

Staff Memorandum



To	Mayor A. Nuttall and Members of Council
Subject	Community Planning Permit System Project Findings to Date
Date	December 3, 2025
Ward	All
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer

The purpose of this memorandum is to provide an update to members of Council on the progress of the Community Planning Permit System (CPPS) project.

Project Update

The consultant team has submitted a preliminary report outlining the key findings and proposed directions (see Appendix A attached to memorandum dated December 3, 2025). We would like to draw your attention to the following sections of the report:

- **Section 4** – Findings and directions: Community Design
- **Section 5** – Findings and directions: Heritage
- **Section 6** – Findings and directions: Housing Market Analysis

These sections provide foundational insights that will inform the development of the CPPS By-law and related Official Plan Amendment (OPA).

Background reports prepared by sub-consultants to support these findings will be posted on the project website to coincide with the launch of statutory consultation.

Next Steps

The next phase of the project will focus on public education and consultation. A draft CPPS by-law will be developed collaboratively with residents and stakeholders to ensure it effectively addresses development challenges, streamlines approvals and balances growth while complementing existing neighbourhood character and heritage preservation. The anticipated timeline is as follows:

December 2025 - January 2026	Continue interviews and broader public engagement
January - February 2026	Present draft CPPS By-law and enabling OPA for public review and comments, through the statutory

	public process (Open House and Public Meeting)
March 2026	Revise and finalize the CPPS By-law and OPA, incorporating the public feedback received
April 2026	Bring forward a final CPPS By-law and OPA to Council for adoption
May 2026	Implementation

For more information on the CPPS project please visit www.buildingbarrie.ca/cpps

Appendix:

Appendix A – Community Planning Permit System Report – Project findings to date.

Memo Author:

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File #:

D30-005-2025

Pending # (if applicable):

Not Applicable