot width; and
    - ii. A maximum private garage door width of 2.7 metres is permitted for a lot less than 7 metres.
  - c) Permit a minimum front yard setback of 1.5 metres adjacent to McKay Road West, whereas a minimum front yard setback of 3 metres is required; and,
  - d) Require a minimum 0.5 metre wide permeable landscaped buffer area on both sides of any driveway or parking area of an interior street townhouse unit.

3. That the following site-specific provisions be referenced in the implementing Zoning By-law for the subject lands, as described and illustrated as 'Neighbourhood Residential with Special Provisions' (R5)(SP-XXX) in Appendix "A" attached to Staff Report DEV061-23:
  - a) That a maximum lot coverage of 79%, inclusive of a street townhouse and any accessory buildings and structures shall be permitted, whereas a maximum lot coverage of 70% for a street townhouse and an additional 10% for accessory buildings and structures would be permitted;
  - b) Permit a minimum parking space width of 2.5 metres, whereas a minimum parking space width of 2.7 metres is required;
  - c) That the provisions for maximum width of a private garage door shall not apply to street townhouse units adjacent a rear laneway, whereas the following is required:
    - i. Private garage doors are not permitted to exceed 60% of the lot width; and
    - ii. A maximum private garage door width of 2.7 metres is permitted for a lot less than 7 metres.
  - d) Permit a 1.2 metres setback for the accessory structures and buildings to a street line, whereas 2 metres is required; and
  - e) Require a minimum 0.5 metre wide permeable landscaped buffer area on both sides of any driveway or parking area of an interior townhouse unit.
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 DEV061-23.
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. (DEV061-23) (File: D30-020-2023)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 11/22/2023.

**23-G-266****GRANT APPLICATION FOR SKILLS DEVELOPMENT FUND TRAINING  
STREAM APPLICATION GUIDE**

1. That the Economic and Creative Development Department be provided the following authorization as part of their application to the Skills Development Fund (SDF) Training Stream offered through the Ministry of Labour, Immigration, Training and Skills Development (MLITSD), for up to three years of funding to address skills development and labour shortage challenges within the manufacturing sector:
  - a) That in accordance with the requirements of the SDF, the City of Barrie be the lead applicant with Georgian College as the service delivery partner.
2. That should the City of Barrie be successful in obtaining the funding that the appropriate Memorandum of Understanding (MOU) be created between the City of Barrie and Georgian College outlining program deliverables and financial approvals in a form acceptable to the Chief Financial Officer/Treasurer, Director of Economic and Creative Development and the Director of Legal Services.
3. That the City Clerk (Clerk) be authorized to execute all requisite documents and to facilitate any associated funding approvals in a form acceptable to the Chief Financial Officer/Treasurer, Director of Economic and Creative Development and the Director of Legal Services.
4. That should there be future opportunities for grant funding under the same general program conditions in partnership with Georgian College, that staff in Economic and Creative Development be authorized to develop a Memorandum of Understanding (MOU) between the City of Barrie and Georgian College in a form acceptable to the Chief Financial Officer/Treasurer, Director of Economic and Creative Development and the Director of Legal Services. (ECD005-23) (File: REC C11)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 11/22/2023.

**SECTION "C"****23-G-267      CONFIDENTIAL DISPOSITION OF LAND MATTER - LEASE AGREEMENT  
- SADLON ARENA**

That the confidential notes to the Finance and Responsible Governance Committee Report dated November 1, 2023 concerning the item for discussion regarding the confidential disposition of land matter - Lease Agreement - Sadlon Arena, be received. (Item for Discussion 8.3, November 1, 2023)

**Councillor, A.M. Kungl declared a potential pecuniary interest concerning the foregoing matter as her employer receives funding from the Sadlon Tenant. She did not participate or vote on the matter. She stayed in the Council Chambers and rolled her chair away from the table.**

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 11/22/2023.

**23-G-268      DISPOSITION OF LAND MATTER - LEASE AGREEMENT - SADLON  
ARENA**

That staff undertake the direction identified in the confidential notes to the Finance and Responsible Governance Committee Report dated November 1, 2023, concerning the Item for Discussion regarding the confidential disposition of land matter - Lease Agreement - Sadlon Arena.

**Councillor, A.M. Kungl declared a potential pecuniary interest concerning the foregoing matter as her employer receives funding from the Sadlon Tenant. She did not participate or vote on the matter. She stayed in the Council Chambers and rolled her chair away from the table.**

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 11/22/2023.

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

## **SECTION "D"**

### **23-G-269**

#### **INVESTIGATION - DESIGN AND RECONSTRUCTION OF THE MAIN PARKING LOT IN PAINSWICK PARK**

That the following be referred to the Finance and Responsible Governance Committee for further consideration:

"That staff in the Development Services Department be directed to investigate the feasibility of designing and reconstructing the main parking lot in Painswick Park to a fully accessible asphalt parking lot and that the project be considered in the ten year capital budget for completion in 2024 subject to available funding."

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 11/22/2023.

## **SECTION "E"**

### **23-G-270**

#### **AMENDMENT TO THE ZONING BY-LAW - 582 ESSA ROAD (2858098 ONTARIO INC.) (WARD 7)**

1. That the Zoning By-law Amendment Application submitted by Pilon Abbs Inc. on behalf of 2858098 Ontario Inc. to rezone lands legally known as Lot 16, Plan 1101, being Lot 3, Concession 11 in the Geographic Township of Innisfil, City of Barrie, and known municipally as 582 Essa Road from 'General Commercial' (C4) to 'Mixed Use Corridor with Special Provisions, Hold' (MU2)(SP-XXX) (H-XXX) be approved.
2. That the following site specific standards be referenced in the implementing Zoning By-law Amendment for the subject lands, as described and illustrated in Appendix "A" attached to Staff Report DEV060-23:
  - a) A maximum front yard setback of 6.72 metres shall be permitted along Essa Road, whereas 5.0 metres is required;
  - b) The front yard setback may be a combination of paved and landscaped area which is seamlessly connected with the abutting sidewalk, whereas the setback is required to be fully paved;



- c) A maximum side yard setback of 3.41 metres shall be permitted along the southern property limit, whereas 3.0 metres is required;
  - d) A maximum building height of 27.2 metres shall be permitted, whereas 25.5 metres is permitted;
  - e) That commercial parking spaces may be provided at a ratio of 1 space per 28 square metres of commercial ground floor area (15 spaces), whereas a ratio of 1 space per 24 square metres of commercial ground floor area (17 spaces) is required;
  - f) That outdoor amenity area may be provided as unconsolidated at a ratio of 5.8 square metres per residential unit, whereas a ratio of 12 square metres per residential dwelling unit is required;
  - g) That the front yard façade step-back shall be measured as a 47 degree angular plane at height above 80% equivalent right-of-way using 3.0 metre step-backs, whereas a 45 degree angular plane at height above 80% equivalent right-of-way using 3.0 metre step-backs is required; and
  - h) That the rear yard façade step-back shall be measured as a 47 degree angular plane above 7.5 metres using 3.0 metre step-backs, whereas a 45 degree angular plane above 7.5 metres using 3.0 metre step-backs is required.
3. That the Hold (H-XXX) be removed from Mixed Use with Special Provisions (MU2)(SP-XXX) zone when the following is completed to the satisfaction of the City:
- a) That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit;
  - b) That the owner/applicant undertake a fire flow test to confirm sufficient infrastructure capacity for the proposed development, completed to the satisfaction of Development Services - Approvals;
  - c) That the owner/applicant amend the Site Plan Concept to incorporate landscape strips and protection for boundary trees or consent to harm boundary trees from adjacent landowners to the satisfaction of Development Service - Parks Planning; and

- d) Approval of a Site Plan Control application and execution of a Site Plan Agreement including details on the privacy of adjacent residential units due to openings, glazing and the rooftop amenity space and if any private trees are removed, replacement trees should be a minimum of 60mm caliper size along the north east property line adjacent to existing residential uses.
- 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 DEV060-23.
- 5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV060-23) (File: D30-018-2023)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 11/22/2023.

## **SECTION "F"**

### **23-G-271**

#### **SALE OF SHARES OF THE LAKE SIMCOE REGIONAL AIRPORT**

- 1. That in order to divest the City of Barrie's ("City") remaining 10% investment in the shares of the Lake Simcoe Regional Airport Inc. ("LSRA") and subject to the approval of the County of Simcoe ("County"), which currently owns 90% of the shares in the LSRA, the Mayor and City Clerk be authorized to execute a Share Purchase Agreement as well as any related or ancillary documents that would reflect:
  - a) The County's purchase of LSRA shares from the City, such that the City's share ownership would be decreased from 10% to 0% and the County would become the sole shareholder as of January 1, 2024;
  - b) A reduction in the City's apportioned contribution for maintenance, operation, capital or borrowing charges to the LSRA from 10% to 0%;
  - c) The elimination of the number of Directors appointed to the Board of the LSRA by the City to reflect the City's 0% equity in the LSRA;
  - d) The Management Services Agreement between the City and the LSRA be terminated as of January 1, 2024;

- e) First right of refusal/compensation if the airport ceases to operate and the lands are to be disposed of by the County; and
  - f) Further amended provisions that may be appropriate to reflect the changes in shareholdings in the LSRA, with any such provision to be in keeping with the existing agreement terms and subject to the satisfaction of the Chief Administrative Officer, Chief Financial Officer/Treasurer and Director of Legal Services.
- 2. That staff consult with the County and the LSRA regarding other transitional matters between the City and the LSRA which will be concluded as at the date of the share purchase by the County.
  - 3. That the proceeds associated with the County's purchase of shares, with an approximate value of \$1.303 million, be applied to the LSRA's outstanding capital budget requests to the end of 2023, with the remaining balance of \$1.211 million to be allocated to the County Capital Reserve.
  - 4. That the \$3.361 million balance in the Airport Infrastructure Reserve be transferred to the County Capital Reserve. (FIN017-23)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 11/22/2023.

## **SECTION "G"**

### **23-G-272**

#### **SKATE RENTAL SERVICES AGREEMENT - CIRCLE AT THE CENTRE OUTDOOR RINK (WARD 2)**

That the Director of Recreation and Culture Services or designate be authorized to execute the services agreement attached as Appendix "A" to Staff Report REC004-23 with Simcoe Skate Rentals. (REC004-23) (File: R05)

This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 11/22/2023.

The General Committee reports that upon adoption of the required procedural motion it met in closed session in the Sir Robert Barrie Room at 8:14 p.m. to discuss the contents of a Staff Report concerning a confidential proposed disposition of land matter – City properties.

Members of General Committee, the Chief Administrative Officer, Chief Financial Officer, City Clerk, Director of Legal Services, Executive Director of Access Barrie, General Manager of Community and Corporate Services, General Manager of Infrastructure and Growth Management and Manager of Legal Services were in attendance for the portion of the meeting closed to the public. Members of the press and public were absent for this portion of the meeting.

The General Committee met and reports as follows:

### **SECTION "H"**

#### **23-G-273      CONFIDENTIAL POTENTIAL DISPOSITION OF LAND MATTER - CITY PROPERTIES**

That the confidential notes to the General Committee Report dated November 15, 2023 concerning staff report regarding a confidential potential disposition of land matter - city properties, be received. (LGL004-23) (L17-131-136)

This matter was recommended (Section "H") to City Council for consideration of receipt at its meeting to be held on 11/22/2023.

Upon the adoption of the required procedural motion, the General Committee moved into open session at 9:24 p.m.

Mayor Nuttall provided a brief overview on the nature of the in-camera/closed portion of the meeting. He advised that the Committee discussed the contents of a Staff Report concerning a confidential potential disposition of property matter - city properties.

Mayor Nuttall stated that with the exception of the procedural matter to move into public/open session, votes were not taken during the portion of the meeting closed to the public.

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

## **SECTION "I"**

### **23-G-274**

#### **POTENTIAL DISPOSITION OF LAND MATTER - CITY PROPERTIES**

That staff undertake the direction identified in Appendix "A" to Confidential Staff Report LGL004-23 concerning the confidential disposition of properties shown in Appendix "B", "C" and "D" to Confidential Staff Report LGL004-23. (LGL004-23) (File: L17-131, L17-136) (P18/23)

This matter was recommended (Section "I") to City Council for consideration of adoption at its meeting to be held on 11/22/2023.

## **ENQUIRIES**

Members of General Committee addressed enquires to City staff and received responses.

## **ANNOUNCEMENTS**

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

## **ADJOURNMENT**

The meeting adjourned at 9:25 p.m.

CHAIRMAN