



City of Barrie

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

Final General Committee

Wednesday, June 18, 2025

5:00 PM

Sir Robert Barrie Room

GENERAL COMMITTEE REPORT For consideration by City Council on June 18, 2025.

The meeting was called to order by Chair, Mayor A. Nuttall at 5:04 p.m. The following were in attendance for the meeting:

Present: 6 - Mayor, A. Nuttall
Deputy Mayor, R. Thomson
Councillor, C. Nixon
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, S. Morales

Absent: 5 - Councillor, C. Riepma
Councillor, AM. Kungl
Councillor, A. Courser
Councillor, J. Harris
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 Human Resources, C. Gianino
Executive Director of Development Services, M. Banfield
Fire Chief, K. White
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
Legal Counsel, C. Packham
Manager, People and Partnerships, K. Wray

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

SECTION "A"

25-G-179

ZONING BY-LAW AMENDMENT APPLICATION - 545 - 565 BIG BAY POINT ROAD, 218 ASHFORD DRIVE, 207 - 209 MONTGOMERY DRIVE and 200 - 210 BERTHA AVENUE

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of Midnight Group, to rezone lands municipally known as 545-565 Big Bay Point Road, 218 Ashford Drive, 207-209 Montgomery Drive and 200-210 Bertha Avenue from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Apartment Dwelling Second Density - 1 with Special Provisions' (RA2-1)(SP-XXX) and 'Residential Apartment Dwelling Second Density- 1 with Special Provision, Hold' (RA2-1) (SP-YYY)(H-ZZZ), attached as Appendix A to Staff Report DEV027-25 be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law for the lands zoned to 'Residential Apartment Dwelling Second Density - 1 with Special Provisions' (RA2-1)(SP-XXX):
 - a) That the lot line abutting Big Bay Point Road shall be considered the Front Lot Line.
 - b) Permit a minimum front yard setback of 4.0m, whereas a minimum front yard setback of 7.0m is required;
 - c) Permit a minimum exterior side yard setback of 1.8m, whereas a minimum side yard setback of 5.0m is required;
 - d) Permit a minimum landscaped open space of 23%, whereas a minimum landscaped open space of 35% is required;
 - e) Permit a maximum lot coverage of 49%, whereas a maximum lot coverage of 35% is permitted;
 - f) Permit a maximum Gross Floor Area of 232%, whereas a maximum Gross Floor Area of 200% is permitted;
 - g) Permit a minimum parking ratio of 0.9 spaces per unit across the entirety of the site, whereas a minimum parking ratio of 1.5 spaces per unit is required;
 - h) Permit a drive aisle width of 6.0 metres, whereas a minimum drive aisle width of 6.4 metres is required; and,

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- i) Permit a continuous landscaped buffer of 1.8 metres along the exterior side lot lines, whereas a minimum continuous landscaped buffer of 3 metres is required.
 3. That the following Special Provisions be referenced in the implementing Zoning By-law for the lands zoned 'Residential Apartment Dwelling Second Density - 1 with Special Provision, Hold' (RA2-1)(SP-YYY)(H-ZZZ):
 - a) Permit a minimum parking ratio of 0.9 spaces per unit across the entirety of the site, whereas a minimum of parking ratio of 1.5 spaces per unit is required.
 4. That the Holding Provision (H-ZZZ) be removed from the Residential Apartment Dwelling Second Density- 1 with Special Provision (RA2-1) (SP-YYY) zone when the following has been completed to the satisfaction of the City:
 - a) That the owner/applicant demonstrate adequate servicing capacity and suitable traffic justification through the submission of all necessary studies and reports as part of a subsequent Site Plan Control application, to the satisfaction of the City of Barrie, prior to any site works or issuance of a Building Permit.
 5. That the Phase 1 lands shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B", as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas.
 6. That the lands known municipally as 545-565 Big Bay Point Road, 218 Ashford Drive, 207-209 Montgomery Drive and 200-210 Bertha Avenue shall be considered one property for the purposes of zoning interpretation and implementation in the 'Residential Apartment Dwelling Second Density - 1 with Special Provisions' (RA2-1) (SP-XXX) and 'Residential Apartment Dwelling Second Density - 1 with Special Provision, Hold' (RA2-1)(SP-YYY)(H-ZZZ) zones.
 7. 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 DEV027-25.
 8. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV027-25)

The recorded vote was taken as follows:

Yes: 9- Mayor, A. Nuttall
Councillor, C. Nixon
Councillor, AM. Kungl
Councillor, A. Courser
Deputy Mayor, R. Thomson
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales

Absent: 2- Councillor, C. Riepma
Councillor, B. Hamilton

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

The General Committee reports that upon adoption of the required procedural motion it met in closed session in the Sir Robert Barrie Room at 5:06 p.m. to discuss a presentation concerning Confidential Labour Relations/Employee Negotiations Matter - BPPFA Negotiations

Members of General Committee, the Chief Administrative Officer, City Clerk/Director of Legislative and Court Services, Deputy City Clerk, Director of Human Resources, Executive Director of Development Services, General Manager of Access Barrie, General Manager of Community and Corporate Services, General Manager of Infrastructure and Growth Management, Legal Counsel and Manager, People and Partnerships were in attendance for the portion of the meeting closed to the public. Members of the media and public were not present for this portion of the meeting.

The General Committee met and reports as follows:

SECTION "B"

25-G-180

CONFIDENTIAL LABOUR RELATIONS/EMPLOYEE NEGOTIATIONS MATTER - BPPFA NEGOTIATIONS

That motion 25-G-180 contained within the confidential notes to the General Committee Report dated June 18, 2025, concerning the discussion of a presentation regarding a confidential labour relations/employee negotiation - BPPFA Negotiations, be received.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 6/18/2025.

Upon adoption of the required procedural motion, General Committee moved back into open session at 5:28 p.m

Mayor Nuttall advised for those in attendance, the Committee received and discussed a presentation concerning a confidential labour relations/employee negotiations matter - BPFFA Negotiations.

He advised that there were no votes taken during the closed portion of the meeting with the exception of directions to staff and the procedural motion to move into open session.

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

SECTION "C"

25-G-181 LABOUR RELATIONS/EMPLOYEE NEGOTIATIONS MATTER - BPFFA NEGOTIATIONS

That staff undertake the confidential direction provided in closed session concerning confidential labour relations/employee negotiations matter - BPFFA Negotiations.

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

ENQUIRIES

Enquiries will be dealt with at City Council

ANNOUNCEMENTS

Announcements will be dealt with at City Council

ADJOURNMENT

The meeting adjourned at 5:29 p.m.

CHAIRMAN