



Bill No. 070

BY-LAW NUMBER 2024 –

**A By-law of The Corporation of the City of Barrie to
adopt an amendment to the Official Plan (O.P.A. 002)**

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 24-G-164 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. 002 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 19th day of June, 2024.

READ a third time and finally passed this 19th day of June, 2024.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

AMENDMENT NO. 002

TO THE

CITY OF BARRIE

OFFICIAL PLAN

OFFICIAL PLAN
FOR THE
CITY OF BARRIE
Amendment No. 002

Amendment No. 002 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 19th day of June, 2024.

Mayor – Alex Nuttall

City Clerk – Wendy Cooke

This amendment was adopted by the Corporation of the City of Barrie by **By-law No. 2024-XXX** in accordance with the provisions of the *Planning Act*, on the 19th day of June, 2024.

Mayor – Alex Nuttall

City Clerk – Wendy Cooke



Bill No. 070

BY-LAW NUMBER 2024-

**A By-law of The Corporation of the City of Barrie to
adopt an amendment to the Official Plan (O.P.A. 002)**

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 24-G-164 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. 002 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 19th day of June, 2024.

READ a third time and finally passed this 19th day of June, 2024.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CLERK – WENDY COOKE

This Amendment No. 002 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. 002 to the City of Barrie Official Plan.

Date

City Clerk – Wendy Cooke

OFFICIAL PLAN AMENDMENT NO. 002

TABLE OF CONTENTS

THE CONSTITUTIONAL STATEMENT 1
PART A - THE PREAMBLE 2
 PURPOSE 2
 LOCATION 2
 BASIS 2
PART B – THE AMENDMENT 3
 DETAILS OF THE AMENDMENT 3
 IMPLEMENTATION 3
 INTERPRETATION 3
PART C - THE APPENDIX 5

**AMENDMENT NO. 002
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. 002 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

PURPOSE

The purpose of this amendment is to allow increased density and height on the Mixed-Use lands located at 901 Essa Road and 1, 3, 5, 7, 9, 13, 15, 17 and 19 Brown Bear Street in the City of Barrie. The Mixed-Use Nodes and Corridors policies of the City of Barrie Official Plan establish a framework for the design and development of higher density residential in Mixed Use buildings within the Medium Density designation.

LOCATION

The lands that are subject to this amendment (the “subject lands”) are generally located at the northwest quadrant of Essa Road and Salem Road, municipally addressed as 901 Essa Road and 1, 3, 5, 7, 9, 13, 15, 17 and 19 Brown Bear Street in the City of Barrie at the time of this amendment.

BASIS

The City’s Official Plan (2010) under which this application has been made, designates the subject site as a Mixed-Use Nodes and Corridor area. The designation was established through OPA 44 as a response to Growth Plan changes in 2009. The intended goals for the designation are medium and high-density developments which support a mix of uses, create complete communities, and foster vibrant pedestrian-oriented streetscapes. The proposed development aligns with the intentions of the OPA 44 and the Mixed-Use Nodes and Corridors designation, however, does not conform to permitted densities, and Floor Space Index (FSI) requirements.

The new Official Plan (2023) ‘Medium Density’ designation applicable on the subject property increased permitted residential densities to a maximum of 300 units per hectare, removed FSI requirements, and introduced a maximum building height of 12 storeys.

The proposed development represents 437 residential units at a density of 494 units per hectare and a maximum tower height of 15 storeys. These values exceed the previous Official Plan (2010) and new Official Plan (2023) policies.

The proposed development therefore requires an Official Plan Amendment under the applicable Official Plan (2010) at the time the application was deemed complete and would also require an Official Plan Amendment based upon the current Official Plan (2023) policies.

To facilitate the requested additional height and density on the subject property, it is proposed that the current designation be amended with a Defined Policy Area overlay implemented to allow for additional height and density on the subject property within the ‘Medium Density’ designation of the Official Plan (2023).

Staff have reviewed the relevant policies in the City of Barrie Official Plan (2023) that apply to the applications and are of the opinion that the proposed development generally conforms to the policies and intentions for development on the subject lands whereby a mix of residential and commercial uses would be provided which would serve to establish a complete neighbourhood and community. Further, the relevant built form development policies of the Official Plan (2023) have been addressed given the sites prominent location as a gateway to the City.

PART B – THE AMENDMENT

DETAILS OF THE AMENDMENT

The Official Plan of the City of Barrie is amended by revising the text and Schedules of the Official Plan as follows:

1. Section 2.8 Defined Policy Area is amended by adding the following text:

2.8.9 901 Essa Road

Notwithstanding the policies of section 2.6.2.3 this Plan, the lands denoted with “See Policy 2.8.9” on Map 2, municipally known as 901 Essa Road and 1, 3, 5, 7, 9, 13, 15, 17 and 19 Brown Bear Street in the City of Barrie, are permitted to have a maximum building height of 15 storeys and maximum density of 494 units per hectare.

2. Amend Map 2 – Land Use Designations of the Official Plan for the lands known as 901 Essa Road and 1, 3, 5, 7, 9, 13, 15, 17 and 19 Brown Bear Street to include a Defined Policy Area (2.8.9) overlay over the existing Medium Density Designation.

IMPLEMENTATION

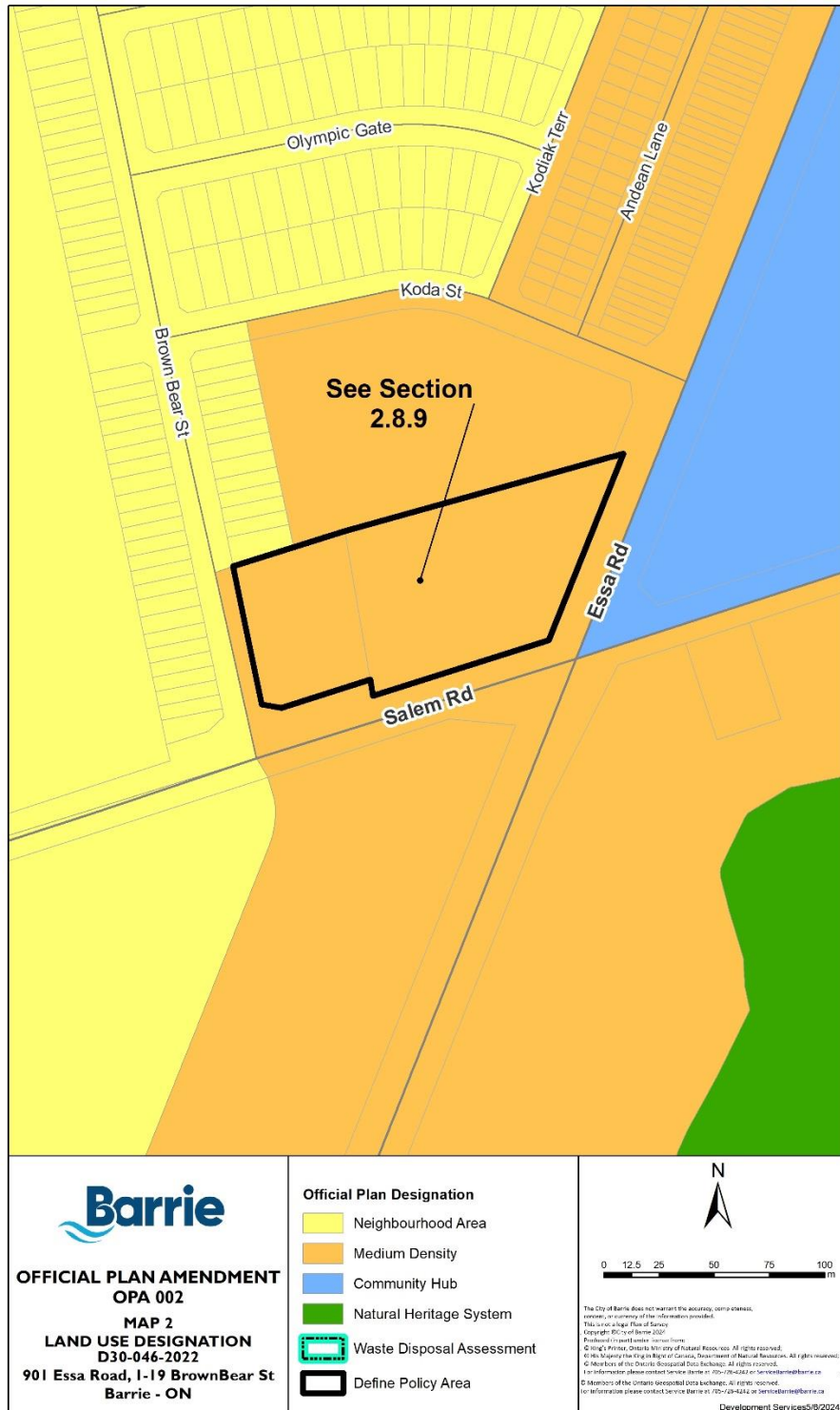
An implementing Zoning By-law to rezone the subject lands from ‘Neighbourhood Mixed Use’ (NMU) in the City’s Comprehensive Zoning By-law 2009-141 and ‘Rural Residential’ (RR) in the Town of Innisfil By-law 054-04 to ‘Neighbourhood Mixed Use with Special Provisions, Hold’ (NMU)(SP-661)(H-165) will be presented concurrently with Official Plan Amendment No. 002.

In addition, Site Plan Control will be required to ensure the proposal will integrate into the existing development and provide a community for future residents.

INTERPRETATION

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

**Schedule 'A' to attached By-law 2024-
Map 2 – Land Use Designations – Defined Policy Area**



PART C - THE APPENDIX

RECORD OF COUNCIL ACTIONS

1. On June 14, 2023, a Public Meeting was held for the proposed Official Plan Amendment and Zoning By-law Amendment at the Affordability Committee meeting dated June 14, 2024.
2. On June 12, 2024, General Committee received Staff Report DEV029-24 and accepted the recommendation of staff to approve the applications to:
 - a) Amend Section 2.8 Defined Policy Areas to include the following:

2.8.9 901 Essa Road

Notwithstanding the policies of this plan, the lands denoted with “See Policy 2.8.9” on Map 2, municipally known as 901 Essa Road and 1, 3, 5, 7, 9, 13, 15, 17 and 19 Brown Bear Street, are permitted to have a maximum building height of 15 storeys and maximum density of 494 units per hectare.
 - b) Amend Map 2 – Land Use Designations of the Official Plan for the lands known as 901 Essa Road and 1, 3, 5, 7, 9, 13, 15, 17 and 19 Brown Bear Street to include a Defined Policy Area overlay over the existing Medium Density Designation.
- c) On June 19, 2024, 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 DEV029-24 (24-G-164).