



Bill No. 047

**BY-LAW NUMBER 2022-**

**A By-law of The Corporation of the City of Barrie to  
adopt an amendment to the Official Plan (O.P.A. 082)**

**WHEREAS**, Section 21 of *The Planning Act*, R.S.O., 1990 Chapter P.13 authorizes councils to initiate an amendment to or repeal of any official plan that applies to the municipality;

**AND WHEREAS**, Motion 22-P-014 of the Council of The Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan.

**NOW THEREFORE**, the Council of The Corporation of the City of Barrie enacts as follows:

1. **THAT** Amendment No. 082 the Official Plan for the Barrie Planning Area attached to and forming part of this by-law, is hereby adopted.
2. **THAT** this By-law shall come into force and have effect immediately upon the final passing thereof.

**READ** a first and second time the 16<sup>th</sup> day of May, 2022.

**READ** a third time and finally passed this 16<sup>th</sup> day of May, 2022.

**THE CORPORATION OF THE CITY OF BARRIE**

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**DEPUTY MAYOR – B. WARD**

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**CITY CLERK – WENDY COOKE**

**AMENDMENT NO. 82**

**TO THE**

**CITY OF BARRIE**

**OFFICIAL PLAN**

**OFFICIAL PLAN  
FOR THE  
CITY OF BARRIE  
AMENDMENT NO. 82**

AMENDMENT NO. 82 to the City of Barrie Official Plan was prepared by the Barrie Planning Committee and was recommended to the Council of the City of Barrie under the provisions of the *Planning Act*, on the 16<sup>th</sup> day of May 2022.

\_\_\_\_\_  
**Deputy Mayor – B. Ward**

\_\_\_\_\_  
**City Clerk – Wendy Cooke**

This amendment was adopted by the Corporation of the City of Barrie by By-law No. 2022-\_\_\_\_\_ in accordance with the provisions of the *Planning Act*, on the 16<sup>th</sup> day of May 2022.

\_\_\_\_\_  
**Deputy Mayor – B. Ward**

\_\_\_\_\_  
**City Clerk – Wendy Cooke**



Bill No. 047

**BY-LAW NUMBER 2022-XXX**

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. No. 82).

**WHEREAS**, Section 21 of the *Planning Act, R.S.O., 1990 Chapter P.13* authorizes Council to initiate an amendment to or repeal of any Official Plan that applies to the municipality;

**AND WHEREAS**, by Resolution 22-P-014, the Council of the Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan;

**NOW THEREFORE**, the Council of the Corporation of the City of Barrie enacts as follows:

1. AMENDMENT No. 82 to the City of Barrie Official Plan attached to and forming part of this by-law, is hereby adopted.

**READ** a first and second time this 16<sup>th</sup> day of May 2022.

**READ** a third time and finally passed this 16<sup>th</sup> day of May 2022.

**THE CORPORATION OF THE CITY OF BARRIE**

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**Deputy Mayor – Barry Ward**

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**Clerk – Wendy Cooke**

This AMENDMENT NO. 82 to the Official Plan for the City of Barrie which has been recommended by the Barrie Planning Committee and adopted by the Council of the Corporation of the City of Barrie, is hereby approved in accordance with the *Planning Act* as AMENDMENT NO. 82 to the City of Barrie Official Plan.

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**Date**

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**City Clerk – Wendy Cooke**

OFFICIAL PLAN AMENDMENT NO. 82

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**AMENDMENT NO. 82**  
**TO THE CITY OF BARRIE**  
**OFFICIAL PLAN**

**THE CONSTITUTIONAL STATEMENT**

The following Amendment to the Official Plan for the City of Barrie consists of three parts:

**PART A - THE PREAMBLE** consists of the purpose, location and basis for the Amendment and does not constitute part of this amendment.

**PART B - THE AMENDMENT** sets out the actual Amendment and consists of the following text and schedules which constitute AMENDMENT NO. 82 to the Official Plan of the City of Barrie.

**PART C - THE APPENDIX** consists of a list of information pertinent to this Amendment in the form of a record of City of Barrie Council's actions (Public Meeting Minutes, Staff Report, and Council Resolution) and does not constitute part of this amendment.



## **PART A - THE PREAMBLE**

### **TITLE**

The title of this Amendment is “Official Plan Amendment No. 82 to the Official Plan of the City of Barrie”, herein referred to as Amendment No. 82.

### **PURPOSE**

The purpose of this Amendment is to redesignate a portion of the lands legally described as South Part Lot 11, Concession 12, Formerly Township of Innisfil, Parts 1 & 2 of 51R-18522, City of Barrie, municipally known as 521 Huronia Road from ‘General Industrial’ and ‘Environmental Protection Area’ to ‘Residential’ and ‘Environmental Protection Area’.

### **LOCATION**

The subject lands are located on the east side of Huronia Road, north of Maplevue Drive East and south of Loon Avenue. The full parcel is 6.2 hectares in size.

### **BASIS**

The portion of the subject lands currently designated as ‘General Industrial’ required special consideration for conversion to non-employment uses through the completion of a Municipal Comprehensive Review by the City of Barrie. These lands were previously identified as having potential for employment land conversion in the City of Barrie Employment Lands Conversion Study (June 2004), and the City of Barrie Growth Management Strategy Employment Lands Municipal Comprehensive Review (November 3, 2011). Furthermore, as part of the Municipal Comprehensive Review undertaken as part of the exercise to support a new Official Plan for the City of Barrie, a memorandum was presented to General Committee dated May 25, 2020. This memorandum, accepted by Council as Direction 20-G-087, outlined the opportunity for Employment Land Conversion on certain identified lands throughout the City; one of which is the subject parcel.

In advance of the new Official Plan being completed and approved by the Minister, the applicant has decided to pursue an application for an Official Plan Amendment to advance the Municipal Comprehensive Review recommendations by City staff, in line with the 2004 report, 2011 report and 2020 memorandum to Council noted above. The application included justification to demonstrate compliance with the employment land conversion policies under the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019), as amended, by illustrating that the developable area was disconnected from other employment areas, is marginal size and therefore provides a minimal contribution to the employment land base, and would be in direct proximity to existing residential uses which would restrict the uses permitted.

The proposed amendment will permit a range of housing units and types which will provide additional housing options for existing and future residents in this area, utilizes existing municipal infrastructure, and protecting the Lover’s Creek Provincially Significant Wetland feature.

Staff have reviewed the comments received and considered the proposed official plan amendment and zoning by-law amendment, having regard to conformity with relevant Provincial policies and the City’s Official Plan. The proposed change in the land use designation from ‘General Industrial’ and ‘Environmental Protection Area’ to ‘Residential’ and ‘Environmental Protection Area’, is considered appropriate and is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended, and the City’s Official Plan.

## **PART B - THE AMENDMENT**

### **DETAILS OF THE AMENDMENT**

The Official Plan of the City of Barrie, as amended is hereby further amended as follows:

1. Schedule A – Land Use to the Official Plan, as amended, is hereby further amended by redesignating part of the lands legally described as South Part Lot 11, Concession 12, Formerly Township of Innisfil, Parts 1 & 2 of 51R-18522, City of Barrie, known municipally as 521 Huronia Road from 'General Industrial' and 'Environmental Protection Area' to 'Residential' and 'Environmental Protection Area' designation, as shown on Schedule "A" attached hereto and forming part of this Amendment.

### **IMPLEMENTATION**

An implementing Zoning By-law to amend the zoning on the subject lands from 'Agriculture' (A) and 'Environmental Protection' (EP) to 'Residential Multiple Second Density with Special Provisions, Hold' (RM2)(SP-611)(H-154), and 'Environmental Protection' (EP) will be presented concurrently with Official Plan Amendment No. 82.

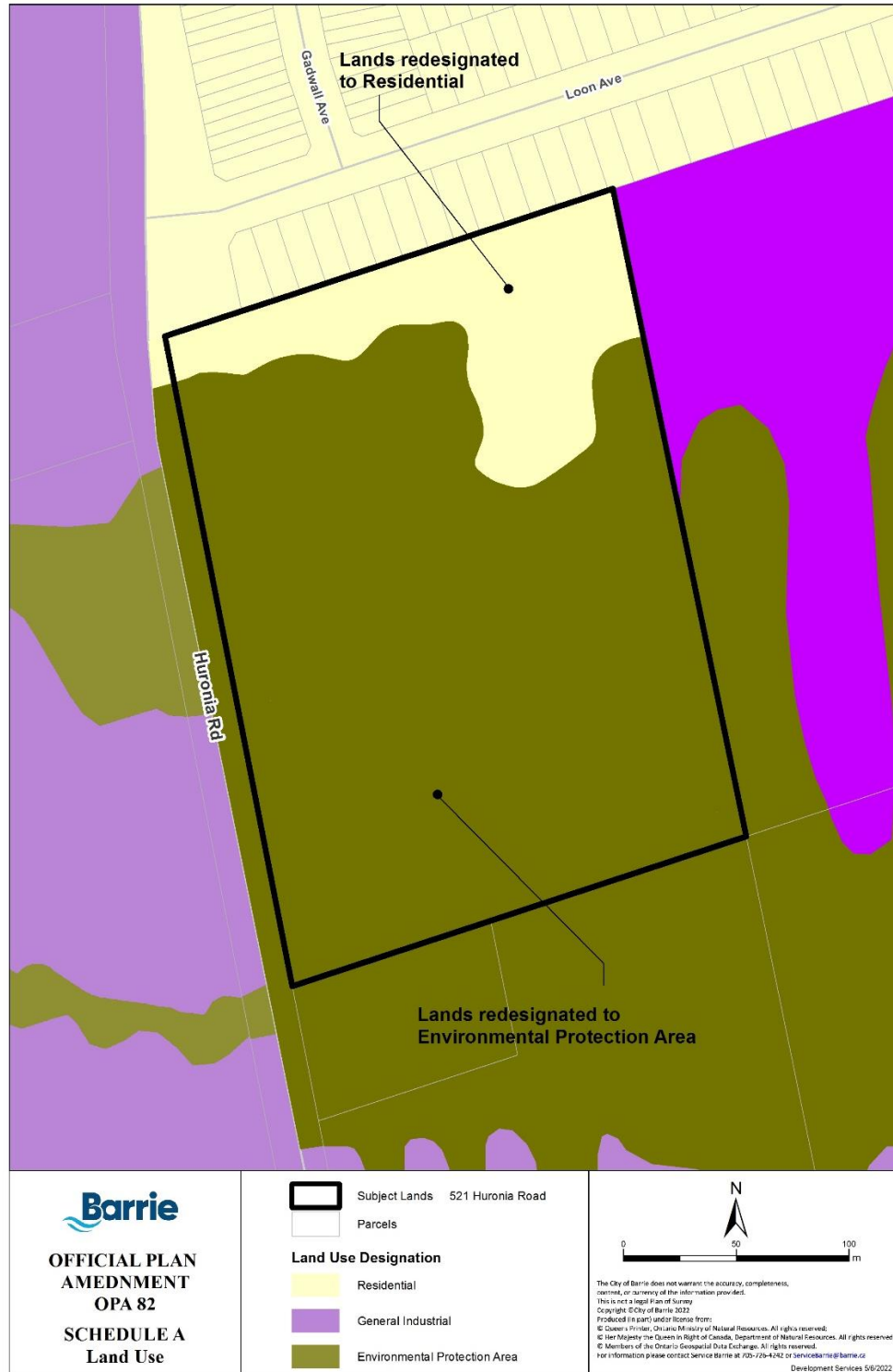
The site specific by-law will facilitate the development of a portion of the property for a 52 unit townhouse development with condominium tenure and the remainder as environmental protection area to preserve and buffer the Lover's Creek Provincially Significant Wetland.

The detailed development of the site will be accomplished through the Site Plan Control process.

### **INTERPRETATION**

The remaining provisions of the Official Plan of the City of Barrie, as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment.

Schedule "A" to Official Plan Amendment No. 82



**PART C - THE APPENDIX**

**RECORD OF COUNCIL ACTIONS**

1. On September 15, 2020, a Public Meeting was held for the proposed Official Plan Amendment and Zoning By-law Amendment applications. (20-P-038)
2. On April 12, 2022, Planning Committee received Staff Report DEV003-22 and accepted the recommendation of staff to approve the applications for the change in the principle of land use on the site from the 'General Industrial' and 'Environmental Protection Area' designations to 'Residential' and 'Environmental Protection Area', and the zoning of the site from 'Agriculture' (A) and 'Environmental Protection' (EP) to 'Residential Multiple Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-XXX) to facilitate the future development of 52 townhouse units. (22-P-014)
3. On May 2, 2022, Council ratified the decision of Planning Committee to approve the applications for Official Plan Amendment and Amendment to the Zoning By-law as recommended by staff in Staff Report DEV003-22. (22-A-050)