

# Staff Report



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To	General Committee
Subject	City Initiated Official Plan Amendment to be Consistent with the Provincial Planning Statement (2024)
Date	March 19, 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
Staff Report #	DEV009-25

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## Recommendation(s):

1. That the Official Plan Amendment to make Official Plan 2051 (May 2024) consistent with the new [Provincial Planning Statement, 2024](#) (PPS 2024), outlined in Appendix A – Draft Part B of Official Plan Amendment XXX to Staff Report DEV009-25, be approved.
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## Executive Summary:

**The purpose of this report is to recommend an amendment to Official Plan 2051 (May 2024) to be consistent with the Provincial Planning Statement (2024).** 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), revisions and updates to the policies are required.

## Key Findings:

**The key factor in this proposed amendment is the change to the Employment Area designation and definition.** The intent of the changes to this definition is to ensure that the future integrity of both Employment – Industrial and Employment – Restricted Industrial lands is preserved for prime employment uses (industrial, manufacturing uses).

**As part of the change to Employment Area, staff are proposing to continue to permit the uses that are important employment generators for our community by redesignating the Employment – Non-Industrial designation to Business Commercial.** Uses in these areas are more focused on light industrial, major retail and commercial uses, institutional and recreational uses, rather than prime employment uses. Associated changes to policies that impact the Employment – Non-Industrial and Employment – Industrial designation, are subsequently required as fully outlined in the Draft Part B of Official Plan Amendment XXX attached as Appendix A to Staff Report DEV009-25.

**In addition to the change in the definition of Employment Area, staff are proposing several updates to align definitions currently included in the Official Plan with PPS 2024 as section 10.2, as well as amendments to remove the reference to the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 as amended (the Growth Plan).** No significant policy changes proposed as a result of the additional revisions to the text and definitions included in the Official Plan, as fully outlined in the Draft Part B of Official Plan Amendment XXX attached as Appendix A to Staff Report DEV009-25.

#### **Financial Implications:**

There are no financial implications for The Corporation resulting from the proposed recommendation.

#### **Alternatives:**

The following alternatives are available for consideration by General Committee:

##### **Alternative #1 – General Committee could maintain the existing policies in Official Plan 2051 (May 2024). (i.e. Status Quo)**

This alternative is not recommended as the PPS (2024) will still apply to any new development applications regardless of the changes to the Official Plan. The most significant consequence of maintaining the current policies would be for current and future development opportunities in the Employment – Non-Industrial designation. The change to the definition of Employment Area required to be applied under PPS 2024 would restrict many of the uses encouraged for these areas, including major commercial, office and institutional uses.

**Alternative #2 - General Committee could refer the proposed recommendation back to staff for additional review to change the designation of additional site specific properties to the Business Commercial designation as requested by property owners / agents through the public notice period for the proposed Official Plan Amendment.**

Although this alternative is available, staff do not support additional change to the Employment Area, and more specifically removing lands from the Employment – Industrial designation without a more detailed review of the impacts that the overall loss of employment lands will have on our growth statistics, and the intended protection of these lands for prime employment uses under the new definition of Employment Area. Staff do anticipate further review of the impacts of the PPS 2024 in terms of the repeal of the Growth Plan and the Employment Area definition in the future. However, an additional public process and notice under the *Planning Act* is required to move forward with that exercise.

### Strategic Plan Alignment:

The recommendation(s) included in this Staff Report are not specifically related to the goals identified in the 2022-2026 Strategic Plan.

Affordable Place to Live		
Community Safety		
Thriving Community	X	The new designation of Business Commercial will ensure continued support of business, commercial and institutional uses as employment generators for the community.
Infrastructure Investments		
Responsible Governance	X	Ensuring municipal planning documents align with Provincial legislation is required.

### Additional Background Information and Analysis:

**The general wording revisions suggested to all sections of the plan that reference the Provincial Policy Statement, 2020 and the Growth Plan are not intended to change the intent of the future policy direction and growth projections for the City.** The future growth objectives and required density and population targets currently incorporated into the Official Plan to be in conformity with the Growth Plan have not been reevaluated as part of this review. These targets will continue to direct the growth of the City notwithstanding the repeal of the Growth Plan.

**Staff have proposed a revision to Map 1 – Community Structure to remove those lands identified as Employment – Non-Industrial on Map 2 from the identified Employment Area, and subsequently renamed the Employment – Non-Industrial designated to Business Commercial on Map 2 – Land Use Designations.** As noted above, this step has been suggested to maintain the Employment – Non-Industrial lands for employment generating uses such as major retail, commercial and office uses, and institutional uses that are no longer permitted within a designated Employment Area in accordance with the new definition. Any site specific redesignation of properties outside of the change from Employment – Non-Industrial to Business Commercial are not being proposed as part of the City initiated amendment. Private land owners could make an application to change the land use designation on their property at any time.

## Consultation and Engagement:

**A public meeting was held for the proposed Official Plan Amendment on February 26, 2025, at the Affordability Committee.** In response to the notice of the public meeting staff received several general questions, three pieces of correspondence were submitted, and there was one verbal commentor at the meeting. General comments were also received from our external partners, Metrolinx, Lake Simcoe Region Conservation and Nottawasaga Valley Conservation Authorities which support and/or do not impact the proposed Official Plan Amendment for consistency with the PPS 2024.

**The predominant matter raised by the interested parties from the public was the impact of the Employment Area definition on existing development in the Employment Area.** A pause in the process has been suggested in some of the correspondence provided to the City to provide time to complete a detailed review of existing development in the City's employment areas. As the goal of the Official Plan is to inform the City's future growth, staff do not agree with this approach. The draft Zoning By-law process would need to be put on hold until these works are completed, and the proposed Official Plan Amendment includes language in section 2.6.10.2 intended to recognize that existing uses are permitted uses going forward.

Site specific changes to the designation of land have been requested in the Employment – Industrial designation, as well as concern raised with the stepped approach staff are recommending for the integration of PPS 2024. **Staff are not recommending changes from the Employment – Industrial designation to Business Commercial as part of the amendment to be consistent with PPS 2024.** Site specific properties have not been fully vetted as part of this exercise in terms of the impacts the change in designation will have on existing and future land use opportunities. Further, the notice requirements under the *Planning Act* will not have been met for a land use designation change for individual parcels of land. With the changes to section 7.3.6 of the Official Plan to be consistent with the PPS 2024, employment land conversions are no longer tied to a municipal comprehensive review. The details of the update to this section of the Official Plan are included in the draft Official Plan Amendment XXX attached as Appendix A to Staff Report DEV009-25. Therefore, owner/applicants are able to submit a request for official plan amendment if they wish.

## Environmental and Climate Change Impact Matters:

There are no environmental and/or climate change impact matters related to the recommendation.

## Appendix:

Appendix A – Draft Part B of Official Plan Amendment XXX  
Appendix 1 – Map 1 – Community Structure

Appendix 2 – Map 2 – Land Use Designation  
Appendix B – Comment Response Matrix

**Report Author:**

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

**File #:**

D30-001-2025

**Pending #:** Not Applicable

**PART B – THE AMENDMENT**

**DETAILS OF THE AMENDMENT**

1. The policies of the Official Plan of the City of Barrie are hereby amended by making changes to the text as follows:

	Section	Amendment – New Text in <b>BOLD</b> and Deleted Text in <del>STRIKE-THRU</del>
i.	The Foundation of this Plan	<p>Since 2010, when the last Official Plan for the City was approved, the Government of Ontario has also introduced a number of initiatives directed at managing growth in Southern Ontario. These include the Provincial Policy Statement, 2020, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (Growth Plan), <b>and the Provincial Planning Statement, 2024, (PPS 2024) which replaces both these strategic documents.</b></p> <p><del>The Lake Simcoe Protection Plan, 2009, (LSPP) responds to a provincial mandate to better protect water resources and natural heritage and address natural hazards in the Lake Simcoe watershed. The South Georgian Bay Lake Simcoe Source Protection Plan, 2015, governs the untreated water from rivers, lakes and underground aquifers.</del></p> <p>These <del>newer</del> <b>growth</b> initiatives <b>are to be implemented in coordination with</b> the Lake Simcoe Protection Plan, 2009, (LSPP) <b>that</b> responds to a provincial mandate to better protect water resources and natural heritage and address natural hazards in the Lake Simcoe watershed <b>and</b> the South Georgian Bay Lake Simcoe Source Protection Plan, 2015, <b>that</b> governs the untreated water from rivers, lakes and underground aquifers. <del>and plans have significant implications for the future of the City and the policies of this Plan. In particular, they will influence how Barrie grows and develops during the planning horizon to 2051.</del></p> <p><b>Provincial Planning Statement, 2024</b>  <b>The Provincial Planning Statement (PPS 2024) provides direction on matters of provincial interest related to land use planning and development. The City’s Official Plan must be “consistent with” the PPS 2024.</b></p> <p><b>The PPS 2024, gives provincial policy direction on key land use planning issues that affect communities, such as:</b></p> <ul style="list-style-type: none"> <li>• <b>building more housing where it is needed</b></li> <li>• <b>making land available for development</b></li> <li>• <b>creating opportunities for economic development and job creation</b></li> </ul>

	Section	Amendment – New Text in <b>BOLD</b> and Deleted Text in <del>STRIKE-THRU</del>
		<ul style="list-style-type: none"> <li>• <b>highlighting the importance of a designed ‘Employment Area’</b></li> <li>• <b>planning for the appropriate transportation, water, sewer, and other infrastructure necessary to accommodate current and future needs</b></li> <li>• <b>protecting the environment and important resources including farmland, water, archaeology, cultural heritage, mineral aggregates, and petroleum</b></li> <li>• <b>protecting people, property, and community resources by directing development away from natural or human-made hazards, such as flood prone areas</b></li> </ul> <p><b>Additionally, the Plan identifies twenty-nine (29) large and fast-growing municipalities with the greatest need for housing and includes specific policies for these municipalities. The City of Barrie is recognized on the list of Large and Fast-Growing Municipalities in the province.</b></p> <p><del><b>A Place to Grow: Growth Plan for the Greater Golden Horseshoe</b></del></p> <p><del>The Growth Plan provides the foundation for a long-term growth management approach for the Greater Golden Horseshoe. The Growth Plan has policies that guide decisions on a wide range of issues including transportation, infrastructure planning, land use planning, urban form, housing, natural heritage and resource protection. The Plan is required to conform to the Growth Plan.</del></p> <p><del>Further, the Growth Plan requires that municipalities use a prescribed Land Needs Assessment Methodology (LNA) when planning to accommodate growth as per Schedule 3 of the Growth Plan. By following the LNA, a Land Needs Assessment Report was produced. This report dictates how much urban land must be added, by expanding the settlement area boundary, to accommodate the forecasted population and employment growth.</del></p> <p><del>The Plan provides direction for the management of growth in Barrie. In the Growth Plan, for the Simcoe Sub-area, Barrie is identified as the principal primary settlement area and Downtown Barrie is identified as the only Urban Growth Centre (UGC). The Growth Plan forecasts a population of</del></p>



	Section	Amendment – New Text in <b>BOLD</b> and Deleted Text in <del>STRIKE-THRU</del>
		<del>298,000 and corresponding local employment base of 150,000 jobs by the year 2051.</del>
ii.	2.3.4	Major Transit Station Areas (MTSA's) <ul style="list-style-type: none"> <li>c) Development within the Allandale Major Transit Station Area shall: <ul style="list-style-type: none"> <li>i) Help achieve an average minimum density target of <del>430</del> <b>150</b> persons and jobs per hectare (refer to Section 2.4.2.1 for calculation instructions); and,</li> </ul> </li> <li>d) Development within the Barrie South Major Transit Station Area shall help achieve an average minimum density target of <del>445</del> <b>150</b> persons and jobs hectare (refer to Section 2.4.2.1 for calculation instructions).</li> </ul>
iii.	2.3.5	Employment Areas <p>To continue Barrie's success in attracting jobs and demand for serviced employment lands, Employment Areas are dedicated to clusters of <b>industry</b>, business and economic activity. Employment Areas are identified on Map 1 of this Plan. <del>The corresponding land use designations within Employment Areas are found on Map 2.</del> The following policies shall apply to Employment Areas in the city, in addition to the associated land use designations and other applicable policies of this Plan:</p> <ul style="list-style-type: none"> <li>a) Employment Areas will support economic activity in Barrie by supplying land for a range of industrial, manufacturing, warehousing, <del>major office</del> and, where appropriate, <del>retail, major retail, commercial and other</del> ancillary/accessory uses.</li> <li><del>d) Employment Area lands designated for non-industrial uses shall accommodate employment uses that support the industrial uses and shall act as a buffer to sensitive land uses and non-Employment Areas.</del></li> <li><del>e) Employment Area lands near Duckworth Street/Bell Farm Road, as shown on Map 1, will in part be planned via the Strategic Employment and Economic District (SEED) designation to support non-industrial economic and employment functions. These lands shall provide for clusters of economic activity that foster innovation,</del></li> </ul>

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		<p><del>business incubation and acceleration (see Section 2.6.8 for SEED policies).</del></p> <p><del>h) Lands within Employment Areas are subject to the conversion policies and provisions of the Planning Act, the Growth Plan, the Provincial Policy Statement, and this Plan. The conversion of Employment Area lands to non-employment uses outside of a municipal comprehensive review is not permitted.</del></p> <p><del>i) Employment Areas shall be planned, through appropriate plans of subdivision or other planning processes under the Planning Act, to provide a range of parcel sizes and street patterns to maintain the flexibility needed to attract a variety of businesses and allow for redevelopment and intensification.</del></p> <p>Renumber section as necessary.</p>
iv.	2.4	<p>Growth Management</p> <p>Growth in Barrie shall be managed in conformity with the <del>Province's Growth Plan</del>, consistent with the <b>PPS 2024</b> while also staying true to the community vision, founding principles and "one city, one vision, one plan" philosophy outlined in Section 1.</p>
v.	2.4.2.1	<p>City-Wide Growth Management Policies</p> <p>a) The City shall plan to accommodate a population of 298,000 people and 150,000 jobs by the year 2051, <del>as per Schedule 3 of the Growth Plan.</del></p> <p>d) Unless otherwise specified, all minimum density targets given in Sections 2.3 and 2.4 are measured using the metric of persons and jobs per gross hectare, <del>as per the Growth Plan.</del> Gross land area is the total land area excluding the following:</p>
vi.	2.6.8.2	<p>Land Use Policies</p> <p>b) Lands in the SEED designation <b>within a Strategic Growth Area</b> are envisioned to be mixed use to</p>

	Section	Amendment – New Text in <b>BOLD</b> and Deleted Text in <del>STRIKE-THRU</del>
		<p>support existing or emerging industry clusters. A combination of two or more permitted uses, either within one building or in multiple buildings, is encouraged on the same property or parcel.</p> <p><del>d) For those lands designated SEED within an Employment Area, while the ground floor of buildings shall be primarily used for non-industrial economic and employment functions, an additional mix of uses may be supported on upper levels.</del></p> <p>Renumber section as necessary.</p>
vii.	2.6.9	<p><del>Employment Area – Non-Industrial</del> <b>Business Commercial</b></p> <p><del>The Employment Area – Non-Industrial designation applies to certain lands within Employment Areas shown on Map 1. Lands designated Employment Area – Non-Industrial</del> <b>Business - Commercial</b> are intended to support Barrie's economic competitiveness by primarily facilitating a wide range of non-industrial employment uses that either support industrial-type uses, serve the general public, or create new economic development opportunities. <del>To maintain the flexibility of Barrie's Employment Areas, industrial type uses may also be accommodated on lands designated Employment Area – Non-Industrial.</del></p> <p>Development on lands designated <b>Business Commercial</b> <del>Employment Area – Non-Industrial</del> on Map 2 is subject to the following policies, and any other applicable policies of this Plan.</p>
viii.	2.6.9.1	<p>Permitted Uses</p> <p>A range of employment, commercial and institutional uses shall be permitted in areas designated as <b>Business Commercial</b> <del>Employment Area – Non-Industrial</del>, such as:</p>
ix.	2.6.9.2	<p>Land Use Policies</p> <p><del>b) The Employment Area – Non-Industrial designation shall only be used on lands within the Employment Area shown on Map 1.</del></p>

	Section	Amendment – New Text in <b>BOLD</b> and Deleted Text in <del>STRIKE-THRU</del>
		<p>c) The <del>Employment Area – Non-Industrial</del> <b>Business Commercial</b> designation shall preferably be located on the periphery of Employment Areas shown on Map 1 and in close proximity to lands designated Commercial District.</p> <p>g) Major retail, retail and/or commercial uses that existed prior to the implementation of this Plan may be permitted to expand, change, and redevelop as follows:</p> <p>i) In accordance with the Commercial District policies and permitted uses in Section 2.6.5, excepting for residential uses, which are not permitted within the <del>Employment Area – Non-Industrial</del> <b>Business Commercial</b> designation; and/or,</p> <p>h) Any retail use with a drive-thru service may be accommodated on lands designated <del>Employment Area – Non-Industrial</del> <b>Business Commercial</b>, subject to both the Zoning By-law and any specific locational restrictions that may be applied from time-to-time to ensure minimal impacts of traffic congestion and prevent traffic queues on the street.</p> <p>i) Sensitive land uses permitted in the <del>Employment Area – Non-Industrial</del> <b>Business Commercial</b> designation shall be located at least 70.0 metres from lands designated <del>Employment Area – Industrial as required by provincial guidelines.</del> shall only be permitted in accordance with the Employment Areas compatibility policy <b>Section 2.3.5 I) this Plan and shall not include residential uses.</b></p> <p>j) <del>Development proposing sensitive land uses shall only be permitted in accordance with the Employment Areas compatibility policy of this Plan</del></p> <p>Renumber section as necessary.</p>
x.	2.6.10.1	<p>Employment Area – Industrial</p> <p>Permitted Uses</p> <p>g) <del>Other</del> <b>Ancillary</b> uses supporting a primary industrial use <b>subject to the Zoning By-law;</b></p>

	Section	Amendment – New Text in <b>BOLD</b> and Deleted Text in <del>STRIKE-THRU</del>
		<p><del>h) Subject to the Zoning By-law, non-industrial service-based uses; and,</del></p> <p><del>i) Office (excluding major office).</del></p> <p>Renumber section as necessary.</p>
xi.	2.6.10.2	<p>Land Use Policies</p> <p><del>a) The Employment Area Industrial designation will not be applied to lands outside of an Employment Area as identified on Map 1.</del></p> <p><del>g) A new retail or commercial use, such as a restaurant as part of a multi-tenanted building, may be permitted within the Employment Area Industrial designation if it is ancillary or accessory to the primary use in function and no larger than 25% of the gross floor area of the building/structure within which it exists.</del></p> <p><del>i) Subject to the Zoning By-law, a greater range of non-industrial service-based uses such as recreational and sports facilities may be permitted in areas adjacent to residential lands. If the use is in a building/structure, it must be no larger than 25% of the gross floor area of that building/structure.</del></p> <p>j) <b>Notwithstanding the definition of Employment Area</b>, retail and commercial uses that <b>lawfully</b> existed in Employment - Industrial areas prior to the implementation of this Plan may be permitted to expand <b>and/or change tenants to a similar type use</b>.<del>change, and redevelop.</del></p> <p>Renumber section as necessary.</p>
xii.	2.7.5	<p>e) v) A planning justification report which addresses, at a minimum, consistency with the Provincial <del>Policy</del> <b>Planning Statement (2024)</b>, <del>conformity with the Growth Plan</del>, potential land use conflicts (including dust and noise) with adjacent land uses, the Lake Simcoe Protection Plan and South Georgian Bay Lake Simcoe Source Protection Plan where applicable, and any other matters deemed necessary;</p> <p>Renumber section as necessary.</p>

	Section	Amendment – New Text in <b>BOLD</b> and Deleted Text in <del>STRIKE-THRU</del>
xiii.	6.5.1.2	a) i) As a significant groundwater recharge area by any public body for the purposes of implementing the Provincial <del>Policy</del> <b>Planning Statement (2024)</b> ;
xiv.	6.6.5	f) iii) a) The Provincial <del>Policy</del> <b>Planning Statement (2024)</b> ;
xv.	7.3.5	<p>Post-Secondary, Creative and Knowledge Based Clusters</p> <p>This Plan envisions the expansion of existing and establishment of new clusters of economic activity related to post-secondary education, as well as to creative and knowledge-based industries. One such cluster has been recognized by the establishment of the Strategic Growth Area/<del>Employment Area</del> around the Duckworth Street/Highway 400 interchange, as identified on Map 1, and the purposeful use of the Strategic Employment and Economic District land use designation within that Strategic Growth Area/<del>Employment Area</del>. This Plan seeks to leverage the co-location of health services in the Duckworth Street/Highway 400 area to establish a health services industry cluster. While the cluster already exists, the use of the Strategic Employment and Economic District designation in this Strategic Growth Area/<del>Employment Area</del> seeks to attract and support the development of knowledge-based businesses (e.g., laboratories and research and design centres) related to health services industry. It is envisioned that the establishment of such a cluster will have positive spill-over effects, attracting knowledge-based businesses related to other industries.</p>
xvi.	7.3.6	<p>Employment Land Area Conversions</p> <p>a) Lands within the Employment Area may be <b>considered for conversion</b> to a designation that permits non-employment uses <del>only as part of a municipal comprehensive review process. The consideration of conversion will only be supported if it is demonstrated that when the following criteria are satisfied:</del></p>

	Section	Amendment – New Text in <b>BOLD</b> and Deleted Text in <del>STRIKE-THRU</del>
		<p>b) <del>Prior to the next full municipal comprehensive review, lands within the existing Employment Areas may be converted to a designation that permits non-employment uses, provided that:</del></p> <ul style="list-style-type: none"> <li>i) <del>The conversion would satisfy the requirements of policies 7.3.6(a)(i), (iv) and (v) above;</del></li> <li>ii) The conversion would maintain a significant number of population-related jobs on those lands through the establishment of development criteria to permit the conversion;</li> <li>iii) The conversion is supported by a record of site condition, as per the Environmental Protection Act, if the lands are changing to a more sensitive use; <del>and.</del></li> <li>iv) <del>The lands subject to the conversion are not part of a provincially significant employment zone/area.</del></li> </ul> <p>Renummer section as necessary.</p>
xvii.	8.4	<p>Barrie's identity builds from its rich and diverse history. Provincial protection of Barrie's cultural heritage resources are provided through several documents, including the Ontario Heritage Act <del>(which outlines and upholds the process for designating both individual properties and heritage conservation districts)</del> and the Provincial <b>Policy Planning Statement (2024)</b>. <del>(which defines cultural heritage landscapes).</del></p> <p>a) Significant built cultural heritage resources and significant cultural heritage landscapes, as per the Provincial <b>Policy Planning Statement, 2024</b>, shall be conserved.</p>
xviii.	8.4.4	<p>b) As per the Provincial <b>Policy Planning Statement, 2024</b>, development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.</p>
xix.	9.2	Amendments to the Plan

	Section	Amendment – New Text in <b>BOLD</b> and Deleted Text in <del>STRIKE-THRU</del>
		<p>a) Amendments may be made to this Plan in accordance with the Planning Act to revise it and/or incorporate new objectives, policies, and specific designations. The City shall, in accordance with the Planning Act, review and revise the Plan as required to ensure that it conforms to provincial plans or does not conflict with them; has regard to matters of provincial interest; and is consistent with the <del>Provincial Policy Statement</del> <b>Provincial Planning Statement, 2024</b>.</p>
xx.	9.3	<p>Non-conforming Uses</p> <p>c) <del>Notwithstanding any other policies of this Plan, legal non-conforming retail and commercial uses located within the Employment Area – Industrial land use designation may not be permitted for extension or enlargement.</del></p> <p>Renumber section as necessary.</p>
xxi.	10.1	<p>Interpretation</p> <p>d) Numbers and quantities, with the exception of population and employment growth targets, and intensification and density targets <del>set by the Growth Plan</del>, and built form requirements, shall generally be considered as approximate rather than absolute. However, consideration shall be given to the intent of the policy in which the number or quantity is quoted, and it shall be determined that the intent is not compromised before any variance is granted from the number or quantity.</p> <p>g) All references to provincial statutes are based on the most current R.S.O. and include all applicable Regulations. If a term is not defined in the text of this Plan then the definition found in the Provincial <del>Policy</del> <b>Planning Statement, 2024</b>, <del>Growth Plan</del>, Planning Act, Environmental Protection Act, Clean Water Act, and/or Lake Simcoe Protection Plan shall apply.</p>



2. That Section 10.2 Definitions of the Official Plan of the City of Barrie are hereby amended by making changes to the text as follows:

	Definition	Amendment – New Text in <b>BOLD</b> and Deleted Text in <del>STRIKE THRU</del>
i.	Archaeological Resources	Includes artifacts, archaeological sites, and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological <del>fieldwork undertaken in accordance with</del> <b>assessments carried out by archaeologists licensed under</b> the Ontario Heritage Act.
ii.	Areas of Archaeological Potential	Areas with the likelihood to contain archaeological resources, <b>as evaluated using the processes and criteria that are established under</b> . <del>Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act. requires archaeological potential to be confirmed by a licensed archaeologist.</del>
iii.	Built Heritage Resource	A building, structure, monument, installation, or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous <b>community. Nation.</b> <del>Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal, and/or international registers.</del>
iv.	Compact Built Form-	A land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads <del>to encourage active transportation.</del>

	Definition	Amendment – New Text in <b>BOLD</b> and Deleted Text in <del>STRIKE-THRU</del>
v.	Cultural Heritage Landscape	A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous <b>community.</b> <del>Nation.</del> The area may include features such as buildings, structures, spaces, views, archaeological sites, or natural elements that are valued together for their interrelationship, meaning, or association. <del>Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through Official Plan, Zoning By-law, or other land use planning mechanisms.</del>
vi.	Employment Area	Those areas designated in an Official Plan for clusters of business and economic activities including, <del>but not limited to,</del> <b>research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities.</b> <b>An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.</b> <del>warehousing, offices, and associated retail and ancillary facilities.</del>
vii.	Fish Habitat	Is means <b>water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes,</b> <del>spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.</del>
viii.	Freight-supportive	In regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design, and operation of land use and transportation systems. Approaches may be recommended <b>in provincial guidance</b> <del>in guidelines developed by the Province or</del>

	Definition	Amendment – New Text in <b>BOLD</b> and Deleted Text in <del>STRIKE-THRU</del>
		based on municipal approaches that achieve the same objectives.
ix.	Higher-Order Transit	Transit that generally operates in the partially or completely dedicated right-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. Higher-order transit can include heavy rail (such as subways, <b>elevated or surface rail, and commuter rail</b> and <del>inter-city rail</del> ), light rail, and buses in the dedicated rights-of-way.
x.	Intensification	The development of a property, site or area at a higher density than currently exists through: <ul style="list-style-type: none"> <li>a) redevelopment, including the reuse of brownfield sites <b>and underutilized shopping malls and plazas</b>;</li> <li>b) the development of vacant and/or underutilized lots within previously developed areas;</li> <li>c) infill development; and,</li> <li>d) the expansion or conversion of existing buildings.</li> </ul>
xi.	Low and Moderate Income Households	Means: <ul style="list-style-type: none"> <li>a) In the case of ownership housing, households with incomes in the lowest 60% of the income distribution for the <b>municipality</b> <del>regional market</del> area; or,</li> <li>b) In the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the <b>municipality</b> <del>regional market</del> area.</li> </ul>
xii.	Low Impact Development	An approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: bio-swales,

	Definition	Amendment – New Text in <b>BOLD</b> and Deleted Text in <del>STRIKE-THRU</del>
		vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. <del>Low impact development often employs vegetation and soil in its design, however, that does not always have to be the case and the specific form may vary considering local conditions and community character.</del>
xiii.	Major Transit Station Area	The area including and around any existing or planned higher-order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major Transit Station Areas generally are defined as the area within an approximate 500.0 metre to 800.0 metre radius of a transit station. <del>representing about a 10-minute walk</del>
xiv.	Multi-modal	Relating to the availability or use of more than one form of transportation, such as automobiles, walking, trucks, cycling, buses, rapid transit, <b>higher order transit</b> , rail (such as <del>commuter and</del> freight), air, and marine.
xv.	<del>Municipal-Comprehensive Review</del>	<del>A new Official Plan, or an Official Plan amendment, initiated by an upper or single-tier municipality under Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan for the Greater Golden Horseshoe.</del>
xvi.	Negative Impact	Means: <ul style="list-style-type: none"> <li>a) <del>in regard to water</del> <b>in regard to potential risks to human health and safety and</b> degradation to the quality and quantity of <del>surface of groundwater, key hydrologic features or vulnerable areas</del> <b>water, sensitive surface water features and sensitive ground water features</b>, and their related hydrologic functions, due to single, multiple or successive development <del>or site alteration activities.</del> <b>Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;</b></li> </ul>

	Definition	Amendment – New Text in <b>BOLD</b> and Deleted Text in <del>STRIKE-THRU</del>
		<p>b) in regard to fish habitat, any <del>permanent</del> <b>harmful</b> alteration, <b>disruption</b> <del>to</del> or destruction of fish habitat, except where <b>an exemption to the prohibition</b>, <del>in conjunction with the appropriate authorities,</del> it has been authorized under the Fisheries Act;</p> <p>c) In regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple, or successive development or site alteration activities;</p> <p>d) in regard to water <b>degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities; and,</b></p> <p>e) in regard to transportation and infrastructure corridors, any development or site alteration that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.</p>
xvii.	Planned Corridors	Corridors or future corridors which are required to meet projected needs, and are identified through this Plan, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ministry of Transportation, Ministry of Energy <b>and Electrification, Ontario Northland, Ministry of</b> Northern Development and Mines, Metrolinx, or Independent Electricity System Operator (IESO), or any successor to those Ministries or entities, is actively pursuing, <b>or has completed,</b> the identification of a corridor. <del>Approaches for the protection of planned corridors may be recommended in guidelines developed by the Province.</del>
xviii.	Protected Heritage Property	Property designated under Parts IV, <del>V</del> or VI of the Ontario Heritage Act; <b>property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act;</b> property subject to a heritage

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		conservation easement <b>or covenant</b> under Parts II or IV of the Ontario Heritage Act; property identified by a <b>provincial ministry or a</b> <del>the Province and</del> -prescribed public bodies as <b>a property having cultural heritage value or interest</b> <del>provincial heritage property</del> under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.
xix.	<del>Provincially-Significant-Employment-Zones</del>	<del>Areas defined by the Minister in consultation with affected municipalities for the purpose of long-term planning for job creation and economic development. Provincially-significant employment zones can consist of employment areas as well as mixed-use areas that contain a significant number of jobs.</del>
xx.	Public service facilities	Land, buildings and structures, <b>including but not limited to schools, hospitals and community recreation facilities</b> , for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, <b>childcare</b> and educational programs <del>in publicly funded schools</del> , <b>including</b> elementary, secondary, post-secondary, long-term care services, and cultural services. <del>in publicly funded schools, long-term care services, and cultural services. Public service facilities do not include infrastructure. Public Services Facilities may be publicly or privately owned.</del>
xxi.	Settlement Areas	Urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are: <ul style="list-style-type: none"> <li>a) built-up areas where development is concentrated and which have a mix of land uses; and,</li> <li>b) lands which have been designated in an Official Plan for development over the long-term <del>planning horizon. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated.</del></li> </ul>

	Definition	Amendment – New Text in <b>BOLD</b> and Deleted Text in <del>STRIKE-THRU</del>
xxii.	Strategic Growth Areas	Within settlement areas, nodes, corridors, and other areas that have been identified by municipalities <del>or the Province</del> to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic Growth Areas include Urban Growth Centres, Major Transit Station Areas, <b>existing and emerging downtowns, lands within close proximity to publicly assisted post-secondary institutions</b> and other <b>areas where growth or development will be focussed</b> <del>major opportunities</del> that may include infill, redevelopment ( <b>e.g., underutilized shopping malls and plazas</b> ), brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher-order transit corridors may also be identified as a Strategic Growth Area.
xxiii.	<del>Urban Growth Centres</del>	<del>Existing or emerging downtown identified in the Growth Plan for the Greater Golden Horseshoe, 2019.</del>

3. The Official Plan of the City of Barrie is hereby amended by making changes to Maps 1 and 2 as follows:

i.	Map 1	Community Structure Recommended for amendment attached as Appendix 1 to Part B of Official Plan Amendment XXX.  Removal of 304.62 hectares of Employment Non-Industrial lands identified as Employment Area
ii.	Map 2	Land Use Designation Recommended for amendment attached as Appendix 2 to Part B of Official Plan Amendment XXX.  Redesignation of those lands identified as Employment – Non-Industrial to Business Commercial

## **IMPLEMENTATION**

A new Zoning By-law for the City of Barrie is in process and intended to be brought forward for approval in Q2 of 2025. The new Zoning By-law is intended to be consistent

with the City's Official Plan 2025, as amended and the PPS 2024.

### **INTERPRETATION**

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



## Appendix 1 – Map 1 – Community Structure

## Appendix 2 – Map 2 – Land Use Designation

## Appendix B – Comment Response Matrix

<b>From</b>	<b>Date</b>	<b>Comments</b>	<b>Staff Response</b>
Metrolinx	Feb. 25, 2025	Changes requested that are not related to PPS 2024	Staff consultation will be initiated to include the requested changes in the next general amendment to the Official Plan.
Camerson Sellers, Innovative Planning Solutions	Feb. 25, 2025 Feb. 26, 2025	General comments about change to Employment Area definition and uses permitted. Request for site specific changes.	Staff are not evaluating specific properties to change from Employment – Industrial to Business Commercial. See Table 1 below
Ray Duhamel, Jones Consulting Group	Feb. 26, 2025	General comments about change to Employment Area definition and uses permitted, methodology of making the changes to Official Plan 2051 (May 2024) as recommended by staff, and site specific changes	Staff are not recommending a delay to the processing of this OPA to evaluate site specific properties to change from Employment – Industrial to Business Commercial. See Table 1 below

Table 1 – Site Specific Properties

<b>Municipal Address</b>	<b>Designation</b>	<b>Recommendation</b>
Veteran's Drive	676	Employment - Non-Industrial
	684	Employment - Non-Industrial
	645	Employment - Industrial
Bayview Drive	447	Employment - Industrial
	443	Employment - Industrial
	410	Commercial District Employment - Industrial

		Employment - Non-Industrial	
Saunders Road	120	Employment - Industrial	No change recommended with this OPA
	122	Employment - Industrial	No change recommended with this OPA
	131	Employment - Industrial	No change recommended with this OPA
	160	Employment - Industrial	No change recommended with this OPA
	166	Employment - Industrial	No change recommended with this OPA
Big Bay Point Road	89	Employment - Industrial	Recommend change to Business Commercial with OPA
King Street	1	Employment - Non-Industrial	Will be changed to Business Commercial with OPA as proposed
	11	Employment - Non-Industrial	Will be changed to Business Commercial with OPA as proposed
	31	Employment - Non-Industrial	Will be changed to Business Commercial with OPA as proposed
	41	Employment - Non-Industrial	Will be changed to Business Commercial with OPA as proposed
	341	Employment - Non-Industrial	Will be changed to Business Commercial with OPA as proposed
	351	Employment - Non-Industrial	Will be changed to Business Commercial with OPA as proposed
	361	Employment - Non-Industrial	Will be changed to Business Commercial with OPA as proposed
	371	Employment - Non-Industrial	Will be changed to Business Commercial with OPA as proposed

	154	Employment - Non-Industrial	Will be changed to Business Commercial with OPA as proposed
	312	Employment - Non-Industrial	Will be changed to Business Commercial with OPA as proposed
	322	Employment - Non-Industrial	Will be changed to Business Commercial with OPA as proposed
	155	Employment - Non-Industrial	Will be changed to Business Commercial with OPA as proposed
	342	Employment - Non-Industrial	Will be changed to Business Commercial with OPA as proposed
	352	Employment - Non-Industrial	Will be changed to Business Commercial with OPA as proposed
Welham Road	647	Employment - Industrial	No change recommended with this OPA