

Staff Memorandum



To	Mayor A. Nuttall and Members of Council
Subject	Public Meeting for a City Initiated Official Plan Amendment to be Consistent with the Provincial Planning Statement (2024)
Date	February 26, 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 advise members of the Affordability Committee of a Public Meeting for a proposed staff initiated Amendment to Official Plan 2051 (May 2024) hereafter referred to as the 'Official Plan'.

The new [Provincial Planning Statement, 2024](#) (PPS 2024) came into effect on October 20, 2024, and replaces the [Provincial Policy Statement, 2020](#) and [A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019](#). The Official Plan must be consistent with the new Provincial Planning Statement, 2024 (PPS 2024), so revisions and updates to the policies are required.

The PPS 2024, gives provincial policy direction on key land use planning issues that affect communities, such as:

- building more housing where it's needed;
- making land available for development;
- creating opportunities for economic development and job creation;
- planning for the appropriate transportation, water, sewer, and other infrastructure necessary to accommodate current and future needs;
- protecting the environment and important resources including farmland, water, archaeology, cultural heritage, mineral aggregates, and petroleum; and,
- protecting people, property, and community resources by directing development away from natural or human-made hazards, such as flood prone areas.

Appendix "A" attached to this Memorandum is a chart that details the proposed amendment to the Plan to make it consistent with PPS 2024. Key changes proposed for the Official Plan include:

- Aligning the definition of **Employment Area** in Section 10.2 with the PPS 2024, meaning these areas are designated in an official plan for clusters of business and economic activities including manufacturing, research and development in

connection with manufacturing, warehousing and goods movement, and associated retail and office uses, and ancillary facilities.

- Adding a new land use designation to replace Employment Non-Industrial in section 2.6.9 labelled as Business Commercial, which intended to recognize lands that no longer meet the definition of Employment Area but are employment generators for the City. This includes major retail, commercial and offices that are not associated with a primary employment use.
- Corresponding modifications to the text of sections 2.3.5 Employment Areas and 2.6.10 Employment Area – Industrial as it relates to the Land Use Policies being consistent with the new definition of Employment Area.
- Modifications to section 7.3.6 Employment Area Land Conversions to be consistent with the new permissions granted by PPS 2024.
- Additional minor revisions to section 10.2 Definitions to bring them into alignment with the PPS 2024. With the exception of the Employment Area, these changes do not have a significant impact on the intent of policy implementation.
- General wording revisions to all sections of the plan that reference the Provincial Policy Statement, 2020 and A Place to Growth: Growth Plan for the Greater Golden Horseshoe, 2016 as amended (the Growth Plan).

As noted in Appendix A, changes are also being proposed to Map 1 – Community Structure, attached to this Memorandum as Appendix B, and Map 2 – Land Use Designations attached to this Memorandum as Appendix C. These changes are a result of the new Employment Area definition, and more specifically the retail, commercial and office uses that are no longer permitted within a designated Employment Area.

The proposed amendment will reduce the City’s overall available employment land, demonstrated on Map 1 – Community Structure in the Official Plan, by 340.42 hectares (ha), which represents the removal of those lands designated as Employment Non-Industrial. There remains 1,455.01 ha of land designated Employment Area on Map 1 – Community Structure, which is made up of 1,427.02 hectares designated as Employment Area – Industrial and 27.99 ha of land designated Employment Area – Restricted Industrial. Map 2 has been changed to rename the 340.42 hectares of lands formerly known as Employment – Non-Industrial to the designation of Business Commercial.

Next Steps

Following the Public Meeting on February 26, 2025, staff will work to address the feedback received and a staff report is expected to be brought forward in Q2 of 2025 for Council consideration of the Official Plan Amendment. A notice of decision will be issued, and a 20 day appeal period will follow.

Any person wishing further information or clarification regarding the new PPS 2024 and the proposed changes to the Official Plan can find the details here <https://www.barrie.ca/government-news/adopted-strategies-plans/official-plan> and by contacting Celeste Kitsemety, Supervisor of Growth Management at: celeste.kitsemety@barrie.ca or by phone at: 705-739-4220 x4430.

Appendix:

Appendix “A” – Proposed Amendments to City of Barrie Official Plan 2051 (May 2024)

Appendix “B” – Proposed Amendment to Map 1 – Community Structure in City of Barrie
Official Plan 2051 (May 2024)

Appendix “C” – Proposed Amendment to Map 2 – Land Use Designations in City of Barrie
Official Plan 2051 (May 2024)

Memo Author:

C. Kitsemetry, RPP, Supervisor of Growth Management, Development
Services

File #:

D30-001-2025

Pending # (if applicable):

Not Applicable