

Town Hall: Barrie's Official Plan & Provincial Modifications

PRESENTED BY:

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Background

- On March 7 2022, Council adopted a new Official Plan that was presented to the Ministry of Municipal Affairs and Housing for final approval to ensure alignment with Provincial policies and interests.
- On April 23 2023, the Ministry of Municipal Affairs and Housing approved the City of Barrie's Official Plan with modifications to 73 policies.
- On October 23 2023, the Ministry of Municipal Affairs and Housing announced they were winding back Official Plan decisions for 12 municipalities, including the City of Barrie.
- On November 16, 2023, the *Planning Statute Law Amendment Act, 2023* was tabled, advising that this reversal will bring into effect the official plans as adopted by municipal council without provincial modifications.

Process

- The Mayor of the City of Barrie has until December 7 2023, to provide comments on the 73 policy modifications made by the Province.
- Feedback received will be carefully considered by the Province to determine the best approach for moving forward, including if further legislative steps or the use of other provincial tools are required.
- Tonight we are seeking feedback from members of the public on these modifications and matters for the Mayor to consider as he responds to the Minister of Municipal Affairs and Housing.

Modifications

- Of the 73 policy modifications made by the Province, they can be categorized into 5 themes:
 1. Wording of Policies – should & shall (Affordable Housing / Community Design)
 2. Increasing/Decreasing Density
 3. Site Specific Modifications (Land Use Changes on private property)
 4. Phasing Plan Adjustments in the Hewitt's Secondary Plan Area
 5. Clarifying Language

Wording of Policies

- Language changes from “Should” to “Shall”
 - Should: *something that is recommended but not mandatory.*
 - Shall: *an imperative command, usually indicating that certain actions are mandatory, and not permissive.*
- Language changes from “require” to setting “targets”.
- Language changes from “policy” to “guidelines”.
- These changes were made to policies related to Affordable Housing and Community Design.

Example:

- “The City will **require** the provision of a minimum of 15% of all new housing units each year to be affordable housing, as per the policies in Section 6.4.2 of this Plan. The City will be guided by provincial direction and the City’s Affordable Housing Strategy to implement this affordable housing target.” **Changed to** “The annual affordable housing **target** is 15%, as per the policies in Section 6.4.2 of this Plan. The target is to be measured city-wide. The City will be guided by provincial direction and the City’s Affordable Housing Strategy to implement this affordable housing target.”
- “The urban design policies provided in this section are **policies** for development to achieve the City’s objectives to become an attractive city, ensure proper transitions between different types of development, and achieve design excellence.” **Changed to** “The urban design policies provided in this section are **guidelines** for development to achieve the City’s objectives to become an attractive city, ensure proper transitions between different types of development, and achieve design excellence.”

Increasing/Decreasing Density

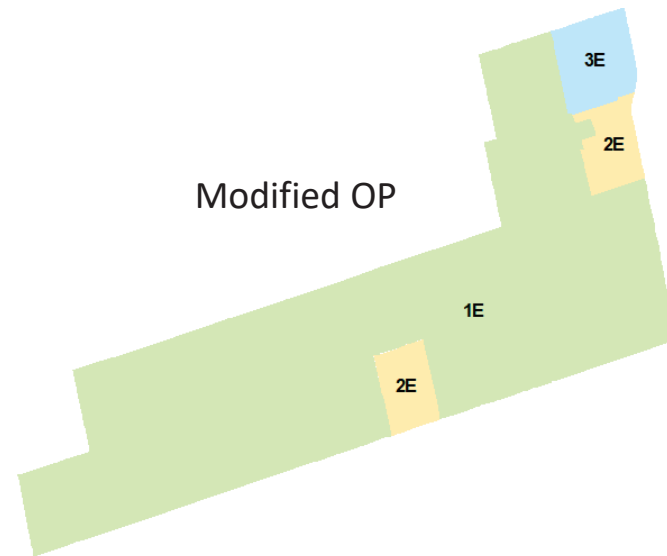
- Decreasing the density of the West Phases of the Greenfield area from 79 persons and jobs per hectare to 52 persons and jobs per hectare.
- Decreasing the density of the lands within Lot 20 Concession 11 from 79 persons and jobs to 55 residents and jobs per hectare.
- Increasing the density of the lands 664, 674 and 692 Essa Road, and 320 Maplevue Drive West to 156 units per hectare.

Site Specific Modifications

- Removing 75 Mapleview Drive West from "Employment" and adding to "Strategic Growth Area"
- Redesignating 75 Mapleview Drive West from "Employment Area - Non Industrial" to "Commercial District"
- Redesignating lands south of Harvie Road and generally between Highway 400 and Thrushwood Drive from "Employment Area - Non Industrial" to "Neighbourhood Area"
- Redesignating 95 Cook Street from "Community Hub" to "Neighbourhood Area"
- Redesignating 30 Sophia Street West from "Neighbourhood Area" to "Medium Density"
- Policy 2.8.4 is deleted in its entirety. "Policy 2.8.4 - the lands denoted with "See Policy 2.8.4" on Map 2 are permitted to have a minimum 0.27 Floor Space Index for commercial development"
- "Policy 2.8.8" for lands located north west of Lockhart Road and Sideroad 20 - The lands are permitted to develop single and semi-detached dwellings, and all forms of townhouse dwellings, in addition to the uses permitted in the Neighbourhood Area designation.
- "Policy 2.8.9" for 664, 674 and 692 Essa Road, and 320 Mapleview Drive West. Notwithstanding any other policies in this plan to the contrary, the minimum density target to be achieved is 156 units per hectare.

Phasing Plan Adjustments

- Phasing boundaries were adjusted for the East Greenfield areas.



Clarifying Language

- City staff did not have concerns with any of the modifications made by the Province to clarify language.

Example

- ~~“The following~~ **A range of employment** uses shall be permitted in areas designated as Employment Area - Industrial, **such as:**”
- Any development ~~in any land use designation located within 400.0 metres of the Ministry of Transportation Highway 400 permit control area~~ **within the Ministry of Transportation's permit control area as prescribed in the Public Transportation and Highway Improvement Act** will be subject to Ministry approval. Ministry permits may be conditional on, but not limited to, the review and approval of traffic studies and/or storm-water management reports which assess site impacts on Highway 400 and identify the need for development-driven highway improvements in accordance with Ministry guidelines.
- Any minor modifications shall not negatively impact the Natural Heritage System as determined by the City, ~~(in consultation with the applicable~~ **Lake Simcoe Region** Conservation Authority **for lands in the Lake Simcoe Watershed**), nor shall such minor modifications result in any significant decrease in the size of the Natural Heritage System.

Next Steps

- Tonight we are here to listen to your feedback and input
- Written submissions will be accepted until end of day, Thursday November 23rd by emailing: OfficialPlan@barrie.ca
- Submission will be prepared and submitted to Minister Calandra in advance of December 7, 2023 deadline
- Submission will be prepared to comment on the ERO posting on the *Planning Statute Law Amendment Act, 2023* for the December 16th deadline.