



Bill No. 041

BY-LAW NUMBER 2021-

**A By-law of The Corporation of the City of Barrie to
adopt an amendment to the Community
Improvement Plan (Amendment No. 1).**

WHEREAS, Section 28(4) of the *Planning Act, R.S.O., 1990 Chapter P.13* empowers the Council of a municipality in which a by-law designating a Community Improvement Project Area has been passed to adopt a Community Improvement Plan;

AND WHEREAS, Council of the Corporation of the City of Barrie approved the City of Barrie Community Improvement Plan through By-law No. 2020-007;

AND WHEREAS, Sections 17 and 28(5) of the *Planning Act, R.S.O., 1990 Chapter P.13* empowers the Council of a municipality to initiate an amendment to a Community Improvement Plan that applies to the municipality;

AND WHEREAS, by motion 21-P-006, 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 Community Improvement Plan.

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

1. **THAT** Amendment No. 1 to the City of Barrie Community Improvement Plan 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 26th day of April, 2021.

READ a third time and finally passed this 26th day of April, 2021.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

**AMENDMENT NO. 1
TO THE
CITY OF BARRIE
COMMUNITY IMPROVEMENT PLAN (2019)**

COMMUNITY IMPROVEMENT PLAN (2019)

FOR THE

CITY OF BARRIE

Amendment No. 1

AMENDMENT NO. 1 to the City of Barrie Community Improvement Plan (CIP) 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 26th day of April, 2021.

Mayor – J.R. Lehman

City Clerk – Wendy Cooke

This amendment was adopted by the Corporation of the City of Barrie by By-law No. 2021-XXX in accordance with the provisions of the *Planning Act*, on the 26th day of April, 2021.

Mayor – J.R. Lehman

City Clerk – Wendy Cooke



Bill No. 041

BY-LAW NUMBER 2021-XXX

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Improvement Plan (Amendment No. 1).**

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AND WHEREAS, by motion 21-P-006, 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 Community Improvement Plan;

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

1. **THAT** Amendment No. 1 to the City of Barrie Community Improvement Plan 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 this 26th day of April, 2021.

READ a third time and finally passed this 26th day of April, 2021.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

This AMENDMENT NO. 1 to the Community Improvement Plan (2019) 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. 1 to the City of Barrie Community Improvement Plan (2019).

Date

City Clerk – Wendy Cooke

COMMUNITY IMPROVEMENT PLAN AMENDMENT NO. 1

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**AMENDMENT NO. 1
TO THE CITY OF BARRIE
COMMUNITY IMPROVEMENT PLAN**

THE CONSTITUTIONAL STATEMENT

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

PART A - THE PREAMBLE consists of the purpose, location and basis of 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. 1 to the City of Barrie Community Improvement Plan.

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

PART A - THE PREAMBLE

TITLE

The title of this Amendment is “Amendment No. 1 to the Community Improvement Plan of the City of Barrie”, herein referred to as Amendment No. 1.

PURPOSE

Since the Community Improvement Plan (CIP) was implemented in January 2020, City staff have been identifying ways in which the CIP program and application process can be improved. The amendments will introduce efficiencies to the application process, thereby optimizing the administration of the Community Improvement Plan.

The purpose of this amendment is to amend Sections 6.3 and 12.1.8(c) of the City of Barrie Community Improvement Plan (2019). The proposed amendments will reduce the number of application in-take periods from three (3) to two (2) cycles per year, and adjust the timing of payment for development charge and application fee grants offered through the Redevelopment Grant Program.

LOCATION

The amendment to the City of Barrie Community Improvement Plan (2019) applies to all lands located within the Community Improvement Project Area, as identified on Schedule “A” to this amendment.

BASIS

Section 28 of the *Planning Act* allows municipalities that contain enabling provisions in their Official Plans to prepare and adopt Community Improvement Plans.

The City of Barrie Official Plan contains provisions (Sections 3.6.2.2 and 3.6.2.3) regarding Community Improvement Planning which provides that any area within the City (exclusive of the lands annexed into the City in 2010) may be designated as a Community Improvement Project Area pursuant to Section 28 of the *Planning Act*.

On January 13, 2020, City Council approved the Community Improvement Plan (2019). Through the administration of the CIP in 2020, Planning staff identified two (2) amendments that could be made to introduce efficiencies to the application process and improve the administration of the Community Improvement Plan. The amendments include:

- i. Section 6.3 – Reducing the number of application in-take periods from three to two cycles per year (January 1 to March 31 and July 1 to October 31); and,
- ii. Section 12.1.8(c) – Adjusting the timing of payment for development charge and application fee grants offered through the Redevelopment Grant Program. In this regard, development charge and application fee grants would be issued as an at source reduction in the fees payable at the time of a building permit application.

The amendment to Section 6.3 would improve the administration of the CIP program by reducing the amount of staff time – at all levels – that is spent processing and reviewing applications, while still providing applicants with ample opportunity to submit applications for funding.

With respect to the amendment to Section 12.1.8(c), redevelopment grants for development charges and application fees are currently paid to applicants following the redevelopment and MPAC reassessment of

a property. Planning staff are proposing that these redevelopment grants be issued to applicants as an at-source reduction in fees payable at the time of a building permit application. This approach would improve the administration of the program by eliminating the need to prepare cheque requisitions, particularly for development charge grants which can be substantial. Additionally, issuing grant payments at the time of a building permit application would assist applicants in covering the upfront costs associated with development, thereby making it easier to move forward with construction. This is particularly important for large scale projects in the Urban Growth Centre and the Intensification Corridors where development and/or redevelopment is generally encouraged.

The amendments are designed to introduce efficiencies to the application process and improve the overall administration of the Community Improvement Plan.

PART B - THE AMENDMENT

DETAILS OF THE AMENDMENT

The Community Improvement Plan (2019) of the City of Barrie is amended by revising the text of the Community Improvement Plan as follows:

1. Delete Section 6.3 in its entirety and replaced with the following:

Applications will be given consideration during two (2) in-take periods each year. The in-take periods will be January 1 to March 31 and July 1 to October 31.

2. Delete Section 12.1.8(c) in its entirety and replaced with the following:

Redevelopment Program Grants – the Charges and Fees Grant will be credited at the time of a building permit application. The Tax Increment Grant for the commercial, office or institutional components of a development shall be payable upon Municipal Property Assessment Corporation (MPAC) re-assessment of the property after development or redevelopment has occurred.

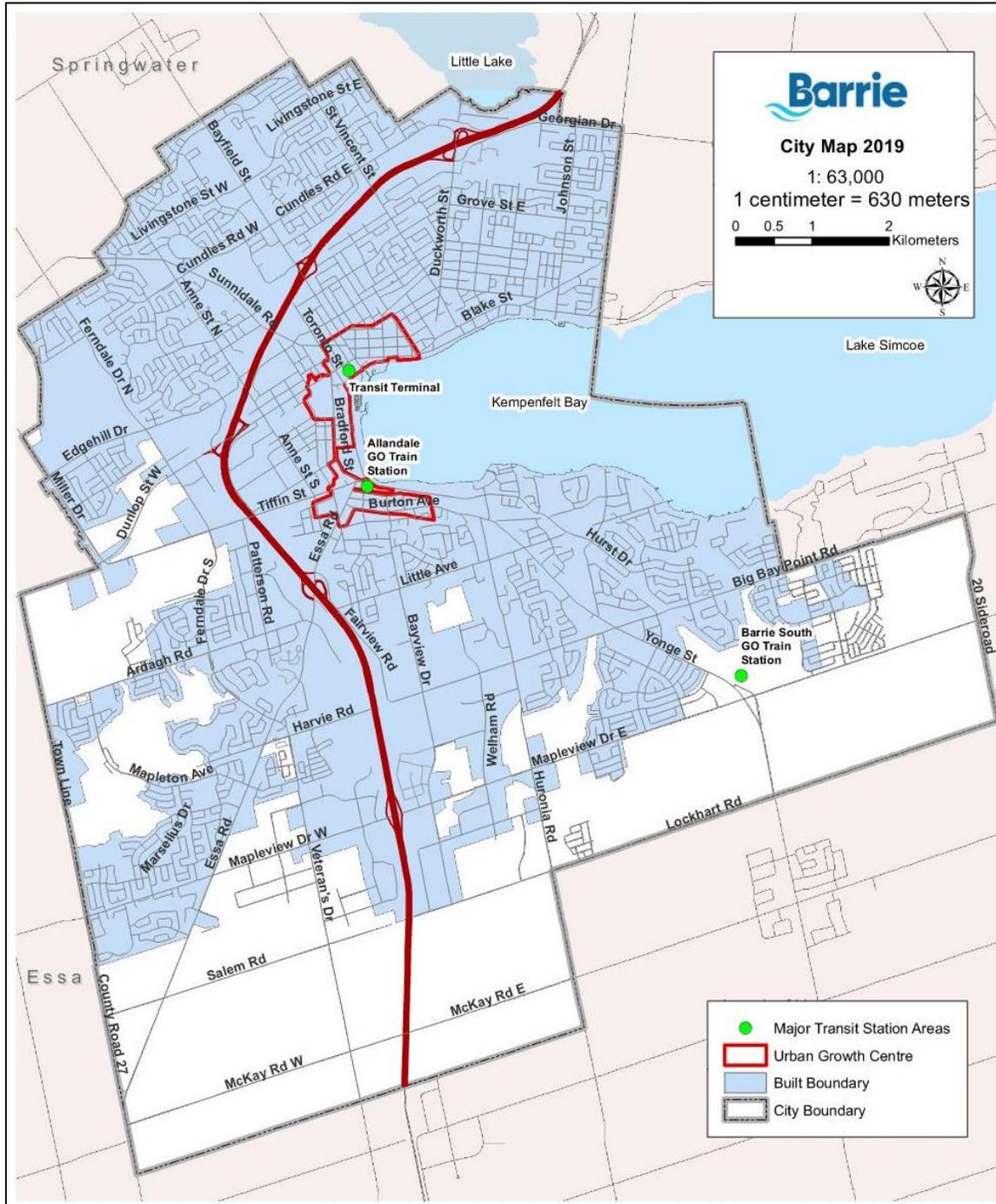
IMPLEMENTATION

The amendments to the Community Improvement Plan (2019) will be implemented by By-law 2021-XXX.

INTERPRETATION

The remaining provisions of the Community Improvement Plan (2019), as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment.

Schedule "A" to Community Improvement Plan Amendment No. 1



PART C - THE APPENDIX

RECORD OF COUNCIL ACTIONS

1. On February 23, 2021, a Public Meeting was held for the proposed amendments to the Community Improvement Plan. (21-P-003)
2. On March 23, 2021, Planning Committee received Staff Report DEV009-21 and accepted the recommendation of staff to approved. (21-P-006)
3. On April 12, 2021, Council ratified the decision of Planning Committee to approve the proposed amendments to the Community Improvement Plan. (21-P-006)