



DEVELOPMENT SERVICES MEMORANDUM

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TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

NOTED: B. ARANIYASUNDARAN, P. ENG, PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: BARRIE'S DRAFT NEW OFFICIAL PLAN AND MUNICIPAL COMPREHENSIVE
REVIEW

DATE: JANUARY 17, 2022

PURPOSE

The purpose of this memorandum is to provide Council with primary documents and background materials that accompany the new official plan and municipal comprehensive review (MCR) that will be provided for Council's consideration in a future staff report. Providing these materials ahead of the staff report is intended to give members of Council more time to review this body of work.

OVERVIEW

Barrie's new official plan will be presented to Council for consideration in Staff Report DEV001-22, which is scheduled for Planning Committee on February 8, 2022.

As part of the process of creating an official plan, the Province requires that municipalities, such as the City of Barrie, conduct an MCR, whereby the municipality ensures that the new official plan is in conformity with the Province's *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the "Growth Plan"), as well as other provincial policies, plans and legislation.

The upcoming staff report will present the official plan and the City's municipal comprehensive review for Council's consideration. The following attachments are critical items for reviewing as part of the overall consideration of a new Official Plan.

Official plan-related attachments to this memo include:

Appendix A: City of Barrie Official Plan 2051

The final version of the draft official plan was released to the public in December 2021 via the [official plan webpage](#) on buildingbarrie.ca. "Appendix A" varies slightly from the version of the official plan released in December as the following adjustments have been made:

- The land acknowledgement has been replaced by placeholder text as the City of Barrie is currently in the process of consulting on and updating Barrie's land acknowledgement. Once the official plan is ready for implementation, the City will add in its most updated version of the land acknowledgement. This approach is permitted by policy 9.2(d) of the draft new official plan, which allows for language changes to the document without an amendment, as long as policy interpretation is not affected.
- A word omission has been corrected in policy 2.5(a) on page 27.
- Policy 2.6.1.3(j) was adjusted to further qualify which variations may be permitted (page 34).
- The letters "re" were added to "development" in policy 2.6.4.3(c) on page 39.

- The adjective “mid-rise” has been removed as a qualifier for the noun “apartment” in policy 2.6.5.3(a). Policy 2.6.5.3(e) has been revised to more explicitly guide height permissions. Both policies are related to development within the Commercial District land use designation and are found on page 41.
- Policy 2.6.7.2(e) on page 44 was refined to further clarify provisions for low impact development features in parklands.
- Policy 3.2.3.1(a) on page 66 was revised to provide greater clarity on when development applications must be accompanied by a Sustainable Development Report.
- A reference to Policy 5.4.5.3.1 on Map 3 has been reinstated.
- A spelling error on Map 4(a) has been corrected.

If there are additional changes between now and February 8, 2022, based on continued feedback, those will be itemized in the Planning Staff Report.

Appendix B: Official Plan Consultation and Engagement Summary

This attachment outlines the process followed since 2018 to engage the public and relevant stakeholders, including Indigenous stakeholders with connections to Barrie, and details the outcomes of each engagement activity as well as how engagement shaped the development of the official plan. The attachment also provides the comment matrix produced in response to comments received on draft two of the official plan, as well as a record of all comments submitted on draft two in advance of the statutory public meeting held on June 2, 2021.

Municipal comprehensive review-related attachments to this memo include:

Appendix C: Growth Plan Conformity Chart

This attachment outlines all *Growth Plan* policies which must be implemented through an MCR and new official plan. Further, the chart details how the draft new official plan or work completed as part of the MCR conforms to each applicable policy. The chart is intended to facilitate an expedient approval of the official plan by the Minister of Municipal Affairs and Housing once it is adopted by Council.

Appendix D: Barrie's Land Needs Assessment

This attachment includes the original land needs assessment report (LNAR) prepared by Watson & Associates, an addendum by Watson & Associates providing a recommended course of action for the City's employment lands, and a final addendum by Dillon Consulting adjusting the land needs assessment to meet the Province's updated growth forecasts into 2051 (updated forecasts were released in the summer of 2020, whereas previous work was completed using a planning horizon of 2041). This work provides the foundation for the MCR and ensures that the growth management strategy proposed in the draft new official plan are sound and conform with the *Growth Plan*.

Appendix E: Municipal Comprehensive Review Report – Servicing Growth

As directed by the *Growth Plan*, municipalities conducting a municipal comprehensive review must demonstrate whether they can meet the infrastructure servicing and public service facility needs projected by the provincial growth targets. To conform with the applicable growth plan policies, Development Services staff assessed the City's ability to support growth using its current infrastructure and public service facilities. The attachment provides a high-level estimation of what additional investments may be required to appropriately service growth into 2051. This work was done in conjunction with several other City departments.



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NEXT STEPS

Should members of Council have any questions, they can email them to new.barrieOP@barrie.ca. Development Services staff will be monitoring the email inbox to ensure that all questions are addressed and answers provided to all members of Council before the staff report goes to Planning Committee for Council's consideration.