



City of Barrie

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

Final City Council

Wednesday, September 17, 2025

7:00 PM

Council Chamber

CALLING TO ORDER BY THE CITY CLERK, WENDY COOKE

The meeting was called to order by the City Clerk at 7:01 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:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Deputy City Clerk, T. Macdonald
Director of Information Technology, R. Nolan
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
Legislative Coordinator, T. Maynard
Senior Policy Advisor and Legislative Coordinator, E. Chappell
Senior Project Manager Water Wastewater Planning, T. Reeve
Service Desk Specialist, M. Burry.

PLAYING OF THE NATIONAL ANTHEM

The National Anthem was played.

READING OF LAND ACKNOWLEDGMENT

Mayor, A. Nuttall read the Land Acknowledgement.

CONFIRMATION OF THE MINUTES**25-A-082 ADOPTION OF THE MINUTES OF THE CITY COUNCIL MEETING HELD ON AUGUST 13, 2025**

The Minutes of the City Council meeting dated August 13, 2025, were adopted as printed and circulated.

AWARDS AND RECOGNITIONS**25-A-083 RECOGNITION OF FATIMA AZAM FOR PLACING THIRD AT THE CANADA WIDE SCIENCE FAIR**

Mayor, A. Nuttall congratulated Fatima Azam for placing third at the Canada Wide Science Fair for her project entitled "CardioCall: An Oxygenated Response. Fatima spoke about her project and experience at the Canada Wide Science Fair.

Mayor Nuttall presented a certificate to Fatima Azam on behalf of the City of Barrie.

25-A-084 RECOGNITION OF KYLA KRAWCZYK, GENERAL MANAGER OF CHARTWELL ALLANDALE STATION ON SWIMMING 1.5 KM ACROSS KEMPENFELT BAY IN THE "LOCAL HERO SWIMS FOR SENIORS' DREAMS" EVENT

Mayor Nuttall congratulated Kyla Krawczyk, General Manager of Chartwell Allandale Station, for swimming 1.5 km across Kempenfelt Bay and raising nearly \$8,000.00 in the "Local Hero Swims for Seniors' Dreams" Event. Ms. Krawczyk shared details of her experience, as well as the inspiration for the swim and the desire to raise funds to grant wishes to seniors.

Mayor Nuttall presented a certificate to Kyla Krawczyk on behalf of the City of Barrie.

25-A-085**RECOGNITION OF THE RECIPIENTS OF THE 2025 ORDER OF THE SPIRIT CATCHER AWARDS**

Councillor Harris, on behalf of the Order of the Spirit Catcher Committee, announced that the Order of the Spirit Catcher Awards are the highest honours presented by the City of Barrie to outstanding Barrie residents who volunteer and selflessly give their time and energy to help others and to enhance the city.

Senior Category

Councillor Harris announced Marshall Green as the recipient of the 2025 Order of the Spirit Catcher Award in the Senior Category. Mr. Green was recognized for his long-standing service to the community and his distinguished history with many organizations, including the Greater Barrie Chamber of Commerce, the Rotary Club of Barrie, the Am Shalom Synagogue, Theatre by the Bay and the Barrie Community Foundation. Mr. Green has volunteered his time to numerous fundraising campaigns, including those for the Royal Victoria Regional Health Centre, the expansion of the Barrie YMCA, the Barrie Public Library, and the implementation of a legacy of community benefits for sports, culture, and the environment. His extensive community involvement and contributions to a wide range of Barrie organizations and achievements over many decades have made the City of Barrie a better community.

Mr. Green spoke about his personal experience volunteering and giving back to the community and encouraged others to volunteer.

Mayor Nuttall and Councillor Harris congratulated Mr. Green and thanked him for his contributions to the City and presented him with a cheque and certificate on behalf of the City.

Adult Category

Councillor Harris announced Ben Cupello as the recipient of the 2025 Order of the Spirit Catcher Award for the Adult Category. Councillor Harris recognized Mr. Capello as a remarkable volunteer, who has continuously given his time and energy to help the community by volunteering for countless community events, charities, and fundraisers. Mr. Capello participated as a model in the Raw and Reflective fundraising calendar for Gilda's Club Simcoe-Muskoka, and he sold several thousand dollars worth of calendars. Mr. Capello raised over \$5,000 for the Barrie Women and Children's Shelter by parachuting out of a plane to inspire donations and awareness. Mr. Cupello also supports Guys that Give, Barrie Families Unite, Barrie Chamber of Commerce events, the 25th Anniversary Legacy Event for the Gift-a-Family campaign and even volunteered to act in a murder-mystery play to raise funds for "Rainbows for Children Canada." Whether fundraising, organizing, or simply showing up to lend a hand, Ben's presence is a dependable force for good. He brings people together, inspires empathy, and is relentlessly the first person to raise his hand; qualities that resonate deeply with the spirit of Barrie's community.

Mr. Capello spoke about his personal experience volunteering and giving back to the community, and how volunteering has rewarded him.

Mayor Nuttall and Councillor Harris congratulated Mr. Cupello and thanked him for his contributions to the City and presented him with a cheque and certificate on behalf of the City.

Youth Category

Councillor Harris announced Sophie Rennie as the recipient of the 2025 Order of the Spirit Catcher Award for the Youth Category. Councillor Harris recognized that Sophie Rennie is an entrepreneur, owner of Sweet and Sassie Bake Shop who went above and beyond to help a Barrie family in need that she's never met. As a local small business owner Ms. Rennie launched an online fundraiser and volunteered her time and baking talents after learning through a customer about a little girl in the community who was battling cancer. Sophie immediately stepped up to help the child's family by launching a cookie box fundraiser where people were able to pre-order a box of 10 cookies for \$25 where 100 percent of the proceeds would go to the child's family to help cover some expenses. Ms. Rennie worked with the child's relatives to promote her campaign and over \$10,000 was raised for the girl's family. Ms. Rennie is described as a pleasant, young entrepreneur and that she deserves to be acknowledged for all the support she gave to the family in need.

Ms. Rennie spoke about her personal experience volunteering and giving back to the community, and how volunteering has rewarded her.

Mayor Nuttall and Councillor Harris congratulated Ms. Rennie and thanked her for her contributions to the City and presented her with a cheque and certificate on behalf of the City.

DEPUTATION(S) ON COMMITTEE REPORTS

Pursuant to Section 4 (16) of Procedural By law 2019-100, City Council considered the requests by Maurizio Rogato of Blackthorn Development Corp. and Diane Jones to provide emergency deputations concerning motions 25-G-205, regarding Zoning By-law Amendment for 149, 151 and 153 Dunlop Street East and 5 Mulcaster Street (Ward 2).

Upon a vote of City Council being taken, Maurizio Rogato and Diane Jones were permitted to address City Council.

25-A-086

DEPUTATIONS CONCERNING MOTION 25-G-205, ZONING BY-LAW AMENDMENT - 149, 151 AND 153 DUNLOP STREET EAST AND 5 MULCASTER STREET (WARD 2) BY THE FOLLOWING INDIVIDUALS:

1. Ian Rowe, 140 Dunlop Street, Barrie, outlined his support to amendments to the original motion that were made at General Committee with respect to the Zoning By-law amendment. Mr. Rowe indicated he believes there are still issues to address which include the water table, previous use of the property and traffic. Mr. Rowe

also referenced that the reduction in height will help to alleviate the issues with respect to protecting the public vista to Kempenfelt Bay.

2. Maurizio Rogato, Blackthorn Development Corp. spoke on behalf of the registered owner of the lands and indicated an objection to the amendment to the Zoning By-law, which would require a minimum of 1.2 parking spaces per dwelling unit, and have the effect of reducing the permitted building height to 30 meters, or 10 stories. Mr. Rogato shared his opinion that the amendment is contrary to the Planning Act, the Provincial Planning Statement, and the City's Official Plan. He requested that Council reconsider the matter. Mr. Rogato acknowledged the concerns raised by the public including additional visitor parking.
3. Diane Jones, 150 Dunlop Street East questioned how the proposal is complementary to the surroundings. Ms. Jones also commented on the potential impact to parks and trails in the area and shared her concerns related to parking and traffic congestion in the area.

TAX APPLICATIONS

25-A-087

Moved by: Deputy Mayor, R. Thomson

Seconded by: Councillor, AM. Kungl

That the list of application for cancellation, reduction or addition to taxed dated September 17, 2025, submitted by the Treasurer in the amount of \$23,378.19, be approved.

COMMITTEE REPORTS

25-A-088

General Committee Report dated September 10, 2025, Sections A, B, C, D, E, F and G (APPENDIX "A").

SECTION "A" - TO BE RECEIVED

Moved by: Deputy Mayor, R. Thomson

Seconded by: Councillor, AM. Kungl

That Section "A" of the General Committee Report dated September 10, 2025, be received.

25-G-199

REPORT OF THE EXECUTIVE COMMITTEE DATED AUGUST 13, 2025

CARRIED

SECTION "B" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, AM. Kungl

That Section "B" of the General Committee Report dated September 10, 2025, be adopted.

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

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

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

25-G-203 DEDICATED LOCATOR AGREEMENTS

CARRIED

SECTION "C" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, AM. Kungl

That Section "C" of the General Committee Report dated September 10, 2025, be adopted.

25-G-204 SEA CADETS PARADE GROUND

CARRIED

SECTION "D" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, AM. Kungl

That Section "D" of the General Committee Report dated September 10, 2025, be adopted.

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

CARRIED

SECTION "E" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, AM. Kungl

That Section "E" of the General Committee Report dated September 10, 2025, be adopted.

25-G-206 2025 PAVEMENT MANAGEMENT PROGRAM UPDATE - CONTRACT
CHANGES

CARRIED

SECTION "F" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, AM. Kungl

That Section "F" of the General Committee Report dated September 10, 2025, be adopted.

25-G-207 POTENTIAL SALE OF PROPERTY - STATUS UPDATE CITY OWNED
PROPERTY

CARRIED

SECTION "G" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, AM. Kungl

That Section "G" of the General Committee Report dated September 10, 2025, be adopted.

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

CARRIED

ENQUIRIES

Members of Council did not address any enquires to City staff.

ANNOUNCEMENTS

Members of Council provided announcements concerning a number of matters.

BY-LAWS

Moved by: Deputy Mayor, R. Thomson

Seconded by: Councillor, AM. Kungl

That leave be granted to introduce the following Bills and these Bills be read a first, second and third time this day and finally passed:

BY-LAW
2025-095

Bill #095

A By-law of The Corporation of the City of Barrie to designate a property municipally known as 126 Burton Avenue, Barrie, Ontario (the "Property"), as being of cultural heritage value or interest. (25-G-151) (By-law to Designate Property of Cultural Heritage Value or Interest - 126 Burton Avenue) (File R01-DES(2025) (Note: Memorandum listed on the Circulation List dated September 17, 2025)

BY-LAW
2025-096

Bill #096

A By-law of The Corporation of the City of Barrie to designate a property municipally known as 14 Cumberland Street, Barrie, Ontario (the "Property"), as being of cultural heritage value or interest. (25-G-151) (By-law to Designate Property of Cultural Heritage Value or Interest - 14 Cumberland Street) (File R01-DES(2025) (Note: Memorandum listed on the Circulation List dated September 17, 2025)

BY-LAW
2025-097

Bill #097

A By-law of The Corporation of the City of Barrie to designate a property municipally known as 84 Cumberland Street, Barrie, Ontario (the "Property"), as being of cultural heritage value or interest. (25-G-151) (By-law to Designate Property of Cultural Heritage Value or Interest - 84 Cumberland Street) (File R01-DES(2025) (Note: Memorandum listed on the Circulation List dated September 17, 2025)

BY-LAW
2025-098

Bill #098

A By-law of The Corporation of the City of Barrie to designate a property municipally known as 88 Cumberland Street, Barrie, Ontario (the "Property"), as being of cultural heritage value or interest. (25-G-151) (By-law to Designate Property of Cultural Heritage Value or Interest - 88 Cumberland Street) (File R01-DES(2025) (Note: Memorandum listed on the Circulation List dated September 17, 2025)

BY-LAW
2025-099

Bill #099

A By-law of The Corporation of the City of Barrie to designate a property municipally known as 97 Cumberland Street, Barrie, Ontario (the "Property"), as being of cultural heritage value or interest. (25-G-151) (By-law to Designate Property of Cultural Heritage Value or Interest - 97 Cumberland Street) (File R01-DES(2025) (Note: Memorandum listed on the Circulation List dated September 17, 2025)

BY-LAW
2025-100

Bill #100

A By-law of The Corporation of the City of Barrie to designate a property municipally known as 250 Dunlop Street West, Barrie, Ontario (the "Property"), as being of cultural heritage value or interest. (25-G-151) (By-law to Designate Property of Cultural Heritage Value or Interest - 250 Dunlop Street West) (File R01-DES(2025) (Note: Memorandum listed on the Circulation List dated September 17, 2025)

BY-LAW
2025-101

Bill #101

A By-law of The Corporation of the City of Barrie to designate a property municipally known as 22 Granville Street, Barrie, Ontario (the "Property"), as being of cultural heritage value or interest. (25-G-151) (By-law to Designate Property of Cultural Heritage Value or Interest - 22 Granville Street) (File R01-DES(2025) (Note: Memorandum listed on the Circulation List dated September 17, 2025)

BY-LAW
2025-102

Bill #102

A By-law of The Corporation of the City of Barrie to designate a property municipally known as 87 Owen Street, Barrie, Ontario (the "Property"), as being of cultural heritage value or interest. (25-G-151) (By-law to Designate Property of Cultural Heritage Value or Interest- 87 Owen Street) (File: R01-DES(2025) (Note: Memorandum listed on the Circulation List dated September 17, 2025)

BY-LAW
2025-103

Bill #103

A By-law of The Corporation of the City of Barrie to designate a property municipally known as 90 William Street, Barrie, Ontario (the "Property"), as being of cultural heritage value or interest. (25-G-151) (By-law to Designate Property of Cultural Heritage Value or Interest - 90 William Street) (File R01-DES(2025) (Note: Memorandum listed on the Circulation List dated September 17, 2025)

BY-LAW
2025-104

Bill #104

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie. (25-G-200) (Zoning By-law Amendment - 375, 389 and 393 Yonge Street) (File D30-027-2024) (Note: Motion 25-G-200 listed on the General Committee Report dated September 10, 2025)

CARRIED BY A TWO-THIRDS VOTE

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, AM. Kungl

That leave be granted to introduce the following Bill and this Bill be read a first, second and third time this day and finally passed.

BY-LAW
2025-105

Bill #105

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie. (25-G-205) (Zoning By-law Amendment 149, 151 and 153 Dunlop Street East, and 5 Mulcaster Street) (File: D30-004-2025) (Note: Motion 25-G-205 listed on the General Committee Report dated September 10, 2025)

CARRIED BY A TWO-THIRDS VOTE

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, AM. Kungl

That leave be granted to introduce the following Bill and this Bill be read a first, second and third time this day and finally passed:

BY-LAW
2025-106

Bill #106

A By-law of The Corporation of the City of Barrie to further amend By-law 2023-074, a Barrie City-Wide and Area Specific Development Charges By-law. (Mayoral Direction MDIR010-25)

MORE THAN ONE-THIRD VOTE

CONFIRMATION BY-LAW**BY-LAW**
2025-107

Bill #107

A By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 17th day of September, 2025.

CARRIED BY A TWO-THIRDS VOTE**ADJOURNMENT**

Moved by: Councillor, J. Harris

Seconded by: Councillor, G. Harvey

That the meeting be adjourned at 7:56 p.m.

CARRIED

Mayor, Alex Nuttall

Wendy Cooke, City Clerk

APPENDIX “A”

**General Committee Report dated
September 10, 2025**



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 Cancellata 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