

AMENDMENT NO. 005

TO THE

CITY OF BARRIE

OFFICIAL PLAN

OFFICIAL PLAN
FOR THE
CITY OF BARRIE
Amendment No. 005

Amendment No. 005 to the City of Barrie Official Plan was prepared by the Barrie Affordability Committee and was recommended to the Council of the City of Barrie under the provisions of the *Planning Act*, on the 13th day of August 2025.

Mayor – Alex Nuttall

City Clerk – Wendy Cooke

This amendment was adopted by the Corporation of the City of Barrie by By-law No. 2025-XXX in accordance with the provisions of the *Planning Act*, on the 13th day of August 2025.

Mayor – Alex Nuttall

City Clerk – Wendy Cooke



Bill No. 079

BY-LAW NUMBER 2025-XXX

**A By-law of The Corporation of the City of Barrie to
adopt an amendment to the Official Plan (OPA No. 005)**

WHEREAS, Section 21 of *The Planning Act*, R.S.O., 1990 Chapter P.13 authorizes councils to initiate an amendment to or repeal of any official plan that applies to the municipality;

AND WHEREAS, Motion 25-G-XXX of the Council of The Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan.

NOW THEREFORE, the Council of The Corporation of the City of Barrie enacts as follows:

1. **THAT** Amendment No. 005 the Official Plan for the Barrie Planning Area attached to and forming part of this by-law, is hereby adopted.
2. **THAT** this By-law shall come into force and have effect immediately upon the final passing thereof.

READ a first and second time the 13th day of August, 2025.

READ a third time and finally passed this 13th day of August, 2025.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CLERK – WENDY COOKE

This Amendment No. 005 to the Official Plan for the City of Barrie which has been recommended by the Barrie Planning Committee and adopted by the Council of the Corporation of the City of Barrie, is hereby approved in accordance with the *Planning Act* as Amendment No. 005 to the City of Barrie Official Plan.

Date

City Clerk – Wendy Cooke

OFFICIAL PLAN AMENDMENT NO. 005

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AMENDMENT NO. 005
TO THE CITY OF BARRIE
OFFICIAL PLAN

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the City of Barrie consists of three parts:

PART A - THE PREAMBLE consists of the purpose, location and basis for the Amendment and does not constitute part of this amendment.

PART B - THE AMENDMENT sets out the actual Amendment and consists of the following text and schedules which constitute AMENDMENT NO. 005 to the Official Plan of the City of Barrie.

PART C - THE APPENDIX consists of a list of information pertinent to this Amendment in the form of a record of City of Barrie Council's actions (Public Meeting Minutes, Staff Report, and Council Resolution) and does not constitute part of this amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of this Official Plan Amendment is to amend section 4.8 Defined Policy Area and Map 2 – Land Use Designations to identify a Defined Policy Area that would permit a height of 16 storeys and a density of 431 units per hectare on the lands known municipally as 70 and 76 – 80 Edgehill Drive. The amendment also will update the Environmental Protection Area designation boundary based on updated environmental studies undertaken as part of this application.

An Amendment to the City of Barrie Zoning By-law and Site Plan Control approval are required for this development proposal to proceed.

LOCATION

The properties subject to this amendment are known municipally as 70 and 76 – 80 Edgehill Drive and are located on the north side of Edgehill Drive, east of Anne Street. The properties are described as: Lot 4, Plan 1513 and Part Lots 2 & 3, Plan 1513, being Part 1 on Plan 51R-22297 & Part 2 on Plan 51R-9424; City of Barrie. The subject lands have a total lot area of approximately 2.1 hectares and lot frontage of approximately 116.7 metres onto Edgehill Drive.

BASIS

The application was deemed complete on October 4, 2022, prior to the approval of the new City of Barrie Official Plan (2024) as approved by the Ministry of Municipal Affairs and Housing on May 16, 2024. Section 2.5.7 of the new Official Plan notes that applications deemed complete prior to the approval of this Plan by the Ministry of Municipal Affairs and Housing may continue towards final approval under the policy framework in place at the time the Notice of Complete Application was issued. This policy applies to any subsequent approvals required for implementation and, accordingly, an analysis of the policies of the City's former Official Plan (2010) has been provided.

Official Plan (2010) designated the subject lands as Residential and Environmental Protection Area and identified 76 – 80 Edgehill Drive as Defined Policy Area HH (Section 4.8.23) which permits a 12-storey residential building and a density of 255 units per hectare. Official Plan (2024) designates the subject lands as Medium Density along Edgehill Drive and Natural Heritage System along the rear of the site. The Medium Density designation permits a maximum density of 300 units per hectare and a maximum building height of 12 storeys.

The application requests permission for a height of 16 storeys and a density to 431 units per hectare which exceeds what is permitted under Official Plan (2010) and the current, in force Official Plan (2024). A large and expanded portion of the 2.17 ha site is occupied by lands identified for Environmental Protection (1.15 hectares) and a smaller portion will be deeded to the City to accommodate the new location of the Edgehill Drive cul-de-sac, both of which are not included in the density calculation. The density calculation is based on the remaining small, developable portion of the site (0.93 hectares) and, if based on the entire site, the density would be well within the permitted range. The site has been designed to efficiently use the remaining developable lands for residential units and has been designed to integrate with and provide an appropriate transition to adjacent uses.

The applications satisfy the Natural Heritage policies of the former Official Plan (2010) and Official Plan (2024). The proposed development is limited to the developable area within the established development limits and has been designed to provide buffers from the Environmental Protection Area which covers much of the site. An Environmental Impact Study (EIS) and Environmental Plan were completed which identified additional environmental lands and demonstrated that the proposed development will cause no negative impacts to associated natural heritage features or ecological functions. The re-design resulted in the relocation of the Edgehill Drive cul-de sac and subsequent requirement for additional lands to be conveyed to the City.

The proposed development meets the affordable housing policies that were in force at the time of a complete application submission and encouraged the production of affordable housing by promoting an appropriate range of housing types, sizes, and affordability. A wide range of unit sizes, including family sized units and smaller units, and affordability through market rental housing units is proposed, including 5% of units as affordable housing (20 units).

To facilitate the requested density and height on the subject property, an official plan amendment is proposed to add a Defined Policy Area overlay permitting a height of up to 16 storeys and density of 431 units per hectare on the subject property. An expansion of the lands designated as Natural Heritage System is proposed to reflect the delineated development limits based on the EIS and the Environmental Plan.

The proposed Official Plan Amendment and associated Zoning By-law Amendment applications meet the intent of the Official Plan with further design requirements to be addressed as part of a future Site Plan Application should the applications be approved.

PART B – THE AMENDMENT

DETAILS OF THE AMENDMENT

The Official Plan of the City of Barrie is hereby amended by revising the text and Schedules of the Official Plan as follows:

1. Section 2.8 Defined Policy Area is amended by adding the following text:

Section 2.8.13 70 and 76 – 80 Edgehill Drive

Notwithstanding Section 2.6.2 of this Plan, the lands known municipally as 70 and 76 – 80 Edgehill Drive are permitted to have a maximum height of 16 storeys and a maximum density of 431 units per hectare for residential development.

2. Map 2 – Land Use is hereby amended by adding “See Policy 2.8.13” to the lands known municipally as 70 and 76 – 80 Edgehill Drive.
3. Map 2 – Land Use is hereby amended by re-designating a portion of the lands known municipally as 70 and 76 – 80 Edgehill Drive from ‘Medium Density’ to ‘Natural Heritage System’.

IMPLEMENTATION

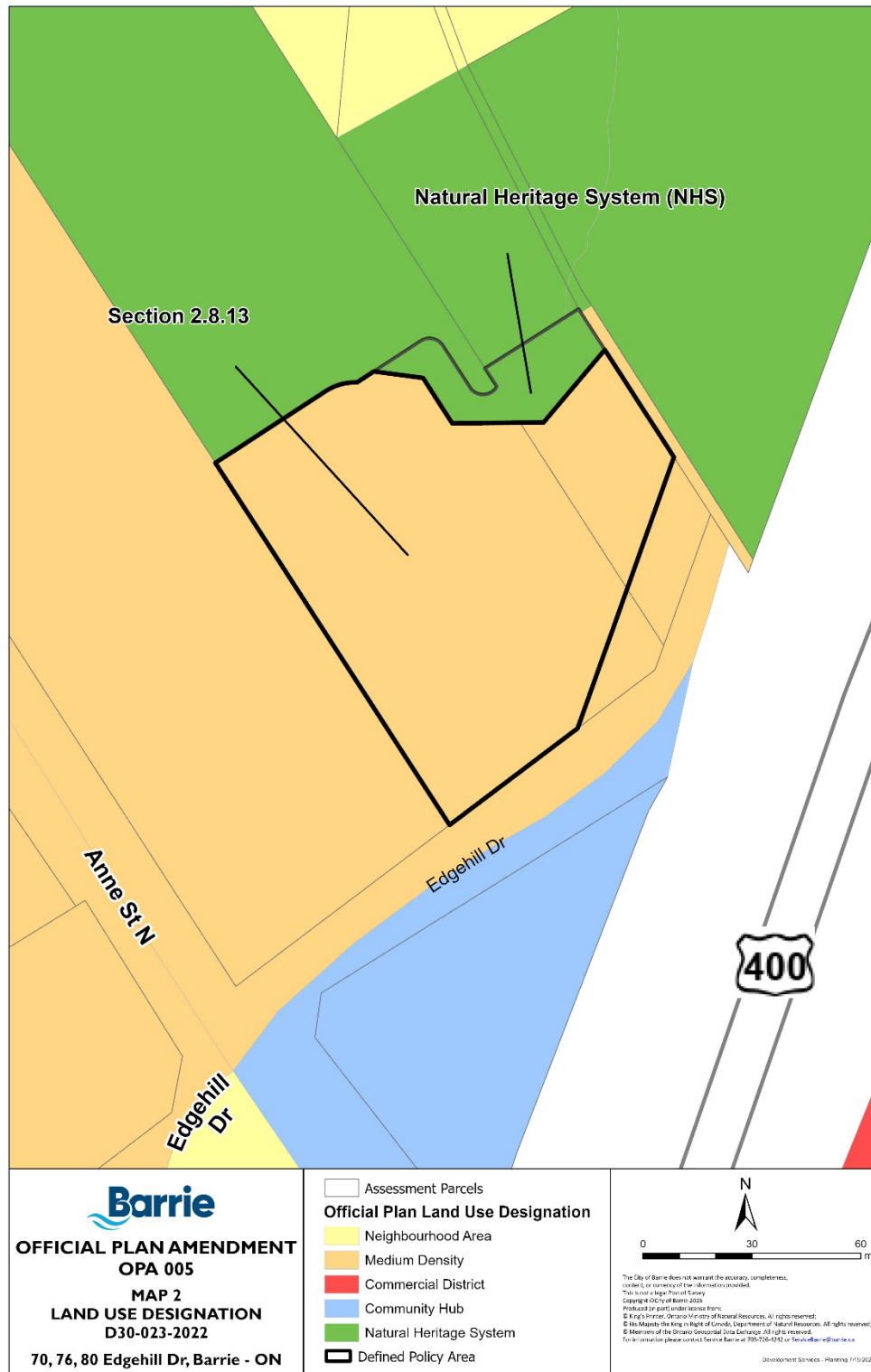
Subsequent to the adoption of this Amendment, an implementing Zoning By-law to rezone the lands from ‘Residential Single Detached Dwelling Second Density’ (R2), ‘Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold’ (RA2-2)(SP-508)(H-128) and ‘Environmental Protection’ (EP) to ‘Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold’ (RA2-2)(SP-684)(H-171) and ‘Environmental Protection’ (EP) will be presented to Council in accordance with the proposed Amendment.

In addition, a Site Plan Control application will be required to ensure the proposal will integrate appropriately into the existing and future uses on the adjacent lands and in the surrounding area. This application will also ensure detailed design matters are adequately addressed.

INTERPRETATION

The remaining provisions of the Official Plan, as amended from time to time, shall apply in regard to this Amendment.

Schedule 'A' to attached By-law 2025-XXX
Map 2 – Land Use Designations – Defined Policy Area



PART C – THE APPENDIX

RECORD OF COUNCIL ACTIONS

1. On November 29, 2022, a Public Meeting was held for the proposed Official Plan Amendment and Amendment to the Zoning By-law applications at the Planning Committee Meeting (22-P-046).
2. On August 13, 2025, General Committee received Staff Report DEV028-25 and accepted the recommendation of staff to approve the applications for Official Plan Amendment and Amendment to the Zoning By-law to:
 - a) Amend Map 2 – Land Use Designations by adding “See Policy 2.8.13” to the lands known municipally as 70 and 76 – 80 Edgehill Drive.
 - b) Amend Section 2.8 Defined Policy Area of the Official Plan as follows:

2.8.13 70 and 76 - 80 Edgehill Drive

Notwithstanding Section 2.6.2 of this Plan, a maximum building height of 16 storeys and a maximum density of 431 units per hectare are permitted on the lands denoted with “See Policy 2.8.13” on Map 2, known municipally as 70 and 76 - 80 Edgehill Drive.
 - c) Amend Map 2 – Land Use Designations by redesignating a portion of the lands known municipally as 70 and 76 – 80 Edgehill Drive from ‘Medium Density’ to ‘Natural Heritage System’.
3. On August 13, 2025, Council ratified the decision of General Committee to approve the applications for Official Plan Amendment and Amendment to the Zoning By-law as recommended by staff in Staff Report DEV028-25 (25-G-XXX).