

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE:** D12-417

FROM: S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT
C. LADD, CHIEF ADMINISTRATIVE OFFICER

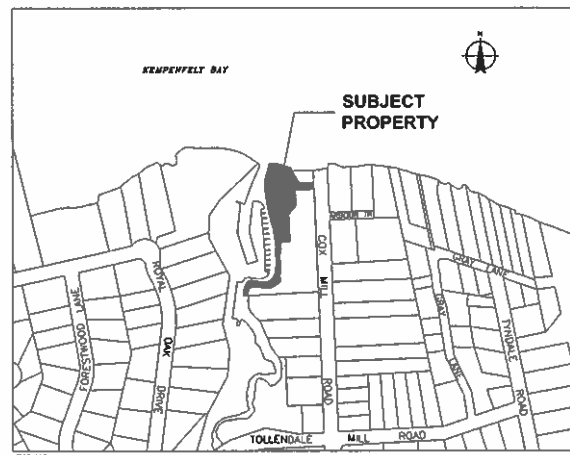
RE: BY-LAW TO EXEMPT THE PRIVATE MARINA ON COX MILL ROAD FROM THE PLAN OF CONDOMINIUM PROCESS UNDER THE PLANNING ACT

DATE: NOVEMBER 24, 2014

The purpose of this memorandum is to advise Council that the Planning Services Department, as the delegated decision making authority for Plan of Condominium applications, has recommended approval of the request to exempt the proposed Plan of Condominium from the Planning Act process. The implementing By-law for this exemption is on the November 24, 2014 Council Agenda.

In 2012, this property was part of a detailed Official Plan and Zoning By-law analysis (OPA 8/By-law 2012-097 & Zoning By-law 2012-100) as well as a Committee of Adjustment process that resulted in the creation of 9 single detached residential lots and the subject marina parcel.

The proposed Plan of Condominium will result in a change of tenure for the private marina through the individual ownership of the boat slips and joint ownership of the buildings, boardwalk, and parking lot (common amenities) that are existing on the subject lands. No additional development is proposed through this application,





Through the circulation process, the Lake Simcoe Region Conservation Authority (LSRCA) raised concern with the potential for future development on the site. To ensure that the future condominium corporation is aware of the required consultation if site alteration is contemplated, the owner, Harbour Management Corp., has agreed to include the following provisions in the Condominium Agreement:


1. That habitable buildings or structures shall be prohibited on the subject lands;
2. That construction of any new buildings or structures, including boathouses on individual dock lots, is prohibited; and
3. That any development or site alteration, including replacement of the existing dock structure on the subject lands, will require the prior written approval of the LSRCA and the City of Barrie.

As no additional development is proposed through this application, and the owner has voluntarily included provisions in the Condominium Agreement, the Planning Services Department has recommended approval of the By-law to exempt the proposed Plan of Condominium from the Planning Act process.


S. Naylor, M.E.S., M.C.I.P., R.P.P.
Director of Planning Services

TO: Mayor J. Lehman and Members of Council

FROM: D. McKinnon, CPA, CGA, Director of Finance  (For DAM) 

NOTED: P. Elliott-Spencer, MBA, CPA, CMA, General Manager of Community and Corporate Services
C. Ladd, Chief Administrative Officer 

RE: 2014 Debenture Issuance – Interest Rate Offer

DATE: November 24, 2014

This memo is to provide Council with an update on the Financing Agreement (The Agreement) between The Corporation of the City of Barrie and the Ontario Infrastructure and Lands Corporation (OILC).

The Agreement states that "A rate confirmation letter will be sent to the Municipality by OILC confirming the interest rate to be offered for the Debenture".

On November 17, 2014 staff received the rate confirmation letter from OILC confirming an interest rate offer of 2.75%. The 2014 Business Plan anticipated interest at 3% which represents annualized savings of approximately \$50,000.

With the addition of the interest rate, the final terms of the debenture are as follows:

Principal amount of the debenture	\$11,867,987
Term	10 years
Type	Amortizing
Interest Rate	2.75%
Closing Date	December 1, 2014

The Mayor and Treasurer have confirmed that these are the Terms for the Debenture to be issued by The Corporation of the City of Barrie to OILC.


M. Jerney, CPA, CA
Deputy Treasurer