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THE CORPORATION OF THE CITY OF BARRIE
Planning Services Department
"Committed to Service Excellence"

May 7, 2015
File: D09-ELCP

**NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 17(15) OF THE PLANNING ACT,
R.S.O. 1990, AS AMENDED, IN RESPECT OF A PROPOSED OFFICIAL PLAN AMENDMENT.**

Dear Sir/Madam:

Re: Official Plan Amendment – Employment Lands Conversion Policy

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday June 1st, 2015** at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review a proposed text amendment to the City of Barrie Official Plan.

This amendment proposes to amend Section 3.1.2.1 by adding a new subsection (d) which would discourage the conversion of *employment lands* generally considered Industrially designated and zoned lands to a non-employment use such as residential, commercial and some forms of institutional use. The proposed amendment will also identify criteria by which applications for conversion of employment lands may be evaluated and considered. These criteria would include;

- The site is located outside or on the fringe of a designated Employment Area;
- The site is isolated from surrounding designated employment lands;
- The conversion will not create incompatible land uses;
- The conversion will not negatively affect employment lands in the area;
- The conversion will be consistent/supportive of City policy planning objectives;
- The site offers limited market choice for employment lands development due to its size, configuration, physical conditions or other reasons;
- The site does not offer potential for future expansion on existing neighbouring employment lands."
- The site has been vacant for an extended period of time and is a brownfield (previously used, now vacant) industrial site; and
- The site is an opportunity for intensification in an area designated for intensification.

The amendment also proposes to amend Section 4.4 Industrial of the Official Plan by either adding or amending policies which will establish the primacy of Industrial lands as a significant driver in the economic prosperity of Barrie. To that end, a new goal would be added to Section 4.4.1 of the Plan which would state clearly this intent. Section 4.4.2.1 (a) and (e) are also proposed to be amended by establishing policies identifying that all applications for conversion of employment (industrial) lands will be subject to the proposed evaluation criteria outlined above and further by explicitly stating that commercial and institutional uses which are not directly related to the function of industrial areas are discouraged.

...2

These amendments are intended to preserve industrial lands for industrial purposes and direct non industrial uses to areas which have been identified and planned as being more suitable for non-industrial uses. The intent of the policies is to ensure that lands designated and zoned for industrial uses continue to be available and viable for new business intending to locate in Barrie to minimize the disruptive impact of commercial, institutional and residential uses on areas planned for industry.

Any person wishing further information or clarification with regard to this proposed Amendment to the Official Plan should contact the Planning Services Department during regular office hours at 705-739-4208.

Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter, it should be directed to Legislative and Court Services by **May 26th, 2015**. Any person may make representation at the meeting, however, written submissions are encouraged.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of The City of Barrie before the by-law is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Municipal Board; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decisions of the Council of The Corporation of the City of Barrie in respect of the proposed amendment to the Official Plan you must make a written submission to the undersigned.

All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

Stephen Naylor,
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