
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D09-OFF**

FROM: A. BOURRIE, RPP, DIRECTOR OF PLANNING & BUILDING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: OFFICIAL PLAN REVIEW - UPDATE

DATE: SEPTEMBER 25, 2017

This memo is to update Council with respect to the status of the Official Plan Review initiated on June 15, 2015 and last reported to you at the Public Meeting held on that day.

As you know, The Official Plan contains Council's policies that describe how land in the community is intended to be used over a 20 year horizon. Given Barrie's status as an Urban Growth Centre (UGC) within the province, identifying the areas intended for future intensification and the way in which growth is intended to be accommodated are primary outcomes. Ensuring the Plan's framework is aligned with the Capital Plan forecast provides certainty that future development will be able to be appropriately accommodated across the community within the 20-year planning horizon.

The Official Plan is required under the *Planning Act* to be updated every 5 years. The next update was required to be completed by 2015. Work was initiated by staff with the intent of bringing a Plan forward this fall. Various internal and external issues made reaching that milestone difficult.

Of particular relevance at this point in time is the Province's recently released 2017 Growth Plan and the targets for Barrie to achieve, particularly inside the existing built-boundary, which will continue to urbanize the City to greater extents than what has been seen before. Ensuring alignment between intensification policies and capital investment decisions through the Official Plan is essential to ensuring future growth can be appropriately accommodated across the community. It is also essential for the Zoning By-law to align with the OP in order for the vision to be achieved. A comprehensive Zoning By-law update was not planned when the original OP workplan was prepared.

With the Salem and Hewitt secondary plan lands opening up for development, increasing expectations to intensify within the built-boundary, and all major infrastructure Master Plans now being updated, it is timely to advance this key land use policy document in a more comprehensive manner. This may include advancing a "Made in Barrie" approach to the province's Growth Plan targets and other structural changes to the OP that better reflect current policy opportunities.

As such, the current Official Plan Review being undertaken in-house by Planning staff has been stopped. We will consolidate all material and input to date and use it going forward. Expression of Interest for a Comprehensive Official Plan Review will be prepared with the intent of securing Proposals from a short list of qualified consultants to assist staff with preparing a new Official Plan. The proposed timeline will be to have the Expression of Interest circulated in October with full proposals from a short list of consultants ready for review by the end of the year.

The Official Plan project is intended to run from early 2018 through to mid-2019. A comprehensive Zoning By-law Update will also need to take place. Assessments are being done now to determine if the two processes can be integrated and expedited so the City has fully updated and aligned Planning documents by early 2020.