

Ministry of Municipal Affairs
and Housing

Ministère des Affaires municipales
et Logement

Municipal Services Division

Division des services aux municipalités

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April 11, 2023

Wendy Cooke
City Clerk / Director of Legislative & Court Services
City of Barrie
70 Collier Street
Barrie, ON L4M 4T5
wendy.cooke@barrie.ca

Re: City of Barrie new Official Plan – Barrie 2051 Municipal Comprehensive Review
MMAH File No.: 43-OP-202696

Dear Wendy Cooke,

Please find attached a Notice of Decision regarding the above-noted matter.

If you have any questions regarding this matter, please feel free to contact Laurie Miller, Regional Director, Central Municipal Services Office, by email at Laurie.Miller@ontario.ca, or Maya Harris, Manager, Community Planning and Development (East), Central Municipal Services Office, by email at Maya.Harris@ontario.ca

Sincerely,

Hannah Evans
Assistant Deputy Minister, Municipal Services Division

cc. Michelle Banfield, Director of Development Services, City of Barrie
Jennifer Roberts, Manager of Strategic Initiatives, Policy & Analysis, City of Barrie

NOTICE OF DECISION

With respect to an Official Plan
Subsection 17(34) of the *Planning Act*

A decision was made on the date noted above to approve, with seventy-three (73) modifications, the new City of Barrie Official Plan, as adopted by By-law No. 2022-016.

Purpose and Effect of the Official Plan

The approval of the City's Barrie's new Official Plan, as modified, repeals and replaces the in-effect Official Plan adopted by the City in 2010 and all amendments thereto.

The City of Barrie new Official Plan, as approved, outlines a comprehensive land use policy framework to guide growth and development within the city to the year 2051, including new and revised policies and schedules related to an updated community structure, land use designations, housing, infrastructure and environmental protection, among other matters. The new Official Plan also establishes a settlement area boundary expansion.

The seventy-three (73) modifications to the policies and maps of the Official Plan have been made to address provincial policy direction related to land use compatibility, source water protection, and government priorities related to housing and streamlining development process, among other matters including site specific changes.

The new Official Plan applies to all lands within the City of Barrie.

Decision Final

Pursuant to subsections 17(36.5) and (38.1) of the *Planning Act*, the decision of the Minister of Municipal Affairs and Housing regarding an Official Plan adopted in accordance with section 17 of the *Planning Act* is final and not subject to appeal. Accordingly, the new City of Barrie Official Plan, as approved with modifications by the Minister, came into effect on April 11, 2023.

Other Related Applications

None.

Getting Additional Information

Additional information is available on the City of Barrie's website:

<https://www.buildingbarrie.ca/officialplan>

or by contacting the Ministry of Municipal Affairs and Housing:
Ministry of Municipal Affairs and Housing
Municipal Services Office – Central
777 Bay Street, 16th Floor
Toronto, Ontario M7A 2J3

DECISION

With respect to New City of Barrie Official Plan Subsection 17(34) of the *Planning Act*

I hereby repeal the City of Barrie Official Plan adopted by By-law 2009-113 as approved by the Ministry of Municipal Affairs and Housing on April 23, 2010, and subsequent amendments thereto. Furthermore, I hereby approve, as modified, the City of Barrie Official Plan, as adopted by the City of Barrie by By-law 2022-016, subject to the following modifications, with additions in **bold underline** and deletions **in bold strikethrough**:

1. The last sentence of policy 1.2 is modified so that it reads:

Barrie's transformation is evidenced by investment in all areas of the city, including investments in greater diversity and inclusion, greater accessibility, greater social wellbeing (**including age-friendly community design**), greater environmental stewardship, a commitment to climate action and lowering emissions, and greater economic prosperity.

2. Policy 2.3.2.d.ii) is modified so that it reads:

The affordable housing target for the Urban Growth Centre is Require that at least 20% of housing units developed in the Urban Growth Centre satisfy the criteria for affordable housing according to the policies, in accordance with Section 6.4.2 of this Plan. **This target is to be measured across the entire Urban Growth Centre.**

3. The first sentence of policy 2.3.2.e) is modified so that it reads:

A high standard of design **shall should** be achieved in the Urban Growth Centre by:

4. The second sentence of policy 2.3.3.f) is modified so that it reads:

This **will should** be achieved through comprehensive design in accordance with the policies in Section 3 of this Plan and **will should** incorporate winter city design elements, in accordance with the City-Wide Urban Design Guidelines.

5. Policy 2.3.4.a) iii) is modified so that it reads:

The affordable housing target for the Major Transit Station Area is Shall be developed so that at least 20% of the housing units developed in a Major Transit Station Area satisfy the criteria for affordable housing according to the policies, in accordance with Section 6.4.2 of this Plan. **This target is to be measured across the entire Major Transit Station Area.**

6. The second sentence of Policy 2.3.6.c) is modified so that it reads:

This infrastructure **will should** also incorporate winter city design elements, as detailed in the City-Wide Urban Design Guidelines.

7. Policy 2.4.1.e) is modified so that it reads:

Strengthen Barrie as an age-friendly complete community where residents of all ages and abilities can live, work, and connect within their neighbourhoods and across the community as a whole.

8. Policy 2.4.2.1.d) is modified so that it reads:

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, as per the Growth Plan. Gross land area is the total land area excluding the following:

- i) Lands subject to the Natural Heritage System and Greenspace designations as well as the natural heritage protection area overlay ~~policies~~;
 - a. Notwithstanding 2.4.2.1d) i), for the Designated Greenfield Area only natural heritage features and areas, natural heritage systems and floodplains can be excluded provided development is prohibited in these areas;
- ii) Right-of-way for: electricity transmission lines; energy transmission pipelines; freeways, as defined by and mapped as part of the Ontario Road Network; and, railways;
- iii) Employment Areas; and,
- iv) Cemeteries.

For 2.4.2.1.d) sub-policies i), ii), iii) and iv) do not apply to the measurement of the minimum density target for the Urban Growth Centre given in Section 2.3.2

9. Policy 2.4.2.3.e) is modified so that it reads:

Development on Designated Greenfield Area lands, except within Employment Areas, shall be planned to achieve an overall minimum density of 79 persons and jobs per hectare to 2051. Lands within Phase 1 West, Phase 2 West, and Phase 3 West on Appendix 2, excluding the Employment Areas, may be planned to achieve a minimum density of 52 persons and jobs per hectare to 2051.

10. Policy 2.5.1) is modified so that it reads:

The annual affordable housing target is ~~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 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.

11. Policy 2.5.3.b) is modified so that it reads:

All development ~~shall~~ should conform with the relevant urban design policies in Section 3 of this Plan, and should be consistent with the City-Wide Urban Design Guidelines to the greatest extent possible.

12. Policy 2.5.6.a) is modified so that it reads:

~~Lands subject to existing Site-specific development~~ approvals and land use permissions established granted prior to the approval of this Plan by the Ministry of

Municipal Affairs and Housing are deemed to conform with this Plan. ~~This would include any subsequent implementing approvals.~~ Subsequent implementing development applications shall be subject to the land use policy framework in place prior to the approval of this Plan by the Ministry of Municipal Affairs and Housing, and shall not require an amendment to this Plan.

13. Policy 2.5.7 a) is modified so that it reads:

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 (including urban design guidelines) in place at the time the Notice of Complete Application was issued. This would include any subsequent implementing approvals.

14. Policy 2.6.1.3.d) is modified so that it reads:

Outside of historic neighbourhoods, new development of up to six storeys may be permitted on vacant lands designated Neighbourhood Area where:

- i) The lands are comprehensively planned through ~~an Official Plan amendment, a draft plan of subdivision, a draft plan of condominium a zoning by-law amendment~~ or a secondary plan (municipally or privately initiated) to accommodate buildings of up to six storeys;
- ii) The lands front onto and are oriented towards an arterial or collector street, as identified on Map 4b, or are accessed by a private road that is connected to an arterial or collector street;
- iii) Appropriate transitions ~~from lands planned for and occupied by ground-related built forms~~ can be achieved, as per the Section 3 policies of this Plan; and,
- iv) Servicing availability can be confirmed by the City.

15. Policy 2.6.1.3.e) is modified so that it reads:

New development in the Designated Greenfield Areas, as shown by the phasing plan on Appendix 2, may be permitted up to 12 storeys where:

- i) The lands are comprehensively planned through ~~an Official Plan amendment, a draft plan of subdivision, a draft plan of condominium a zoning by-law amendment~~ or a secondary plan (municipally or privately initiated) to accommodate buildings of up to 12 storeys;
- ii) The lands front onto and are oriented towards an arterial or collector street, as identified on Map 4b, or are accessed by a private road that is connected to an arterial or collector street;
- iii) Appropriate transitions ~~from lands planned for and occupied by ground-related built forms~~ can be achieved, as per the Section 3 policies of this Plan; and,
- iv) Servicing availability can be confirmed by the City.

16. Policy 2.6.1.3.f) is modified so that it reads:

Along an Intensification Corridor in the Neighbourhood Area designation, development may be permitted up to eight storeys if:

- ~~i) It is no more than 50% higher than the tallest building within 450.0 metres;~~
- ~~ii) It is no more than 50% denser than the densest building within 450.0 metres;~~
- i) It is compatible with the height of surrounding buildings within 450 metres;**
- ~~iii)ii)~~ It fronts onto and is oriented towards the Intensification Corridor;
- ~~iv)iii)~~ The transition policies in Section 3 of this Plan can be satisfied; and,
- ~~v)iv)~~ Servicing availability can be confirmed by the City.

17. The first sentence of policy 2.6.1.3.g) is modified so that it reads:

If ~~the policies of 2.6.1.3(e)(i) and 2.6.1.3(e)(ii)~~ **policy 2.6.1.3(f)(i)** cannot be satisfied, then development along an Intensification Corridor may be permitted up to six storeys where:

18. Policy 2.6.1.3.m) is modified so that it reads:

~~To accommodate servicing capacity,~~ Neighbourhood Area lands that are adjacent to municipal boundaries may develop **for low and medium-density residential uses at a minimum density of 50 residents and jobs per hectare at lower density and height requirements than what is provided for in this Plan** to allow for more appropriate transitions **to agricultural and rural areas.**

19. Policies 2.6.3.3.d) iii) and iv) are modified so that they read:

- iii) How additional dwelling units created as a result ~~of~~ **in** the increase in height contribute to the provision of attainable, affordable or deeply affordable housing; and/or,
- iv) ~~Exceptional design—further guidance on this will be provided for~~ **High-quality of design, in accordance with guidance provided for** in the City-Wide Urban Design Guidelines.

20. The first sentence of policy 2.6.10.1 is modified so that it reads:

~~The following~~ **A range of employment** uses shall be permitted in areas designated as Employment Area – Industrial, **such as:**

21. Policy 2.6.10.3.d) is modified so that it reads:

Where permitted, outside storage shall be located at the rear of buildings, and ~~shall~~ **should** be screened from the street in accordance with Section 3 of this Plan and the City-Wide Urban Design Guidelines.

22. Policy 2.8.4 is deleted in its entirety. Section 2.8 is re-numbered and the labels on Map 2 for the Defined Policy Areas are re-organized accordingly.

23. A new site-specific policy 2.8.8 is added to read:

2.8.8 Lockhart Road and Sideroad 20

The lands within Lot 20 Concession 11 and denoted with “see policy 2.8.8” on Map 2 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 in section 2.6.1.1 and the Community Hub designation in section 2.6.4.1. The lands shall be planned to achieve an overall minimum density of 55 residents and jobs per hectare. Development approvals on these lands shall not require the preparation of a secondary plan.

24. A new site-specific policy 2.8.9 is added to read:

2.8.9 664, 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.

25. The first sentence of Policy 3.1 is modified so that it reads:

The urban design policies provided in this section are ~~policies~~ **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.

26. The first sentence of Policy 3.1.2 is modified so that it reads:

To achieve design excellence in the city’s built form and public realm, and to encourage the successful implementation of this Plan’s policies, the City ~~will~~ **may**:

27. Policy 3.1.3.1 is modified so that it reads:

The urban design policies ~~shall should~~ be applied and interpreted ~~as follows: to ensure that a development considers the urban design policies in this Plan, and in accordance with policy 3.1.3.2(b), the City may require an urban design brief as a requirement for a complete application.~~

- ~~a) Many of the urban design policies are phrased with the terms “will” or “shall,” or phrased in the active voice (rather than the passive voice), which means that every new development approved by the City must be in full conformity with the relevant policies provided in sections 3.2, 3.3 and 3.4.~~
- ~~b) To ensure that a development conforms with the urban design policies in this Plan, and in accordance with policy 3.1.3.2(b), the City may require an urban design brief as a requirement for a complete application.~~

28. Policy 3.1.3.2 is modified so that it reads:

The separate City-Wide Urban Design Guidelines document is a key tool for achieving the design excellence envisioned by the City. They ~~shall~~ **should** be applied as follows:

- a) The City-Wide Urban Design Guidelines ~~shall~~ **should** be followed to the greatest extent possible for each development.

- b) If any relevant guidelines cannot be achieved on a site, then an urban design brief ~~must~~ may be completed demonstrating how the spirit and intent of the relevant guideline(s) are to be maintained for that development.

29. The first sentence in policy 3.2.1.a) is modified so that it reads:

To create human scale neighbourhoods that accommodate the City's anticipated intensification and growth, development applications, where appropriate, ~~shall~~ should demonstrate the following:

30. Policy 3.2.1.a) v) is modified so that it reads:

Appropriate transitions between the private and public realm. This ~~shall~~ should be achieved using setbacks, landscaping and materials, signage, lighting and/or other design techniques that create visual and physical transition between public and private spaces, as identified in the City-Wide Urban Design Guidelines.

31. Policy 3.2.1.c) is modified so that it reads:

Height and density are built form characteristics that are interrelated. Given this, proposed developments must seek a balance between height and density that is context sensitive, recognizing that areas including Intensification Corridors, Strategic Growth Areas, Major Transit Station Areas and the Urban Growth Centre are the focus for increased heights and densities and will experience built form changes to achieve the City's stated goals of evolving into a medium-sized City.

32. Policy 3.2.1.d) is modified so that it reads:

~~The City will not support over-development. Over-development does not necessarily result from one incompatible form, but often from a cumulation of unbalanced characteristics.~~ The policies of this Plan and the City-Wide Urban Design Guidelines provide direction to ensure high-quality urban design is achieved without over-development occurring on any given property. ~~At the same time, over-development may sometimes occur even when permissions have been followed. Therefore, the determination of over-development must~~ should be weighed across a variety of characteristics that include, ~~but are not limited to:~~

- i) ~~Development that is excessive in its~~ demands on city infrastructure and services;
- ii) ~~Development that negatively~~ impacts on the public realm and local character;
- iii) ~~Development that proposes excessive~~ height or density;
- iv) ~~Variances to the City's development standards resulting in inappropriate built form, especially where an alternative built form solution is more appropriate;~~
- v) iv) ~~Undesirable building separation distances resulting in~~ shadow impacts, ~~inappropriate~~ over-look conditions, or ~~which significantly negatively impacts~~ access to daylight; and,
- vi) v) ~~Development that results in other~~ impacts to a site's functionality or ~~that limits~~ the redevelopment potential of the remaining block or adjacent sites, such as site access or circulation issues.

33. The first sentence of policy 3.2.2.a) is modified so that it reads:

To ensure the development of complete neighbourhoods, development applications outside of Employment Areas, where appropriate, ~~shall~~ should generally be designed to contribute to:

34. The first sentence of policy 3.2.3.a) is modified so that it reads:

To support the City's sustainable design priorities, all development applications ~~shall~~ should demonstrate how the City's sustainable and resilient design priorities are being addressed, including through:

35. The first paragraph of policy 3.2.3.1.a) is modified so that it reads:

The City will establish green development standards in consultation with the building and construction industry, and until such time as green development standards are adopted by City Council, applications for an Official Plan amendment, Zoning By-law amendment and/or plan of subdivision or site plan approval ~~are required to shall, where appropriate,~~ submit a Sustainable Development Report, indicating how sustainable design best practices are being addressed. While justification can be made for why certain best practices are not being pursued, the report ~~shall~~ should demonstrate how the development proposal intends to:

36. The first sentence of policy 3.2.4.1.a) is modified so that it reads:

To design and develop a connected and vibrant public realm, the City ~~will~~ may:

37. The first sentence of policy 3.2.4.2.c) is modified so that it reads:

Gateways ~~shall~~ should achieve a higher standard of design excellence, appropriate to their level (major or minor), to complement their distinct geographical role as entry points into the city. This includes:

38. Policy 3.2.4.3 is modified so that it reads:

- a) Development on lands adjacent to Little Lake and Lake Simcoe should face and feature the water in context with the natural characteristics of the property and surrounding built form.
- b) Development proposals ~~shall~~ should provide views of the waterfront and orient ground level building facades towards the waterfront.
- c) Public views and vistas to Little Lake and Lake Simcoe and landmarks around the waterfront ~~shall~~ should be retained and enhanced.
- d) Buildings and landscapes ~~shall~~ should be designed in a manner that ensures physical access to the water. Special building placement and design considerations ~~shall~~ should be required to protect as well as to optimize public views and vistas and access to water.

39. Policies 3.2.4.5.b), c), e) and f) are modified so that they read:

- b) Private streets required for site circulation ~~shall~~ should be designed to be

comfortable for pedestrians, cyclists, and vehicles. They should provide high-quality landscape treatments that contribute to pedestrian comfort and safety, and to a sense of place and the character of the development.

- c) Where appropriate, internal private streets ~~will~~ may be used to divide large sites into a grid of blocks and roadways to facilitate safe pedestrian and vehicular movement and that frame appropriately sized development parcels. Internal private streets ~~will~~ may be designed to interconnect with adjacent properties to create an overall cohesive and integrated circulation network wherever possible.
- e) Loading bays, waste service areas and building utilities/mechanical equipment should be located within a building. If permitted outside a building, they ~~shall~~ should not be located immediately adjacent to an intersection, and will be directed away from a public street, park, river, public open space or residential area. If this is not possible, they will be adequately screened.
- f) Where outdoor storage is permitted, it ~~shall~~ should not be located between a building and a street edge or a building and the intersection of streets.

40. Policy 3.2.4.6.c) is modified so that it reads:

Where required, buffer strips ~~shall~~ should consist of plant material that, at maturity, will form a visual barrier, in combination with other strategies such as fencing.

41. Policies 3.2.4.7 b), d), f), g) and h) are modified so that they read:

- b) All building and site lighting ~~shall~~ should be oriented and shielded to minimize the infringement of light and the creation of glare on adjacent properties or public streets. Outdoor lighting ~~shall~~ should follow industry standards and should incorporate energy efficiencies, such as sensors and timers, and direct light away from the night sky. Lighting of prominent buildings, monuments and other built features to accentuate civic and architectural design may be permitted.
- d) Signs on cultural heritage resources, including within heritage areas or within cultural heritage landscapes, ~~shall~~ should be compatible with the heritage character of the property, district or landscape and may be regulated in accordance with the provisions of the Ontario Heritage Act, as applicable.
- f) Commercial signage should be displayed at a consistent height on building facades such as at the top of the ground floor. Signage ~~shall~~ should generally not be permitted on the top of buildings or poles.
- g) Where outdoor display areas are associated with a large building, the use of landscape elements such as plantings, decorative fencing, and architectural elements such as façade extensions and canopies ~~shall~~ should be incorporated for effective integration with the overall development.
- h) Outdoor display areas adjacent to street edges ~~shall~~ should generally be avoided, subject to the regulations of the Zoning By-law. However, well-designed, pedestrian-scaled outdoor display areas that contribute to a comfortable and safe public realm may be permitted in areas of high pedestrian traffic, provided that safety and accessibility are not compromised.

42. Policy 3.2.4.9.b) is modified so that it reads:

Indigenous culture and heritage preservation ~~shall~~ should be integrated into public art initiatives led by the City, through consultation with Indigenous Nations and

communities, and informed by the City's commitment to reconciliation and building relationships.

43. The first paragraph of policy 3.3 is modified so that it reads:

The following section identifies urban design policies for the main built form types expected to be developed across the city. The built form types listed ~~shall~~ may also be subject to further design guidance in the City-Wide Urban Design Guidelines and the Zoning By-law, with locations where each type is permitted identified in the Zoning By-law. Building types covered in this section include:

44. Policy 3.3.1 is modified so that it reads:

The following urban design policies apply to all new development in Barrie:

- a) Buildings ~~shall~~ should be oriented to create a strong street presence, with main entrances located to face the street.
- b) Corner buildings ~~shall~~ should address both streets by providing two articulated façades facing the street.
- c) Blank facades facing a street, open space, or park ~~shall be~~ are strongly discouraged.
- d) Buildings adjacent to the street edge and at sites with high public visibility ~~shall~~ should be designed to take into account elements such as appropriate height, roof features, building articulation, and high-quality finishes and windows.
- e) Intersections of major streets ~~shall~~ should be emphasized by placing buildings in close proximity to the intersection and ensuring that building entrances are visible from that intersection.
- f) Buildings ~~will~~ should be designed to completely screen roof-top mechanical equipment from public view.
- g) Long building facades that are visible along a public street ~~will~~ may incorporate recesses, projections, windows or awnings, and/or landscaping along the length of the façade to create articulation and visual interest in the mass of such facades.

45. Policy 3.3.2 and its sub-policies a), b), c), d), e), f) and j) are modified so that they read:

Low-rise development includes low-rise residential and mixed-use development, such as detached houses, semi-detached houses, townhouses and walk-up apartment buildings. ~~This building type is limited to five storeys in height.~~ While further low-rise development design guidelines are provided for in the City-Wide Urban Design Guidelines, the following urban design policies apply:

- a) The scale, massing, setback, and orientation of low-rise development ~~will~~ may be determined through the process of developing and approving block plans, plans of subdivision, Zoning By-laws, demonstration plans, and/or urban design briefs.
- b) The primary defining features of low-rise residential or mixed-use development are the main building entrance, arrangement of windows, articulation of the building façade, and articulation of the roofline, and these ~~shall~~ should be distinctive in their urban design but not out of proportion within a neighbourhood.
- c) Low-rise development ~~shall~~ should respect and complement the scale, massing, setback, and orientation of other built and approved low-rise buildings in the immediate area and ~~shall~~ should be consistent with the other policies in this Plan.

- d) Where a townhouse end unit does not front a public street but flanks a public street, the flanking unit(s) should **generally** provide a front-yard and front-door pedestrian entrance facing the public street. **Where such elements cannot be included, enhanced architectural elements may be required to address the street-facing nature of the flanking elevation.**
- e) Stacked townhouses **~~shall~~ should** be a maximum of four storeys in height and **~~shall~~ should** be designed to generally resemble a traditional street townhouse.
- f) To provide appropriate privacy and daylight for any adjacent lower-scale housing forms, low-rise buildings on a lot that abuts another detached house, semi-detached house or townhouse **~~shall~~ should** incorporate setbacks and buffers that maintain a high quality of urban design, as per the policies of Section 3.2 of this Plan, the Zoning By-law and the City-Wide Urban Design Guidelines.
- j) Garages **~~shall~~ should** not project forward in such a way that the resultant streetscape created at ground level is dominated by the garages rather than the overall building facades.

46. Policy 3.3.3 and its sub-policies a), b), c), d) and g) are modified so that they read:

The following urban design policies apply to mid-rise buildings, which generally should be a minimum of six storeys in height and **~~shall~~ should** be limited to 12 storeys:

- a) The building, including its principal entrance, **~~shall~~ should** frame the street it is fronting, while allowing access to sunlight for adjacent properties.
- b) Mid-rise buildings **~~shall~~ should** be designed with a human scaled base or similar architectural expression to frame the public realm and enhance the building design, and further:
 - i) The base **~~shall~~ should** generally be between three and six storeys in height; and,
 - ii) Building elements above the base **~~shall~~ should** incorporate a setback, as determined by the Zoning By-law and/or guided by the City-Wide Urban Design Guidelines, along all public street frontages to reduce shadow and wind impacts on the streetscape and at street level.
- c) Mid-rise buildings **~~shall~~ should** be located and oriented to maximize privacy and daylight conditions for the people living and/or working within them.
- d) In order to provide appropriate transitions between buildings of varying heights, and to provide appropriate privacy and daylight for any adjacent lower-scale buildings, mid-rise buildings on a lot that abuts a low-rise building **~~shall~~ should** be contained within an angular plane as further directed by the City-Wide Urban Design Guidelines.
- g) The first storey **~~shall~~ should** generally be taller in height to accommodate a range of non-residential uses.

47. Policy 3.3.4.a) and its sub policy i)a) are modified so that they read:

High-rise buildings **~~shall~~ should** be designed with the following elements:

- i) a. For a podium on lands in the Urban Growth Centre (on Map 1) across the street from lands designated Neighbourhood or Medium Density on Map 2, the podium **~~shall~~ should** incorporate specific design treatments so that it effectively integrates with the development on the other side of the street to create a harmonious streetscape;

48. Policies 3.3.4.a) ii) c, d, f, g, h are modified so that they read:

- c. Unless further direction is provided in the City-Wide Urban Design Guidelines and/or Zoning By-law, the tower ~~will be~~ should consider a setback a minimum of 12.5 metres from: (1) the side property line; (2) the rear property line, and; (3) the centre line of an abutting right-of-way. When a lot is adjacent to a natural area, a highway or another use where it may be appropriate to have the building closer to the lot line, an appropriate reduction of the setback may be considered to the satisfaction of the City;
- d. As further directed by the Zoning By-law and Urban Design Guidelines, all parts of a tower, including its balconies, ~~shall~~ should be setback from the podium and all public street frontages to ensure an appropriate human scaled pedestrian environment and mitigate wind impacts at street level;
- f. Where more than one high-rise building is located on the same lot, the distance between the towers at the twelfth storey and above ~~shall be at least~~ should consider a 30.0 metres separation;
- g. ~~In order to provide appropriate transition, towers will generally be setback 70.0 metres from lower scale neighbourhoods and buildings or, as further described in the City-Wide Urban Design Guidelines, contained within an angular plane; Towers shall provide appropriate transition from lower-scale neighbourhoods and buildings;~~
- h. The first storey ~~shall~~ should generally be taller in height to accommodate a range of non-residential uses; and,

49. Policies 3.3.4.a) iii) a and b are modified so that they read:

- a. The tower top ~~shall~~ should be designed to be of architectural interest and contribute to an interesting skyline and cityscape, amenity space, and/or environmental sustainability features, screening any building mechanical or telecommunications equipment from view; and,
- b. Amenity space and signage, if provided at the rooftop, ~~shall~~ should be integrated into the design and massing of the tower top.

50. The first sentence of policy 3.3.4.c) is modified so that it reads:

Tall buildings ~~will~~ may be sited to preserve and define any vistas terminating at Kempenfelt Bay, specifically the view corridors down Bayfield Street, Mulcaster Street, and Berczy Street.

51. Policies 3.3.5.a) and b) and the first sentence of e) are modified so that they read:

- a) To provide convenient access for pedestrians, cyclists and transit users, low-rise employment buildings ~~shall~~ should generally be oriented to front onto a public street.
- b) Direct and safe pedestrian access ~~shall~~ should be provided to any main building entrance; this includes pedestrian access that is separated from or safely integrated with parking lots.
- e) The site design for low-rise employment buildings ~~shall~~ should:

52. Policies 3.3.6.b) and f) are modified so that they read:

- b) Shopping malls and major retail stores ~~shall~~ should have a distinctive architectural design, so that:
 - i. For a shopping mall, the overall development has a distinctive architectural expression that is harmonious with and complemented by the specific architectural expressions used to draw attention to entrances and major anchor stores; and,
 - ii. For a major retail development that groups together multiple stores, each individual store ~~shall~~ should vary its built form to create visual interest and avoid monotony. For instance, individual stores should vary in height and roofline, and different stores should have exterior materials indicative of the store/merchant/tenant.
- f) ~~Private streets should be designed to a similar standard as public streets and should include sidewalks.~~

53. Policies 3.4.a), b), c), g), and h) are modified so that they read:

- a) Parking areas supporting new development in the Urban Growth Centre, Strategic Growth Areas, Major Transit Station Areas, or Intensification Corridors ~~shall~~ should be encouraged to be located underground and/or in structured parking to reduce or eliminate the need for surface parking.
- b) Above-grade parking structures ~~shall~~ should be screened from view by development or otherwise designed to provide facades of high architectural quality facing streets. Street-related uses on the ground level of the parking structure should be provided where appropriate to contribute to an active pedestrian realm and screen the parking structure.
- c) Surface parking lots should generally be located at the rear or side of buildings and not between the front of a building and the street. Where permitted adjacent to the public realm, surface parking lots ~~shall~~ should be designed in a manner that contributes to an attractive public realm by providing screening and landscaping.
- g) Bicycle parking ~~shall~~ should be provided and conveniently located near building entrances. Sheltered bicycle parking should be integrated into built form.
- h) Surface parking lots ~~shall~~ should incorporate the use of pervious surfaces where feasible.

54. Policy 4.3.1.1.a) is modified so that it reads:

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.

55. Policy 4.5.k) is modified so that it reads:

The City will work with the County of Simcoe and the Province, as necessary, to develop and implement a truck route network which shall consider the need to facilitate safe but efficient goods distribution and deliveries by truck throughout the city and crossing boundaries and support efficient truck movement to/from within Employment

Areas ~~and minimize~~ while minimizing adverse impacts on ~~non-employment sensitive~~ land uses.

56. Policy 5.3.1.j) is modified so that it reads:

A standard terms of reference for an environmental impact study will be established by the City (in consultation with the ~~appropriate~~ Lake Simcoe Region Conservation Authority for lands in the Lake Simcoe Watershed), and may be scoped through the development process to reflect a specific feature or function at the discretion of the City (in consultation with the ~~appropriate~~ Lake Simcoe Region Conservation Authority for lands in the Lake Simcoe Watershed). Additional natural heritage resources identified through a site-specific environmental impact study will be categorized by level and will be subject to the policies of this section. An amendment to the Plan is not required for minor amendments to Map 3 if an environmental impact study has been approved through a plan of subdivision, site plan, Zoning By-law amendment, or consent application.

57. Policy 5.3.1.k) is modified so that it reads:

To ensure the effective management and retention of the features and functions identified on Map 3, a Natural Heritage System feature will not be reclassified to a lesser level of protection if the feature is intentionally damaged or destroyed. The restoration and rehabilitation of the Natural Heritage System feature, to the satisfaction of the City and ~~applicable the Lake Simcoe Region~~ Lake Simcoe Region Conservation Authority for lands in the Lake Simcoe Watershed, may be required.

58. Policy 5.3.1 l) is modified so it reads:

Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

59. Policy 5.3.1.m) is modified so it reads:

Development and site alteration shall not be permitted in the habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

60. Policy 5.3.1. n) is modified so it reads:

Development and site alteration shall not be permitted in significant wildlife habitat and/or significant areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts on natural features or their ecological functions.

61. Policy 5.4.1.c) is modified so that it reads:

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.

62. Policy 5.4.1.d) is modified so that it reads:

~~Any minor modification which might result in a change to the boundary of a provincially significant wetland shall require approval of the Ministry of Natural Resources and Forestry based on the submission of studies required by that Ministry.~~ Any proposed changes to a provincially significant wetland boundary shall be delineated by an expert certified in the Ontario Wetland Evaluation System and submitted to the appropriate agency.

63. Policy 5.5.2.6.e) ii) is modified so that it reads:

The sub-watershed plan conformity report shall show how the recommendations of the sub-watershed plan have been met, to the satisfaction of the City ~~and applicable Conservation Authority in consultation with the applicable conservation authority.~~

64. Policies 6.4.2.e) i), ii), iii), iv), and v) are modified so that they read:

- i) ~~For d~~Development and *redevelopment* applications occurring outside of *Employment Areas* and through draft plan of subdivision, draft plan of condominium, site plan or part lot control, ~~shall be supported by~~ an *affordable* housing report may be requested. The report will be prepared in accordance with the City's current terms of reference, ~~and provide an opinion by a qualified professional as to how the proposed development or redevelopment provides housing to meet the needs of current and future residents;~~
- ii) Innovative and non-traditional housing types, arrangements, and forms will be encouraged where residential land uses are permitted to facilitate intensification and the creation of affordable housing units, subject to the Zoning By-law, including but not limited to: ancillary units, life lease housing, shared accommodations, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, and inclusive and accessible housing for people with special needs; and
- ~~iii) All development proposals with more than 40 residential dwelling units proposed will be required to demonstrate the provision of affordable housing units;~~
- iv) iii) All new Rresidential development and redevelopment in Medium Density and High Density land use designations should contribute to the provision of affordable housing shall provide 15% of their housing units as affordable, in accordance with policy 2.5(l), ~~unless a greater percentage is required as per the applicable policies in Section 2.3, across a range of unit sizes, including three-bedroom units or larger; and,~~
- ~~v) Consideration will be given to alternative parking ratios and development standards, the creation of a cash-in-lieu fund dedicated to affordable housing, and/or other alternative provisions of the implementing Zoning By-law to assist in the provision of affordable housing units.~~

65. policy 6.5.1.2.a) iii) is modified so that it reads:

By the appropriate Conservation Authority, in partnership with ~~the Ministry of Environment, Conservation and Parks and Ministry of Natural Resources and Forestry, the Province~~, as an ecologically significant groundwater recharge area in accordance with the guidelines developed by these agencies.

66. A new policy 6.5.1.3.j) is added to read:

Where their activity would cause a significant drinking water threat, uses outlined in Policy LUP-1 of the South Georgian Bay Lake Simcoe Source Protection Plan shall not be permitted in vulnerable areas.

67. Policy 8.4.4.d) is modified so that it reads:

Prior to approval of applications under the Planning Act, where the subject lands contain archaeological resources or areas of archaeological potential, applicants shall provide to the City a copy of the completed archaeological assessment report(s) ~~for heritage resource register purposes~~ and a letter issued by the Ministry of Heritage, Sport, Tourism and Culture indicating that the report recommending no further concern has been entered into the Ontario Public Register of Archaeological Reports.

68. Policy 8.4.5.d) is modified so that it reads:

The City shall conduct an annual review of ~~cultural heritage resources properties~~ designated under the Ontario Heritage Act to ensure they are regularly maintained and not abandoned or left to fall into a state of disrepair. The City shall review demolition permit applications to ensure designated properties which have been abandoned or left in a state of disrepair are not destroyed.

69. A new policy 9.5.1.g) is added to read:

Where new development in the Designated Greenfield Areas is proposed in proximity to agricultural uses outside of the settlement area, impacts to agricultural operations will be mitigated to the extent feasible.

70. Policy 9.5.4.1.a), 9.5.4.1.a) i), and the fifth paragraph of policy 9.5.4.1 are modified so that they read:

- a) The City shall consider applications for a condominium conversion under the City Council Condominium Conversion Policy. An application which would result in the conversion of rental housing to condominium ownership, may only be permitted **if any one of the following general criteria is met where:**
 - i) The rental vacancy rate for comparable units for Barrie has been **at or above** 3% for the preceding three years based on City or provincial data, and the proposed conversion will not reduce the rental vacancy rate for comparable units to below 2% for the City;

Should any of the above criteria be met, tThe applicant must also satisfy the

following:

71. "Map 1 – Community Structure" is deleted and replaced with the modified map as shown in Appendix 1, which includes the following modifications:

- removing 75 Maplevue Drive West from "Employment" and adding to "Strategic Growth Area"
- removing lands south of Harvie Road and generally between Highway 400 and Thrushwood Drive from "Employment"

72. "Map 2 – Land Use Designation" is deleted and replaced with the modified map as shown in Appendix 2, which includes the following modifications:

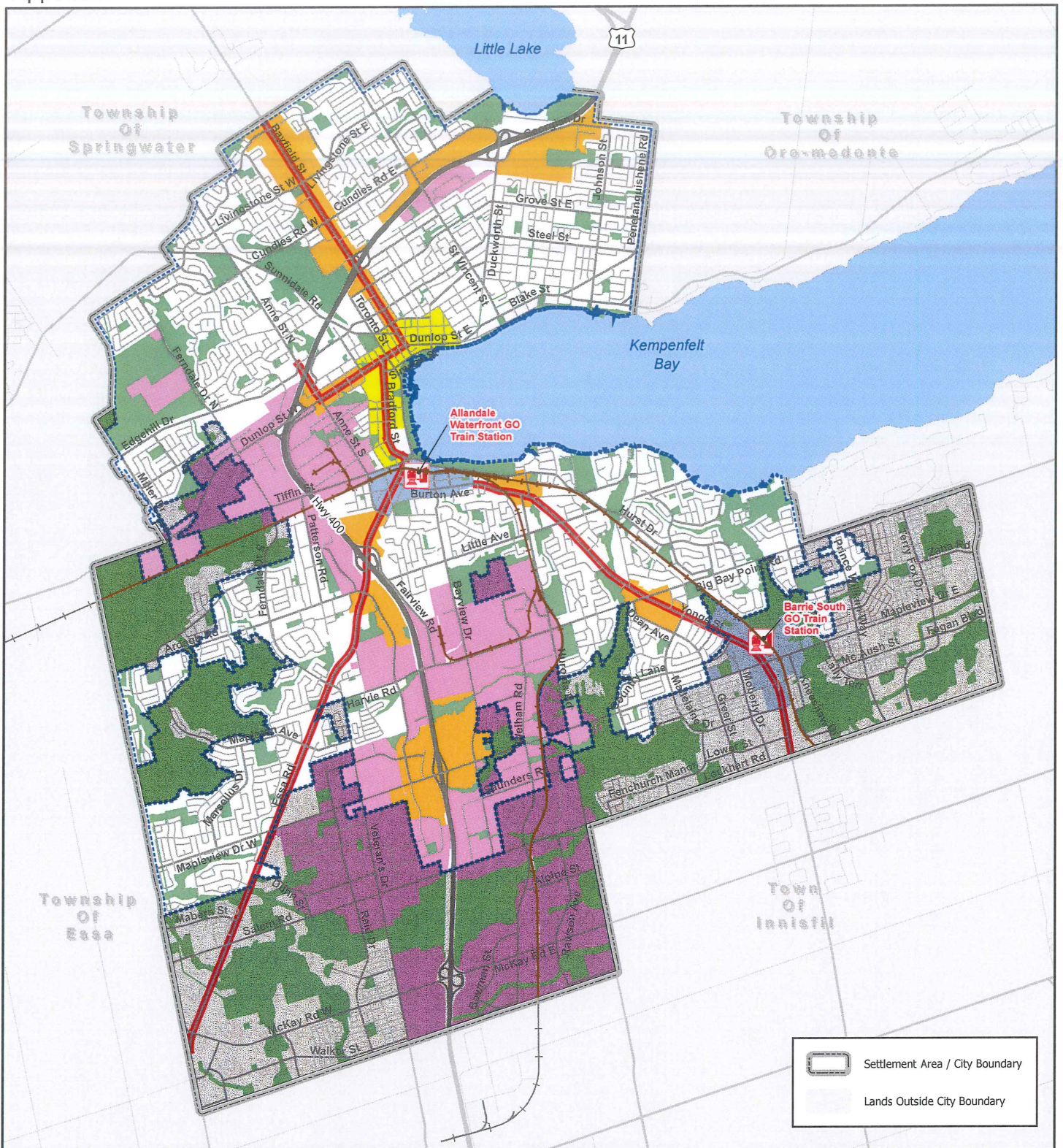
- redesignating 75 Maplevue Drive West from "Employment Area - Non Industrial" to "Commercial District"
- redesignating lands south of Harvie Road and generally between Highway 400 and Thrushwood Drive from "Employment Area – Non Industrial" to "Neighbourhood Area"
- redesignating 95 Cook Street from "Community Hub" to "Neighborhood Area"
- redesignating 30 Sophia Street West from "Neighbourhood Area" to "Medium Density"
- removing label "see policy 2.8.4"
- adding label "see policy 2.8.8" for lands located north west of Lockhart Road and Sideroad 20
- adding label "see policy 2.8.9" for 664, 674 and 692 Essa Road, and 320 Maplevue Drive West.

73. "Appendix 2 – Phasing Plan" is deleted and replaced with the modified map as shown in Appendix 3, which includes a modification to change lands west of 20th Sideroad between Lockhart Road and Maplevue Drive East from "Phase 2 East" to "Phase 1 East".

Dated at Toronto this 11th day of April, 2023



Hannah Evans, Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing



Barrie OFFICIAL PLAN

MAP 1: Community Structure



Major Transit Station

Intensification Corridor

Proposed Urban Growth Centre (UGC)

Major Transit Station Area (MTSA)

Strategic Growth Area

Employment

Natural Heritage System and Greenspace

Built-up

Designated Greenfield Area (DGA)

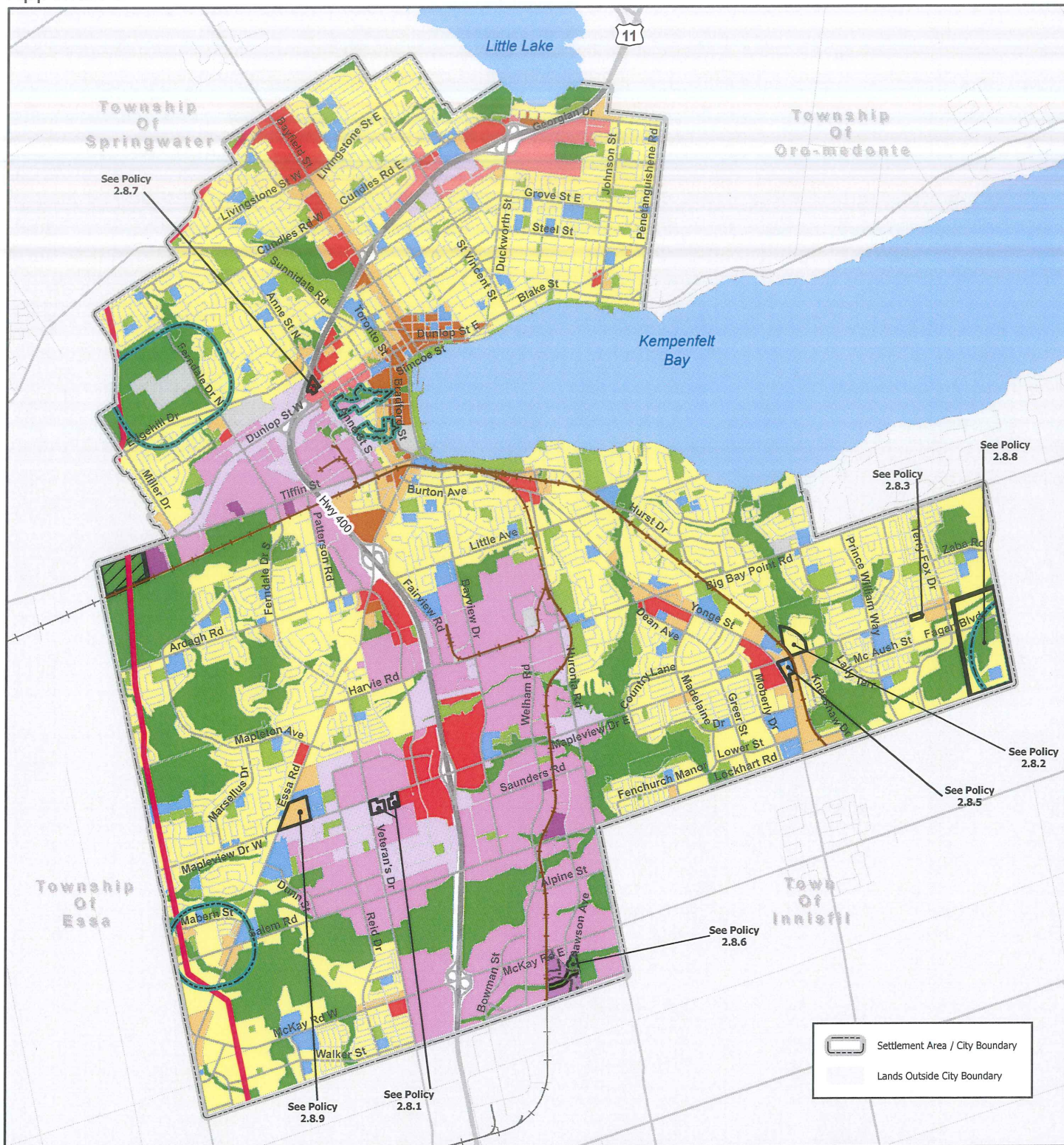
* The built-up area was released on April 2, 2008 and corresponds to any area within the settlement area boundary that is not designated greenfield area.

** Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.



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Barrie OFFICIAL PLAN

MAP 2: Land Use Designations

Neighbourhood Area

Medium Density

High Density

Strategic Employment and Economic District (SEED)

Commercial District

Community Hub

Employment Area - Non Industrial

Employment Area - Industrial

Employment Area - Restrictive Industrial

Natural Heritage System

Greenspace

Infrastructure and Utility

Waste Disposal Assessment Area

Extractive Industrial

Defined Policy Area

Application Before the Local Planning Appeal Tribunal (LPAT)

TransCanada Pipeline Right-of-way

* All land use designations extend to the centre line of the right-of-way for streets. Land use designations, where applicable, extend to/terminate at the boundary of the right-of-way for provincial highways, rail corridors and utility corridors.

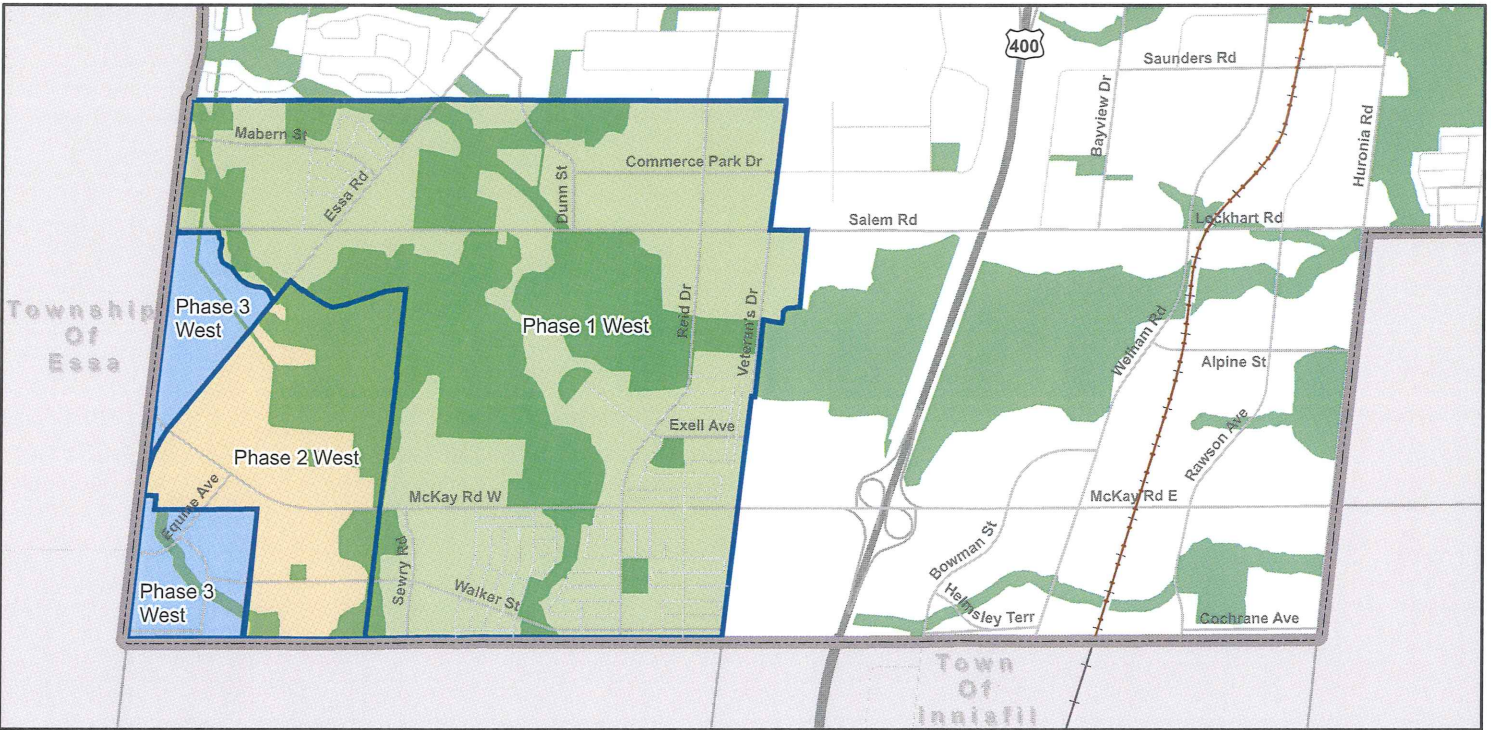
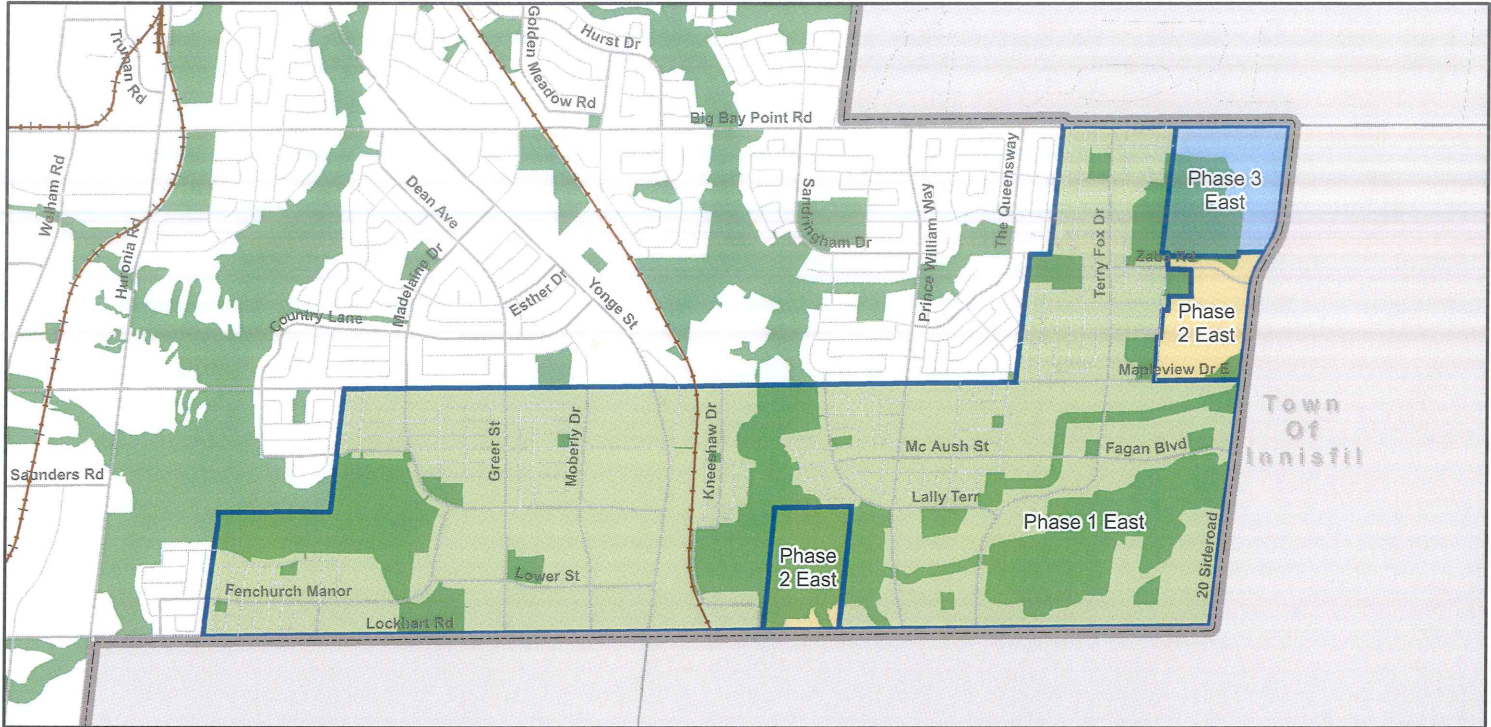
** Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.

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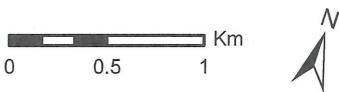
APPENDIX 2
Phasing Plan

Development Phases

- | | |
|--|--|
|  Phase 1 East |  Phase 1 West |
|  Phase 2 East |  Phase 2 West |
|  Phase 3 East |  Phase 3 West |
|  Phase 4 East | |

-  Settlement Area / City Boundary
-  Natural Heritage System and Greenspace
-  Lands Outside City Boundary

* Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.



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