



# City of Barrie

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

## Final General Committee

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Wednesday, April 5, 2023

7:00 PM

Council Chambers/Virtual Meeting

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### GENERAL COMMITTEE REPORT

For consideration by Barrie City Council on April 19, 2023.

The meeting was called to order by Mayor, A. Nuttall at 9:04 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

#### STAFF:

Associate Director of Corporate Management, K. Oakley  
Chief Administrative Officer, M. Prowse  
Chief Financial Officer, C. Millar  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Committee Support Clerk, T. Maynard  
Director of Economic and Creative Development, S. Schlichter  
Director of Legal Services, I. Peters  
Director of Operations, D. Friary  
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  
Manager of Growth and Development, T. Thompson  
Manager of Planning, C. McLaren  
Service Desk Generalist, K. Kovacs  
Senior Manager of Accounting and Revenue, C. Smith  
Senior Manager of Corporate and Finance Investments, C. Gillespie  
Senior Planner, C. Kitsemety

Supervisor of Development Charges, M. Villeneuve.

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

### **SECTION "A"**

Councillor, S. Morales provided an overview of the Community Safety Committee meeting held on March 22, 2023.

Councillor, C. Nixon provided an overview of the Affordability Committee meeting held on March 22, 2023.

#### **23-G-072      REPORT OF THE COMMUNITY SAFETY COMMITTEE DATED MARCH 22, 2023**

That the Report of the Community Safety Committee dated March 22, 2023, be received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 4/19/2023.

#### **23-G-073      REPORT OF THE AFFORDABILITY COMMITTEE DATED MARCH 22, 2023**

That the Report of the Affordability Committee dated March 22, 2023, be received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 4/19/2023.

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-074      MUNICIPAL STREET NAMING FOR STREETS IN THE HARVIE ROAD DRAFT PLAN OF SUBDIVISION (WARD 6)**

That the following name, already included on the Municipal Naming Registry, be approved as the street name for the Harvie Road Draft Plan of Subdivision (D30-018-2021), as identified in Appendix "A" to Staff Report DEV016-23:

- a) Street "A" - Laurentian Way. (DEV016-23) (D30-018-2021)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/19/2023.

**23-G-075****ZONING BY-LAW AMENDMENT APPLICATION - 181 BURTON AVENUE (WARD 8)**

1. That the Zoning By-law Amendment Application submitted by Celeste Philips Planning Inc., on behalf of 8952175 Canada Corp. c/o Uplands Holding, to rezone lands known municipally as 181 Burton Avenue from 'General Commercial' (C4) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX) as identified in Appendix "A" to Staff Report DEV017-23, be approved.
2. That the following site-specific provisions be referenced in the implementing Zoning By-law for subject lands:
  - a) Permit a parking standard of 0.90 parking spaces per residential unit, whereas 1.0 parking space per unit is required;
  - b) Permit a minimum ground floor height of 2.7 metres, whereas a minimum of 4.5 metres is required;
  - c) Permit a maximum side yard setback of 12 metres, whereas a maximum 3.0 metres is required;
  - d) Permit the front yard to not be fully paved, whereas a front yard that is fully paved and seamlessly connected with abutting sidewalk is required; and
  - e) Permit a maximum parking lot area coverage of 42% for an apartment dwelling, whereas a maximum coverage of 35% is required.
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 DEV017-23.
4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV017-23) (D30-010-2021)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/19/2023.

**23-G-076****GOLFDALE ROAD NO PARKING ANYTIME RESTRICTIONS (WARD 4)**

That Traffic By-law 2020-107, Schedule '1', "No Parking Anytime" be amended by adding the following:

"Golfdale Road South side from Coulter Street to Glenwood Drive."  
(DEV018-23)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/19/2023.

23-G-077**2023 TAX RATIOS**

1. That the tax ratios for the 2023 taxation year be established as follows:
  - a) Residential/farm property class 1.000000
  - b) New Multi-residential 1.000000
  - c) Multi-residential 1.000000
  - d) Commercial Occupied 1.433126
  - e) Industrial Occupied 1.516328
  - f) Pipelines 1.103939
  - g) Farmlands 0.250000
  - h) Managed forest 0.250000
  - i) Landfills 1.067122
2. That two sub-classes for Farmland Awaiting Development be maintained in each of the multi-residential, commercial, and industrial property classes at the following discounts:
  - a) Phase I - 25% discount from the residential tax rate; and
  - b) Phase II - 0% discount from the applicable property class tax rate.
3. That the City of Barrie (City) continue with its existing Rebates for Charitable and Non-Profit Organizations Program providing a tax rebate at a rate of 40% of the current year's taxes applicable only to the leased space occupied by the organization and that the eligible organizations continue to submit an annual application and provide evidence of taxes paid satisfactory to the Treasurer or his/her designate.
4. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2023 taxation ratios as described herein. (FIN002-23) (File: F22)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/19/2023.

**23-G-078      2022 YEAR    END    DEVELOPMENT    CHARGE    REPORTS    AND  
TREASURER'S STATEMENT**

That the following 2022 Annual Development Charge Statements be received:

- a) Annual Treasurer's Development Charge Reserve Fund Statement attached as Appendix "A" of Staff Report FIN007-23;
- b) Municipal Development Charge Reserve Fund Statement with Project Activity attached as Appendix "B" of Staff Report FIN007-23;
- c) Listing of Section 13 Credits, attached as Appendix "C" of Staff Report FIN007-23 to owing where a front ending agreement existed prior to the first City by-law under the *Development Charges Act, 1997*; and
- d) Listing of Section 38 Credits, attached as Appendix "D" of Staff Report FIN007-23 owing where a front ending agreement exists subsequent to the first City by-law under the *Development Charges Act, 1997*. (FIN007-23)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/19/2023.

**23-G-079      2022 YEAR    END    CASH    IN    LIEU    OF    PARKLAND    REPORT    AND  
TREASURER'S STATEMENT**

That the following 2022 Annual Cash in Lieu of Parkland Statements be received:

- a) Cash in Lieu of Parkland Reserve Fund Statement attached as Appendix "A" of Staff Report FIN008-23; and
- b) Cash in Lieu of Parkland Project Activity attached as Appendix "B" of Staff Report FIN008-23. (FIN008-23)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/19/2023.

**23-G-080      INVITATION    TO    PRESENT    -    DOWNTOWN    BARRIE    BUSINESS  
IMPROVEMENT AREA (BIA)**

That the Downtown Barrie Business Improvement Area (BIA) be invited to present to City Council concerning their 2023 Operating and Capital Budget, as well as provide a presentation regarding their operations. (Item for Discussion 8.1, April 5, 2023)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/19/2023.

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

**SECTION "C"**

**23-G-081**

**ZONING BY-LAW AMENDMENT - 303 CUNDLES ROAD EAST (PENADY (NORTH BARRIE) LIMITED) (WARD 3)**

1. That the Zoning By-law Amendment Application submitted by The Jones Consulting Group Ltd. on behalf of Penady (North Barrie) Limited, to rezone lands legally known as Part Lot 21, Concession 3, Geographic Township of Vespra, City of Barrie, known municipally as 303 Cundles Road East from the 'General Commercial with Special Provisions' (C4)(SP-520)(SP-530) to 'General Commercial with Special Provisions' (C4)(SP-520)(SP-530)(SP-XXX) as illustrated in Appendix "A" to Staff Report DEV014-23, be approved.
2. That the following site specific standards be referenced in the implementing Zoning By-law for a residential apartment development on that part of the subject lands municipally known as 303 Cundles Road East:
  - a) A rear yard setback (Highway 400) of 3.4 metres is permitted outside of the 14-metre setback required for Highway 400, whereas a minimum setback of 7.0 metres is required;
  - b) A maximum building height of 45.0 metres (12 storeys) is permitted, whereas a maximum building height of 6 storeys is permitted for residential buildings in the 'General Commercial with Special Provisions' (C4)(SP-520)(SP-530) zone; and
  - c) A maximum of 505 new residential units are permitted in the 'General Commercial with Special Provisions' (C4)(SP-520)(SP-530) zone, whereas a maximum of 200 residential units are permitted, of which 120 units are built and occupied.
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 DEV014-23.
4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV014-23) (File: D30-018-2022)

This matter was recommended (Section "C") to City Council for consideration of adoption/receipt at its meeting to be held on 4/19/2023.

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

**SECTION "D"**

**23-G-082**

**PRIVATE TREE BY-LAW AND ECOLOGICAL OFFSETTING REVIEW**

1. That By-law 2014-115, the Private Tree By-law be repealed and replaced with a by-law incorporating the proposed revisions included in Appendix "A" to Staff Report OPR001-23 as amended by the following:

a) To delete and replace paragraph 1 (e), with the following:

1 (e) "Certified Arborist" means a person who is a specialist or expert in the area of the care and maintenance of Trees and includes a graduate of a post-secondary education in Arboriculture qualified by Skilled Trades Ontario or a certified Arborist qualified by the International Society of Arboriculture, a consulting Arborist registered with the American Society of Consulting Arborists, a registered professional forester or a person with other similar qualifications as approved by the Director;

b) To delete and replace paragraph 4 (k) with the following:

The injuring or destruction of trees undertaken for the purposes of property maintenance under the advice of a Landscape Architect, Registered Professional Forester, qualified Forest Technician or Certified Arborist that is exclusive of any activity related to construction, development or woodlot management subject to the owner retaining a copy of the advice for a period of no less than one (1) year.

c) To delete and replace paragraph 5 (c) with the following:

5 (c) Every application shall be accompanied by a report from either:

(i) a Landscape Architect, Registered Professional Forester or Certified Arborist providing such information with respect to the property as may be specified in the Tree Protection Manual and certifying that the injury or destruction of tree(s) is required to permit the establishment or extension of a use

permitted by the Zoning By-law and there is no reasonable alternative to the injury or destruction of the tree(s); OR

- (ii) a Registered Professional Forester providing such information with respect to the woodlot as may be specified in the Tree Protection Manual and, if applicable, certifying that the proposed injury to or destruction of the tree(s) is in accordance with good forestry practices.

- d) To delete paragraph 6 (a) and replace with the following:

6 (a) Subject to paragraph 6(b) the Director may issue a permit to injure or destroy tree(s) where the Director is satisfied that:

- e) To delete paragraph 6 b (ii) and replace with the following:

6 (b) (ii) a report as required by paragraph 5(c) has not been submitted or does not meet the minimum specifications as outlined within the Tree Protection Manual;

- f) To delete paragraph 7 (a) and replace with the following:

7 (a) Marking of Trees

At least 7 days prior to injuring or destroying any tree, but not prior to the issuance of the permit, the owner shall cause all trees which are to be removed or destroyed to be marked by a Registered Professional Forester, Certified Arborist, qualified forest technician or Landscape Architect with clearly visible marks of yellow paint at breast height and upon the stump to remain after cutting.

- g) To delete paragraph 7 (c) (ii) and replace with the following:

7 (c) (ii) The owner shall cause the installation of all tree preservation measures to be completed under the supervision of the Landscape Architect, Registered Professional Forester or Certified Arborist and approved by the City of Barrie. Such measures shall be inspected on a regular basis by the Landscape Architect, Registered Professional Forester or Certified Arborist and a bi-monthly report made to the Director for the duration of the active period of construction.

- h) To delete paragraph 7 (e) (ii) and replace with the following:



- 7 (e) (ii) Prior to the commencement of any work that would result in injury to or destruction of trees authorized pursuant to this bylaw, the person causing such work to be carried out shall ensure that the permit is posted in a conspicuous place on the property or is available on site and can be produced upon request by an officer. The failure to post or produce a permit as required shall constitute an offence.
- i) To reference Schedule “A” instead of Schedule “B” in Designation of Officers.
  - j) To reference Schedule “B” instead of Schedule “C” in section 12 (a).
  - k) To reference section 12 subsection (a) instead of section 8 subsection (b) in paragraph 12 (e).
  - l) To reference Schedules “A and B” in section 15 (a) instead of “A and C”.
  - m) To delete Schedule “A” (information included in the Tree Protection Manual).
  - n) To rename Schedule “B” to “A” and Schedule “C” to “B”.
2. That a full-time Urban Forester position be approved to support the necessary staff resources in the Operations Department that are required to implement the improvements to the Tree By-law and implementation of a Private Land Tree Planting Grant Program and Ecological Offsetting Program. The position will be partially funded from the Ecological Offsetting Reserve generated from Tree Removal Compensation Fees.
3. That the Fees By-law 2023-023 be updated to include an Ecological Offsetting fee of \$57,500 per hectare of woodland removal and \$500 per tree for individual tree replacement value as an interim measure until an Ecological Offsetting Policy is approved by Council.
4. That staff in the Operations and Development Services Departments develop an Ecological Offsetting Policy to achieve a No Net Loss (NNL) target for terrestrial natural heritage systems that includes the creation and restoration of forest habitat on city-owned lands and a tree planting grant program to subsidize tree planting on private property and report back to Council by October 2023.
5. That staff in the Development Services and Operations Departments form a tree by-law standards subcommittee that includes representatives from the land development and professional consulting community to review and update tree protection standards.

6. That a full-time Restoration Ecologist position be approved in Development Services that is fully funded from the Ecological Offsetting Program fees to administer the program, including the review and approval of Ecological Impact Statements (EIS) required with development applications that are no longer reviewed by the Conservation Authorities under Bill 23, and to support the planning, design, implementation and monitoring of natural heritage features identified through the program.
  
7. That staff in Finance be authorized to establish an “Ecological Offsetting” reserve to be used specifically to fund terrestrial natural heritage creation and restoration to achieve the No Net Loss target, the private lands tree planting grant program, and the positions identified in the report required to administer and implement the program. (OPR001-23)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 4/19/2023.

## **ENQUIRIES**

Members of General Committee did not address any enquires to City staff.

## **ANNOUNCEMENTS**

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

## **ADJOURNMENT**

The meeting adjourned at 10:18 p.m.

CHAIRMAN