



# City of Barrie

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

## Final General Committee

---

Monday, September 29, 2025

6:00 PM

Council Chamber

---

### GENERAL COMMITTEE REPORT

For consideration by City Council on October 1, 2025.

The meeting was called to order by Mayor A. Nuttall at 6:00 p.m. The following were in attendance for the meeting:

**Present:** 8 - Mayor, A. Nuttall  
Deputy Mayor, R. Thomson  
Councillor, C. Riepma  
Councillor, C. Nixon  
Councillor, A. Courser  
Councillor, N. Nigussie  
Councillor, G. Harvey  
Councillor, J. Harris

**Absent:** 3 - Councillor, AM. Kungl  
Councillor, S. Morales  
Councillor, B. Hamilton

#### STAFF:

Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Coordinator of Elections and Special Projects, T. McArthur  
Deputy City Clerk, T. Macdonald  
Director of Boundary Adjustment Team, K. Oakley  
Director of Legal Services, I. Peter  
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  
Service Desk Specialist, M. Burry  
Strategic Projects Coordinator, A. Harrison.

The General Committee met for the purpose of a Public Meeting at 6:01 p.m.

Mayor Nuttall advised the public that any interested persons wishing further notification of the Staff Report regarding the municipal restructuring proposal were advised to sign the notification form required by the Legislative and Court Services Department. Mayor Nuttall confirmed with the Director of Boundary Adjustment Team that notification was conducted in accordance with the Municipal Act.

The General Committee met and report as follows:

### **25-G-216**      **PROPOSED MUNICIPAL RESTRUCTURING**

Michelle Banfield, Executive Director, Development Services and Kelly Oakley, Director, Boundary Adjust Team provided a presentation concerning the municipal restructuring proposal with the City of Barrie, the Township of Oro-Medonte (Oro-Medonte), the Township of Springwater (Springwater) and the County of Simcoe (the County).

Ms. Banfield and Ms. Oakley discussed slides concerning the following topics:

- The purpose of the public meeting
- The background and timelines of the municipal restructuring proposal;
- The independent joint land needs analysis and study conclusions;
- The elements of the facilitation process and the draft framework agreements;
- The proposed annexed lands into Barrie;
- Maps illustrating the proposed annexed lands for Springwater and Oro-medonte;
- The financial compensation;
- The Springwater cross border servicing;
- The economic development initiatives;
- The County of Simcoe considerations; and
- The next steps for the project.

#### **Public Comments:**

1.      **Walter Vaz, 421 Penetanguishene Road**, advised that he is in support of the proposed annexation of his area into the City of Barrie. He commented that the proposal is a product of good faith negotiations that address key regional issues and the urgent need for more housing and nearby employment to strengthen the community. He advised that extending Barrie's services to the developable lands is practical and efficient. Mr. Vaz provided comments on the Oro-Medonte Council for its responsible planning and trust that Barrie has the resources to manage growth better. He commented on the

opposition from some groups, whose attitudes stress the necessity of tackling the housing crisis by developing housing and employment lands.

Mr. Vaz urged all involved Barrie, Oro Medonte, and Springwater Councils to proceed with the proposal to benefit the region and improve the quality of life.

2. **Craig Wallwin** shared his family's deep roots in Springwater and Barrie, tracing back over a century to their original farm on Sunnidale Road. He reflected on how the farm was central to his family's history and identity. Mr. Walwin acknowledged that change is necessary for growth and that annexation is about vision and infrastructure as the foundation for progress. He highlighted the significant annexations in 1984 and 2010 that transformed Barrie by creating jobs and housing under the leadership Mayor Ross Archer.

Mr. Walwin advised of his full support for Barrie's annexation plan, believing it balances respect for the past with meeting today's needs and setting a strong foundation for the future.

3. **Paul Sadlon, 742 Bayfield Street**, expressed his strong support for bringing municipal services to his property through the current annexation plan. He advised that he has waited over two years to move forward with their development. He highlighted the need for a reliable servicing partner, identifying Barrie as the best option and that servicing through Barrie is the most efficient, timely, and cost-effective choice, benefiting both Springwater and Barrie.

Mr. Sadlon emphasized that the project aims not just to build houses, but to enhance the community by adding valuable services. He advised that, as a local business, they are invested in the area's future and committed to long-term success, with an eagerness to begin development.

4. **Sean Mason, 401 Essa Road**, advised that he is a local builder and developer of innovative, sustainable housing in Barrie and a strong supporter of the proposed land transfer from Springwater to Barrie and cross-border servicing along the Bayfield Corridor. He commented on his company's over two decades of experience and ownership of adjacent parcels. He emphasized Barrie's proven ability to deliver housing projects efficiently.

Mr. Mason highlighted the urgent need for housing across all levels of government and called for decisive leadership to address affordability challenges.

Mr. Mason acknowledged the collaborative efforts of Mayor Nuttall and Mayor Coughlin and urged action to ensure responsible development that benefits future generations.

5. **Sean Power, 65 Parkside Drive**, advised that he is a resident of Oro-Medonte and a former Councillor, and that he opposes the annexation and industrial development plans. He expressed his concern over environmental impacts and long-term consequences for residents. Mr. Power commented on growth. He questioned who truly benefits from the annexation and views it as a precedent-setting land grab. Mr. Power provided examples like Lake Cuomo and pollution in Lake Simcoe. He urged Council to prioritize sustainability over expansion and protect natural resources for future generations.
  
6. **Emma Barron, representing The Remington Group Inc.**, advised that they are representing Lonibra Developments, Inc., owners of 727 Bayfield Street North. She outlined their August 2023 MZO application for a seniors' Continuum of Care campus, including long-term care, retirement residences, hospice, medical offices, and job creation. She emphasized the project's alignment with community priorities like diverse housing for seniors and economic growth.  
  
Ms. Barron thanked all parties for recognizing the importance of certainty in timing and cost-effective servicing, specifically appreciating Barrie's offer for cross-border servicing. She expressed hope that Springwater will finalize a servicing agreement to support efficient infrastructure use and looks forward to collaborative efforts across government levels to realize these goals.
  
7. **Bob Forrest, 731 Sunnidale Road**, expressed his support for the City of Barrie's proposal to provide servicing for entry-level housing. He acknowledged agreement with the earlier speakers, appreciated the efficient approach, and the need for affordable housing. Mr. Forrest also thanked those working hard on the process, acknowledging the value of their efforts.
  
8. **Rick Crook, 716 St. Vincent Street** advised that he is a long-time property owner at 716 St. Vincent Street with 60 acres near Barrie Golf Course. He commented that he supports development and housing on his land, which has been delayed for years despite existing infrastructure like road allowances and water/sewer mains. He highlighted the slow pace of housing development in Canada compared to places like Texas and the excessive red tape in housing policy. Mr. Crook advised that he endorses servicing on his property through Barrie and that the City's established water and sewer systems are essential for progress.
  
9. **Cameron Sellers, representing the owners of 560 and Street North**, advised that they strongly support the proposed annexation, viewing it as essential for Barrie's long-term growth, economic competitiveness, and sustainable development. He commented that the annexation prevents land shortages, controls costs, and curbs uncontrolled expansion outside Barrie. Mr. Sellers expressed that it

enables efficient servicing of lands, creating vital opportunities for employment, housing, and community amenities, ultimately strengthening Barrie's future.

10. **Ron Sheardown, co-owner of Barrie Welding and Machine Ltd., 39 Anne Street South**, advised that he supports the inclusion of Snow Valley Yorkwood lands in Barrie's boundary expansion to address the City's shortage of serviced industrial land. He commented that despite presenting a well-supported industrial park proposal in Springwater that includes economic benefits and job creation, the project faced opposition and stalled.

Mr. Sheardown highlighted Barrie's urgent need for employment lands and the extensive planning efforts to make the site shovel-ready. He urges correction of the draft mapping to reflect the area's intended use for employment, not community development, and commends Barrie's commitment to economic growth.

11. **Craig Flegel, 403 Penetanguishene Road**, voiced his strong concern over the proposed annexation, fearing financial hardship and potential expropriation of his home. He commented that he chose to live outside Barrie for its values and affordability and that he worries that a rezoning will disrupt his family's life, increase costs for infrastructure, and possibly lead to the loss of his property.

Mr. Flegel expressed that real families, not just developers, will be negatively impacted, and urged decision-makers to consider the human and environmental consequences of growth.

12. **Lindsay Bernier, 403 Penetanguishene Road** raises concerns about the annexation, questioning the impact on property taxes, especially for aging residents. She highlighted the difficulty in finding truly affordable housing, sharing how her family had to relocate to find work outside the Province to save for a home and possibly return to this area. She pointed out the rise in homelessness and has doubts about the benefits of annexation. Ms. Bernier urged Council to focus on developing existing lands within Barrie before expanding further.

13. **Gary Ray, 31 Camelot Square**, expresses his concern over rising property taxes and the lack of service improvements in Barrie. He highlighted the significant infrastructure and operating costs associated with the proposed expansion, which could potentially burden existing taxpayers with annual increases per household. He questioned the lack of clarity on who will fund these costs. Mr. Ray urged Council to publish a transparent fiscal plan, phase growth only when funding is secured, and ensure current residents are not left paying for developments that primarily benefit future residents and developers.

14. **Jane Voorheis, 7 Black Forest Lane**, advised that he is an Oro-Medonte resident, and that others join him in solidarity opposing the proposed annexation, calling it rushed, politically motivated, and lacking proper public consultation. She mentioned the short notice for reviewing critical documents and the exclusion of key stakeholders, including Indigenous communities and Simcoe County. She commented that the plan contradicts Barrie's own goals for sustainable growth and unfairly targets Oro-Medonte farmland due to Barrie's failure to meet intensification targets.

Ms. Vooheis addressed concerns about the potential rezoning for industrial use and the lack of transparency around land use impacts, urging Council to begin a genuine, inclusive planning process.

15. **Bryn Pressnail**, advised that he was speaking on behalf of Oro-medonte residents and that he is a representative of the West Oro Ratepayers Association, which has over 300 members advocating for responsible planning, sustainable development, and preserving the area's rural and environmental character. He commented that they are strongly opposed to the proposed annexation of land in Oro-Medonte. He expressed their concern with the urban sprawl, financial burdens, disruption to community life, and a lack of clarity on the impacts on schools and borders.

Mr. Pressnail urged Council to create inclusive solutions to housing and growth challenges without sacrificing local interests or green space.

16. **Yetta Bourne, 9 Bay Crest Drive**, advised of her concerns about the proposed annexation of Oro-Medonte and Springwater lands. She emphasized that this is a significant decision affecting the region's future, the lack of transparency and meaningful public consultation, and warned of irreversible environmental damage. Ms. Bourne highlighted the enormous infrastructure costs that are likely to exceed budgets and burden taxpayers now and in the future. She commented that elected officials should prioritize protecting community well-being over unchecked economic growth, deeming the annexation harmful, costly, and unsustainable.

17. **Paul Markle, 121 Commerce Park Drive, CAO of the Barrie Chamber of Commerce**, reaffirmed its support for the proposed boundary adjustment. He commented on the ongoing challenges in meeting business demand for large, shovel-ready industrial land. He emphasized the City's efforts to foster business growth and competitiveness but noted that limited land availability is pushing companies to relocate.

Mr. Markle expressed that they see the annexation as essential to achieving Barrie's employment targets and supporting developments like the student housing in Ward 1. He praised the formation of a land trust to ensure environmental stewardship.

18. **Greg Wood, 30 Barrie Terrance**, advised that he is a resident of Oro-Medonte and that he has concerns about the proposed annexation, and the support that seems to come only from those with financial interests. He questioned the lack of visible support from Barrie residents and officials, as well as the inclusion of environmentally protected marshland in the annexation plan, and repeated past development mistakes.

Mr. Wood urged Council for thorough environmental assessments and the creation of buffer zones to protect sensitive areas.

19. **Neil Swanson** advised that he is representing some of the local First Nations. He expressed concerns about maintaining environmental buffer zones and protecting wildlife amid proposed developments. He emphasized the importance of consulting the First Nations, respecting Treaty lands, and including them in impact studies. Mr. Swanson acknowledged the need for housing and economic growth, and the need to minimize environmental harm to land and water systems, underscoring stewardship responsibilities.
20. **Susan Marcellus, 25 O'Brien Street**, commented on the marshland wildlife, highlighting its sensitive nature and diverse species like beavers, deer, turtles, frogs, and osprey nests. She urged the conservation and protection of these habitats and connected waterways.

#### **Written Comments:**

1. Petition from Barrie and Oro-Medonte residents.
2. Correspondence from Barbara McVeigh dated September 25, 2025.
3. Correspondence from Dennis and Kim Hickling dated September 26, 2025.
4. Correspondence from Barbara McVeigh dated September 29, 2025.
5. Correspondence from Royal Victoria Health Centre dated September 29, 2025.
6. Correspondence from Simcoe County District School Board dated September 29, 2025.
7. Correspondence from Michael Keogh, President, Barrie County Club dated September 29, 2025.
8. Correspondence from Walte Vaz dated September 29, 2025.
9. Correspondence from Jane Voorheis received September 29, 2025.
10. Correspondence from Ron Sheardown received September 29, 2025.
11. Correspondence from Gary Ray dated September 29, 2025.

#### **ENQUIRIES**

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

**ANNOUNCEMENTS**

Members of General Committee did not provide any announcements.

**ADJOURNMENT**

The meeting adjourned at 7:38 p.m.

CHAIRMAN