



# City of Barrie

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

## Final City Council

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Wednesday, September 20, 2023

7:00 PM

Council Chamber/Virtual Meeting

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### CALL TO ORDER BY TARA MCARTHUR, DEPUTY CITY CLERK

The meeting was called to order by the Deputy 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, A.M. 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  
Chief Financial Officer, C. Millar  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Deputy City Clerk, T. McArthur  
Director of Corporate Facilities, R. Pews  
Director of Development Services, M. Banfield  
Director of Economic and Creative Development, S. Schlichter  
Director of Information Technology, R. Nolan  
Director of Operations, D. Friary  
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 Strategic Initiatives, Policy and Analysis, J. Roberts  
Planner, T. Butler  
Senior Planner, C. Kitsemetry

Service Desk Generalist, K. Kovacs.

### **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**

**23-A-087** The Minutes of the City Council meeting dated August 16, 2023, were adopted as printed and circulated.

### **DEPUTATION(S) ON COMMITTEE REPORTS**

**23-A-088** **DEPUTATIONS REGARDING MOTIONS 23-G-193 AND 23-G-195, CONCERNING THE ZONING BY-LAW AMENDMENT APPLICATIONS FOR BARRIE YONGE DEVELOPMENTS GP INC. FOR PROPERTIES LOCATED AT 447, 449, 451, 455 YONGE STREET AND 427, 429, 431, 435 AND 437 YONGE STREET**

The following individuals provided Deputation(s) concerning motions 23-G-193 and 23-G-195, Zoning By-law Amendment Applications for Barrie Yonge Developments GP. Inc, for lands known municipally as 447, 449, 451, 455 Yonge Street and 427, 429, 431, 435 and 437 Yonge Street

1. Blair Mills discussed the Council's decision last week to approve the Zoning By-law Applications for proposed developments on Yonge Street. He advised that he sent a letter but, received little response. Mr. Mills asked if Council could go back to any of the processes and reconsider the applications or not approve the applications.

Mr. Mills discussed not being against development on the properties, but he is against the height of the proposed buildings. He suggested that the building be lowered to four storeys to be more fitting for the area.

Mr. Mills addressed his concerns related to the length and noise of the construction and the length of the project given it will be built in phases of the projects, and the impact this development would have on the value of his house. He commented that he would not have purchased a home in the area if he had known about the proposed developments as well as being on an intensification corridor.

Mr. Mills requested that City Council not approve these applications and reconsider development with less density and fits the size of the property and the community.

2. Greg Stephenson expressed his disappointment with Council's decision to support the development applications on Yonge Street. He discussed concerns related to the proposed height of the buildings and being built next to existing residential homes.

Mr. Stephenson discussed the City's approach to the Province of Ontario ten-year housing targets, his beliefs in density, and the housing crisis in the municipality. Mr. Stephenson highlighted that the Province of Ontario and Canada are trying to solve the housing crisis. He suggested that the City consult with other municipalities concerning the housing targets set out by the Province of Ontario, their approach to meeting these targets, and the consultation process with developers, planners, and residents in their municipalities to achieve housing targets.

3. Mayor Nuttall called upon Jason (no last name provided at the time of the request) to provide the deputation. Jason was not present to provide the deputation.

#### **23-A-089**

#### **DEPUTATION BY A REPRESENTATIVE(S) OF SMART CENTRES ON BEHALF OF BARRIE BRYNE DEVELOPMENTS LIMITED REGARDING MOTION 23-G-194 CONCERNING THE EXTENSION TO TEMPORARY USE BY-LAW TO PERMIT AN AGRICULTURE USE - 15 HARVIE ROAD (BARRIE BRYNE DEVELOPMENTS LIMITED) (WARD 9).**

Mark Resnick of Smart Centres provided a deputation on behalf of Barrie Bryne Development Limited concerning motion 23-G-194 an extension for a temporary use by-law to permit agriculture use at 15 Harvie Road.

Mr. Resnick introduced Murray Scott, who has been farming the land at 15 Harvie Road since 2016. He advised that the developer wishes to see this property developed quickly so it can meet the needs of Barrie residents for more housing and jobs.

Mr. Resnick highlighted that Smart Centres does not want idle land to sit vacant, but the municipal approvals take time. He discussed the timelines related to receiving planning permissions for both residential and industrial uses for the Official Plan, Zoning, and Draft Plan of Subdivision. He advised that the municipality has approved the Official Plan and the site-specific Zoning By-law Amendments for the property, but that the appeal period does not expire until the end of September 2023.

Mr. Resnick commented that approvals are still required for the detailed engineering design and archaeological clearance of a portion of the property by the Ministry of Tourism, Culture and Heritage before any construction can begin. He discussed the estimated timelines for remaining approvals to be nine months to one year, and that he does not believe that the permission to farm, if granted is a disincentive to development, as there is more work to be completed prior to development.

Mr. Resnick described the property as vacant land with minimal impact on city services, as the lands are not connected to the sanitary or water systems, and there are no residents or tenants on the property that require city services, such as community facilities or other soft services. He mentioned that any tax relief for this property is passed along to the farmer of the land.

Mr. Resnick indicated that one more farming season will maintain a productive interim use of the land and that there is a tax concession. He commented that farming also reduces the liability and risk of nuisance, people accessing the property, reduces the risk of illegal dumping on the property, reduces weeds of vegetation from overgrowth, and most importantly supports a local farmer even on a short-term basis rent-free.

In summary, Mr. Resnick expressed that even if the application is denied, Smart Centres still not be able to advance development any quicker and would only allow for an additional year of farming, and to support our farmer for an additional year.

Members of Council asked a number of questions to Mr. Resnick and City staff and received responses.

## **TAX APPLICATIONS**

### **23-A-090**

#### **TAX APPLICATION - SEPTEMBER 20, 2023**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, S. Morales

That the application for Cancellation, Reduction, or Addition to Taxes dated September 20, 2023, in the amount of \$3,637.03, be approved.

## **CARRIED**

## **COMMITTEE REPORTS**

### **23-A-091**

General Committee Report dated September 13, 2023, Sections A, B, C and D (APPENDIX "A").

## **SECTION A" - TO BE ADOPTED**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, S. Morales

That Section "A" of General Committee Report dated September 13, 2023, be adopted.

### **23-G-190**

ZONING BY-LAW AMENDMENT - 101 TO 119 BAY LANE (BAY LANE ESTATES LIMITED) (WARD 8)

[23-G-191](#) AAA U18 DRESSING ROOM FACILITY AGREEMENT

[23-G-192](#) INVITATION TO PRESENT - ROYAL VICTORIA REGIONAL HEALTH CENTRE

**CARRIED**

**SECTION "B" - TO BE ADOPTED**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, S. Morales

That Section "B" of General Committee Report dated September 13, 2023, be adopted.

[23-G-193](#) ZONING BY-LAW AMENDMENT APPLICATION - BARRIE YONGE DEVELOPMENTS GP INC. - 447, 449, 451, 453, 455 YONGE STREET (WARD 8)

**CARRIED**

**SECTION "C" - TO BE RECEIVED**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, S. Morales

That Section "C" of General Committee Report dated September 13, 2023, be received.

[23-G-194](#) EXTENSION TO TEMPORARY USE BY-LAW TO PERMIT AGRICULTURE USE - 15 HARVIE ROAD (BARRIE-BRYNE DEVELOPMENTS LIMITED) (WARD 7)

**AMENDMENT #1**

Moved by: Councillor, A.M. Kungl  
Seconded by: Councillor, C. Riepma

That motion 23-G-194 of Section "C" of the General Committee Report dated September 13, 2023, concerning an Extension to Temporary Use By-law to Permit Agriculture Use - 15 Harvie Road (Barrie-Bryne Developments Limited), be referred back to General Committee for further consideration at its meeting on November 29, 2023.

**CARRIED**

Upon the question of the original motion moved by Deputy Mayor, R. Thomson and seconded by Councillor, S. Morales the motion was **CARRIED AS AMENDED BY AMENDMENT #1.**

**SECTION "D" - TO BE ADOPTED**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, S. Morales

That Section "D" of General Committee Report dated September 13, 2023, be adopted.

**23-G-195** ZONING BY-LAW AMENDMENT APPLICATION - BARRIE YONGE DEVELOPMENTS GP INC. - 427, 429, 431, 435, 437 YONGE STREET (WARD 8)

**CARRIED**

**DIRECT MOTIONS**

**23-A-092** MOTION WITHOUT NOTICE - FUNDING REQUEST FROM DOWNTOWN BARRIE BIA - DOWNTOWN PUBLIC REALM INVESTMENT INITIATIVES

Moved by: Councillor, C. Nixon  
Seconded by: Deputy Mayor, R. Thomson

That pursuant to Section 7.1 of the Procedural By-law 2019-100, permission be granted to introduce a motion without notice concerning a funding request from Downtown Barrie BIA - Downtown Public Realm Investment Initiatives.

**CARRIED WITH A TWO-THIRDS VOTE**

**23-A-093** FUNDING REQUEST FROM DOWNTOWN BARRIE BIA - DOWNTOWN PUBLIC REALM INVESTMENT INITIATIVES

Moved by: Councillor, C. Nixon  
Seconded by: Deputy Mayor, R. Thomson

That the Downtown Barrie BIA request for funding to contribute to the Downtown Public Realm Investment Initiatives to support the safety and well-being of the downtown area of \$35,000 be approved on a one-time basis and it be funded from the Reinvestment Reserve.

**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, S. Morales

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**  
**2023-092****Bill #095**

A By-law of The Corporation of the City of Barrie to exempt all of Lot 36 on Plan 51M-1205, being Parts 1 and 2 on Plan 51R-44209, City of Barrie, County of Simcoe; being all of PIN: 58727-0842 (LT) from Part Lot Control imposed by Section 50(5) of the *Planning Act*, R.S.O. 1990, c.P.13. (12-G-190) (Part Lot Control Exemption By-law - 55 and 57 Copperhill Heights) (File: D23-037-2023)

**BY-LAW**  
**2023-093****Bill #096**

A By-law of The Corporation of the City of Barrie to exempt Part of Block 3 on Plan 51M-1193 being Parts 1 through 5 (inclusive) on Plan 51R-44224; City of Barrie, County of Simcoe, being all of PIN: 58091-5159 (LT) from Part Lot Control imposed by Section 50(5) of the *Planning Act*, R.S.O. 1990, c.P.13. (12-G-190) (Part Lot Control Exemption By-law - 56 to 64 Blue Forest Crescent) (File: D23-043-2023)

**BY-LAW**  
**2023-094****Bill #097**

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. (23-G-184) (Zoning By-law Amendment - 667, 669, 673 and 675 Yonge Street) (Ward 9) (DEV034-23) (File: D30-008-2022)

**BY-LAW**  
**2023-095****Bill #098**

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. (23-G-190) (Zoning By-law Amendment - 101 to 119 Bay Lane, Bay Lane Estates Limited) (Ward 8) (DEV043-23) (Files: D30-010-2023 and D30-011-2023) (Note: Motion 23-G-190 is listed on the General Committee Report dated September 13, 2023)

**BY-LAW**  
**2023-096****Bill #099**

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. (23-G-172) (Zoning By-law Amendment - 518 to 524 Tiffin Street, Pioneer Family Pools Barrie Inc.) (Ward 5) (DEV037-23) (File: D30-014-2023)

**CARRIED UNANIMOUSLY**

Moved by: Deputy Mayor, R. Thomson

Seconded by: Councillor, S. Morales

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**  
**2023-097****Bill #100**

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. (23-G-193) (Zoning By-law Amendment Application - Barrie Yonge Developments GP Inc. - 447, 449, 451, 453 and 455 Yonge Street) (Ward 8) (DEV039-23) (File: D30-039-2022) (Note: Motion 23-G-193 is listed on the General Committee Report dated September 13, 2023)

**BY-LAW**  
**2023-098****Bill #100**

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. (23-G-195x) (Zoning By-law Amendment Application Barrie Yonge Developments GP Inc. - 427, 429, 431, 435 and 437 Yonge Street) (Ward 8) (DEV040-23) (File: D30-040-2022) (Note: Motion 23-G-195 is listed on the General Committee Report dated September 13, 2023)

**CARRIED UNANIMOUSLY**



**CONFIRMATION BY-LAW**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, S. Morales

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**  
**2023-099**

**Bill #102**

A By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 20th day of September 2023.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

Moved by: Councillor, J. Harris  
Seconded by: Councillor, G. Harvey

That the meeting be adjourned at 8:30 p.m.

**CARRIED**

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**Mayor, A. Nuttall**

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**Tara McArthur, Deputy City Clerk**