

File No.: 43-OP-2009  
Municipality: City of Barrie  
Subject Lands: All lands within the City of Barrie at  
the time of adoption (June 22, 2009)

Date of Decision: April 23, 2010  
Date of Notice: April 23, 2010  
Last Date of Appeal: May 12, 2010

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## NOTICE OF DECISION

### With respect to an Official Plan Subsection 17(35) of the Planning Act

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A decision was made on the date noted above to approve, with modifications and two non-decisions, the City of Barrie Official Plan as adopted by By-law No. 2009-113. The first non-decision applies to waste disposal assessment area policies and related mapping while the second applies to the Barrie Official Plan Amendment (OPA) 123 lands.

#### **Purpose and Effect of the Official Plan**

The Barrie Official Plan, which was prepared by the City of Barrie, is a new Official Plan that provides guidance for decisions on planning and land use for lands within the City of Barrie at the time of adoption. The Official Plan does not apply to lands that were annexed to the City of Barrie from the Town of Innisfil through the *Barrie-Innisfil Boundary Adjustment Act, 2009*, effective January 1, 2010. The purpose of the new Official Plan is to update the Official Plan policies for the City of Barrie in accordance with the *Planning Act* and applicable provincial policies and plans. The Official Plan contains maps and detailed land use designations specific to the City of Barrie. The planning horizon for the Official Plan is 2031. A copy of the decision is attached.

#### **When and How to File An Appeal**

Any appeal to the Ontario Municipal Board must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the Planner, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

#### **Who Can File An Appeal**

Only individuals, corporations or public bodies may appeal the decision of the Ministry of Municipal Affairs and Housing to the Ontario Municipal Board. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or group.

#### **When the Decision is Final**

The decision of the Minister of Municipal Affairs and

Housing is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

#### **Other Related Applications:**

N/A

#### **Getting Additional Information**

Additional information about the application is available for public inspection during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below or from the City of Barrie.

#### **Mailing Address for Filing a Notice of Appeal**

Ministry of Municipal Affairs and Housing  
Municipal Services Office - Central Ontario  
777 Bay St., 2nd Flr  
Toronto ON M5G 2E5

Submit notice of appeal to the attention of  
Melissa Clements, Senior Planner

Tele: (416) 585-6331

Fax: (416) 585-6882

**DECISION**  
**With Respect to an Official Plan**  
**Subsection 17(34) of the Planning Act**

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I hereby approve and modify, in part, the new Official Plan for the City of Barrie adopted by By-law No. 2009-113, subject to the following:

**A. Table of Contents** is modified by:

- (a) replacing 'Brownfields' with 'Contaminated Sites';
- (b) inserting '3.9 Lake Simcoe Protection Plan';
- (c) replacing 'Special Policy Areas' with 'Defined Policy Areas' where noted in 4.8 and Schedule C;
- (d) including 'Lake Simcoe Watershed' as Schedule J; and
- (e) renumbering the pages accordingly.

**B. Section 1.0: Introduction** is modified by:

- (a) **Section 1.2 Statement of Principles**, replacing the bullet points with bracketed letters for ease of reference;
  - i. **1.2 (e)** [formerly the fifth bullet point] replacing 'envisages a 20 year time frame and beyond' with 'is to 2031,' inserting 'frequently' after the words 'and not less,' and deleting 'by the Minister of Municipal Affairs and Housing'; and
  - ii. **1.2 (f)** [formerly the sixth bullet point] replacing 'The City of Barrie as a regional urban growth centre is a focus of urban' with 'As an Urban Growth Centre (UGC), Downtown Barrie will be the focus for' and deleting 'County' after the word 'Simcoe.'
- (b) **Section 1.3 Basis**, in the second paragraph deleting 'and' after (2005) and inserting 'and a Lake Simcoe Protection Plan (2009)' after (2006).
- (c) **Section 1.3 Basis**, in the fourth paragraph replacing 'Southern Ontario' with 'the Greater Golden Horseshoe' at the end of the first sentence.
- (d) **Section 1.3 Basis**, inserting a new paragraph [fifth paragraph] that reads 'The Lake Simcoe Protection Plan, adopted by the Province on June 2, 2009, is a watershed-based plan that provides a strategy to help restore and protect the health of Lake Simcoe. This Plan includes provisions to bring it into conformity with the Lake Simcoe Protection Plan.'

- (e) **Section 1.3 Basis**, in the last paragraph inserting '(PPS,)' after 'Provincial Policy Statement' deleting 'and' after (PPS), and inserting '(Growth Plan) and the Lake Simcoe Protection Plan (LSPP)' after the words 'Greater Golden Horseshoe.'
- (f) **Section 1.4 Format of the Plan**, replacing 'I' with 'J' after the words 'Schedules A through.'

**C. Section 2.0: Community Context** is modified by:

- (a) **Section 2.1 Background - The Region** in the first paragraph replacing 'Simcoe County' with 'the Simcoe area,' replacing 'the County' with 'Simcoe,' replacing 'GTA' with 'Greater Toronto Area (GTA),' replacing 'the County of Simcoe' with 'Simcoe,' and replacing 'Simcoe County' with 'the Simcoe area.'
- (b) **Section 2.1 Background - The Region**, in the second paragraph replacing 'Simcoe County' with 'the Simcoe area' in the first sentence and replacing 'Greater Toronto Area' with 'GTA' in the second sentence.
- (c) **Section 2.1 Background - Growth and Development**, in the first paragraph replacing 'County of Simcoe' with 'Simcoe area's' in the second sentence, inserting 'a' before the word 'market' in the third sentence, and inserting 'The Growth Plan also identifies an employment target of 88,000 to 2031.' at the end of the paragraph.
- (d) **Section 2.1 Background - The Waterfront**, in the second paragraph inserting 'uses' after the words 'these lands for' in the second sentence.
- (e) **Section 2.1 Background - The Environment**, in the first paragraph deleting 'Area' after the words 'Greater Golden Horseshoe' in the first sentence and inserting the word 'quality' after the words 'linkages and air' in the second sentence.
- (f) **Section 2.3 Assumptions - (a)**, replacing 'urban growth centre' with 'centre for growth' and deleting ', governance.'
- (g) **Section 2.3 Assumptions - (d)**, replacing 'The' with 'There will be a,' inserting 'higher,' before the words 'more cost effective,' and replacing 'will be balanced by the strong consumer desire for single detached housing units.' with 'than previous development in the City.' in the first sentence. Replacing 'significant' with 'large' and replacing

‘, while at the same time, providing housing’ with ‘and a growing percentage of multiple family development’ in the second sentence.

- (h) **Section 2.3 Assumptions - (e)**, inserting ‘transit stations’ before the words ‘and the GO Transit line.’
- (i) **Section 2.3 Assumptions - (g)**, inserting ‘, mixed land uses’ before the words ‘and increased density’ and replacing ‘Places to Grow Plan’ with ‘Growth Plan.’
- (j) **Section 2.3 Assumptions - (l)**, inserting a new assumption (l) that reads ‘The City will implement sustainable development policies and practices to protect Lake Simcoe in keeping with the LSPP.’

**D. Section 3.0: General Policies** is modified by:

- (a) **Section 3.1.1 Goals**, replacing the bullet points with bracketed letters for ease of reference;
  - i. **3.1.1 (b)** [formerly the second bullet point] deleting ‘growth’ after the words ‘principal employment.’
  - ii. **3.1.1 (d)** [formerly the fourth bullet point] replacing ‘projected and approved rates of growth’ with ‘the City’s population, employment, intensification and density targets.’
  - iii. **3.1.1 (f)** [formerly the sixth bullet point] inserting ‘generally’ after the words ‘new development is.’
- (b) **Section 3.1.2.1 Balanced Growth (a)**, inserting ‘areas’ after the words ‘to identify employment.’
- (c) **Section 3.1.2.1 Balanced Growth (b)**, replacing ‘for re-designation of industrial, commercial and/or institutional lands to a residential land use category will’ with ‘to redesignate employment lands to non-employment uses will’ in the first sentence. Inserting ‘only’ before the words ‘through a’ and inserting ‘municipal’ before the words ‘comprehensive review’ in the second sentence. Deleting ‘only’ before ‘where it has been demonstrated that’. Replacing ‘the land is not required for employment purposes over the long term and that there is a need for the conversion. In addition the comprehensive review shall determine whether the application satisfies the majority of the following criteria.’ and bullets i) through v) with the following:
  - i) there is a need for the conversion;

- ii) the City will meet the 2031 employment forecasts allocated to it in the Growth Plan;
- iii) the conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target in Policy 3.1.2.3 (b), density targets in Policies 3.1.2.3 (a) and (c) and 4.2.2.6 (g), and other policies of this Plan;
- iv) there is existing or planned infrastructure to accommodate the proposed conversion;
- v) the lands are not required over the long term (2031) for the employment purposes for which they were designated; and
- vi) cross-jurisdictional issues have been considered.

For the purpose of this policy, retail uses are considered non-employment uses.

Applications for employment conversions can not be appealed if the application is refused by Council or where Council has not made a decision.

- (d) **Section 3.1.2.1 Balanced Growth (c)**, inserting a new bullet point (c) that reads:

The municipal comprehensive review shall also determine whether an application to redesignate employment land uses to non-employment uses is appropriate based on one or more of the following criteria, depending on significance:

- i) topography,
- ii) physical conditions such as soils, drainage, and stormwater management conditions,
- iii) conflicting adjacent or nearby land uses that are not compatible with employment uses,
- iv) potential negative impacts of employment land uses on natural features and functions of the site or nearby sites,
- v) conversion of other uses would result in functional or operating restrictions on nearby employment lands and transportation facilities.

- (e) **Section 3.1.2.1 Balanced Growth (d)**, inserting a new bullet point (d) that reads:

In addition to the above, all proposed development located adjacent to and in the vicinity of a provincial highway within the Ministry of

Transportation's (MTO) permit control area under the *Public Transportation and Highway Improvement Act* (PTHIA) will also be subject to MTO approval. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the municipality identified for future development that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within MTO's permit control area will be subject to MTO's policies, standards and requirements. Direct access will be discouraged and often prohibited.

- (f) **Section 3.1.2.2 Staging and Phasing of Development (b)**, inserting 'and environmentally sustainable' after the words 'financially responsible' and by replacing 'development projections as amended from time to time' with 'growth, intensification and density targets.'
- (g) **Section 3.1.2.2 Staging and Phasing of Development (d) i)**, inserting a new bullet point i) that reads 'encouraging a mix and form of housing that supports affordable housing and specialty needs housing' and renumbering the subsequent bullet points accordingly.
- (h) **Section 3.1.2.2 Staging and Phasing of Development (d) iv)** [formerly bullet iii], inserting 'urban' after the words 'community facilities and' and inserting 'with emphasis on using existing sewage and water services where possible' at the end of the sentence.
- (i) **Section 3.1.2.2 Staging and Phasing of Development (h)**, inserting 'and applicable provincial plans' after the words 'Official Plan.'
- (j) **Section 3.1.2.3 Density of Development and Intensification (a)**, deleting bullet (a) in its entirety and replacing it with the following:

Development of the City's designated greenfield area shall be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare as measured by the Growth Plan.

- (k) **Section 3.1.2.3 Density of Development and Intensification (b)**, replacing 'At' with 'By 2015, and for each year thereafter, at,' replacing 'Built Boundary' with 'built-up area' and by inserting '- Intensification Areas' after the words 'Schedule I.'
- (l) **Section 3.1.2.3 Density of Development and Intensification (c), (d) and (e)**, inserting new bullet points (c), (d) and (e) that read:

(c) 'By 2031, the Downtown Barrie UGC will be planned to achieve a minimum gross density target of 150 residents and jobs combined per hectare as identified on Schedule I - Intensification Areas.'

(d) Between the passage of the Growth Plan in 2006 and 2031, it is anticipated that approximately 17,000 additional dwelling units will be developed in the City of Barrie. This figure is based on the difference between the 2006 Census population (including the undercount) of 133,000 people and the 2031 target population of 180,000 people and assuming an average household size of 2.71 persons per unit. A minimum of 6,800 (40%) of these units are targeted for the built up area, focused primarily in the Intensification Areas identified on Schedule I of this Plan. These figures are based on the assumptions outlined in the Growth Plan and will be subject to monitoring and review throughout the life of this Plan.

(e) 'The City of Barrie will monitor residential and employment growth on an annual basis to ensure the intensification, density and housing targets identified in 3.1.2.3 (a) - (d) are met.'

and renumbering the subsequent bullets accordingly.

- (m) **Section 3.1.2.4 Settlement Area Boundary Expansions**, inserting a new section (3.1.2.4) that reads:

#### 3.1.2.4 SETTLEMENT AREA BOUNDARY EXPANSIONS

A settlement area boundary expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that -

- a) sufficient opportunities to accommodate the forecasted growth allocated to the City in the Growth Plan, through intensification and in the City's greenfield areas, using the intensification target in policy 3.1.2.3 (b) and the density targets in policies 3.1.2.3 (a) and 4.2.2.6 (g), are not available;
- b) the expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in policy 3.1.2.4 (a);
- c) the timing of the expansion and the phasing of development within the City's greenfield areas will not adversely affect the achievement of the intensification target in policy 3.1.2.3 (b) and the density targets in policies 3.1.2.3 (a) and 4.2.2.6 (g), and the other policies of this Plan;

- d) the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner;
- e) in prime agricultural areas:
  - i) the lands do not comprise specialty crop areas;
  - ii) there are no reasonable alternatives that avoid prime agricultural areas; and
  - iii) there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas.
- f) impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible;
- g) in determining the most appropriate location for expansion to the boundaries of settlement areas, the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied; and
- h) all farm and non-farm development shall comply with the Minimum Distance Separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development.

The City Boundary as shown on Schedule A - Land Use of this Plan constitutes the settlement area boundary of the City of Barrie.

Applications for settlement area boundary expansions can not be appealed if the application is refused by Council or where Council has not made a decision.

- (n) **Section 3.2.1 Goals**, replacing the bullet points with bracketed letters for ease of reference.
- (o) **Section 3.3.1 Goals**, replacing the bullet points with bracketed letters for ease of reference.
  - i. **3.3.1 (a)** [formerly the first bullet point] replacing 'supply the population expected to live in Barrie with a' with 'provide for an appropriate' after the word 'To.'
  - ii. **3.3.1 (c), (d) and (e)** [formerly the third, fourth and fifth bullet points] deleting them entirely and replacing them with the following:
    - (c) To promote building designs and densities for new housing which efficiently use land, resources, infrastructure and public



service facilities, and support and contribute to safe, vibrant, pedestrian and cyclist-friendly streetscapes.

(d) To ensure the development of complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services.

(e) To encourage all forms of housing required to meet the social, health and well-being requirements of current and future residents including special needs requirements.

iii. **3.3.1 (f)**, inserting a new bullet point (f) that reads:

To direct the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and future population.

- (p) **Section 3.3.2.1 General Policies (a)**, replacing 'may' with 'will' after the words 'Zoning By-law' and deleting 'and is in keeping with the physical character of the neighbourhood' from the second sentence.
- (q) **Section 3.3.2.1 General Policies (c)**, inserting 'revitalization and' after the words 'encourage residential' and replacing 'and rejuvenation in existing areas' with 'throughout the built-up area' in the first sentence. Inserting 'secondary suites' after the words 'intensification includes' in the second sentence. Inserting 'and planned' after the words 'of the existing' and inserting 'as well as the intensification and density targets of this Plan' in the third sentence. Replacing 'rejuvenation' with 'revitalization' in the fourth sentence.
- (r) **Section 3.3.2.1 General Policies (e)**, deleting the entire bullet point and replacing it with 'Where such action is in accordance with this Plan, the City may cooperate with its consolidated Municipal Service Manager, the County of Simcoe, in applying for federal and provincial housing programs when available.'
- (s) **Section 3.3.2.1 General Policies (g)**, replacing 'facilitate' with 'are consistent with this Plan.'
- (t) **Section 3.3.2.1 General Policies (h)**, inserting a new bullet point (h) that reads:

The City shall maintain a 10-year supply of designated land and a 3-year supply of draft approved and registered lots through residential

intensification and redevelopment sufficient to provide an appropriate range of housing types and densities to meet projected requirements of current and future residents.

- (u) **Section 3.3.2.2 Affordable Housing Polices (a)**, inserting 'minimum' after the words 'to achieve a.'
- (v) **Section 3.3.2.2 Affordable Housing Polices (b)**, replacing 'Medium to' with 'Low, medium and' at the beginning of the sentence.
- (w) **Section 3.3.2.2 Affordable Housing Polices (d)**, replacing 'may' with 'will' after the word 'Consideration.'
- (x) **Section 3.3.2.2 Affordable Housing Polices (e)**, replacing 'second' with 'secondary' in the first sentence and deleting 'The spot or site specific rezoning of an existing residential dwelling for conversion shall be discouraged.'
- (y) **Section 3.4.1 Goals**, replacing the bullet points with bracketed letters for ease of reference.
  - i. **3.4.1 (a)** replacing 'artifacts' with 'artefacts'; and
  - ii. **3.4.1 (e)** inserting a new bullet point (e) that reads:

To implement the vision and recommendations put forth in the City's Cultural Master Plan.

- (z) **Section 3.4.2.1 General Policies (g)**, inserting 'and areas of archaeological potential' after the words 'archaeological resources' in the first sentence and inserting the following to the end of the bullet point:

The City shall ensure the following:

- i) All archaeological assessments are to be carried out by licensed archaeologists and triggered by the City, with all the assessments meeting Ministry of Culture standards and guidelines.
- ii) Significant land based or marine archaeological resources may be conserved by removal, documentation or by preservation on site to ensure conservation of heritage integrity.
- iii) Planning tools such as zoning by-laws, heritage designations, and easements shall be considered as ways of conserving significant archaeological resources on site.
- iv) Cemeteries and unmarked burial sites are identified, assessed and conserved if land development is located on or adjacent to these sites. The provisions of the *Cemeteries Act*, *Heritage Act* and relevant regulations apply if such sites are impacted.

- v) The appropriate Métis and First Nation communities are notified should aboriginal archaeological resources or burial places be discovered through archaeological assessment.
- (aa) **Section 3.4.2.1 General Policies (i)**, inserting 'with the use of conservation plans and heritage-related urban design guidelines' to the end of the sentence.
- (bb) **Section 3.4.2.1 General Policies (l), (m), (n) and (o)**, inserting four new bullet points (l, m, n and o) that read as follows:
  - (l) The City may require heritage impact assessments for built heritage and cultural heritage landscape resources which may be impacted by development.
  - (m) The City may inventory cultural heritage resources in the municipality through the designation by by-law and/or listing of individual heritage properties, conservation districts and landscapes, and archaeological sites on a municipal register, which can be considered when making planning decisions.
  - (n) For development applications located on or within close proximity to a shoreline or the waterfront, the City may require a marine archaeological survey to be conducted by a licensed marine archaeologist pursuant to the *Ontario Heritage Act* if partially or fully submerged marine features such as ships, boats, vessels, artefacts from the contents of boats, old piers, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value which are identified and impacted by shoreline and/or waterfront developments.
  - (o) The City shall ensure conservation of known significant cultural heritage resources prior to any undertaking of municipal public works and municipally owned properties, such as roads and infrastructure projects carried under the Municipal Class Environmental Assessment (EA) process. The City may require heritage impact assessments and satisfactory measures to mitigate any negative impacts affecting identified significant heritage resources.
- (cc) **Section 3.5 Natural Heritage and Resources**, inserting ', NATURAL HAZARDS' after the words 'NATURAL HERITAGE' in the title.
- (dd) **Section 3.5.1 Goals**, replacing the bullet points with bracketed letters for ease of reference.

- i. **3.5.1 (a)**, replacing 'environment' with 'heritage features and areas,' replacing 'its' with 'their,' replacing 'it' with 'they' and replacing 'supports' with 'support.'
- ii. **3.5.1 (c)**, replacing 'urban' with 'growth.'
- iii. **3.5.1 (e)**, inserting a new bullet point (e) that reads:

'To protect people and property and to minimize social disruption within the City from natural hazards including flooding and erosion.'

- (ee) **Section 3.5.2.3.1 Flood Plain Management and Fill Control**, inserting ', EROSION, HAZARDOUS SITES' after the words 'FLOOD PLAIN MANAGEMENT' in the title.

- i. **3.5.2.3.1 (c)**, inserting the following at the end of the bullet:

The one-zone floodplain management concept shall be used within the City. Any application of the two-zone concept will require an amendment to this Official Plan and written approval of the Conservation Authority. The establishment of a new special policy area, or any changes within an existing special policy area, will only be permitted with the prior written approval of the appropriate agencies.

- ii. **3.5.2.3.1 (d)**, replacing 'New development on existing lots, redevelopment, additions and uses that by their nature must be located in the floodplain shall be protected by acceptable flood proofing actions on measures subject to the approval of the City and the applicable Conservation Authority.' with 'save and except for the permissions outlined in 3.5.2.3.1 (e).'

- iii. **3.5.2.3.1 (e)**, replacing 'The' with 'New development on existing lots, redevelopment, additions and uses that by their nature must be located in the floodplain shall be protected by acceptable flood proofing action or measures subject to the approval of the City and the applicable Conservation Authority. In addition, the.'

- iv. **3.5.2.3.1 (f)**, replacing 'and/or Fisheries and Oceans Canada' with 'Authorization may be required from Fisheries and Oceans Canada for any in-water works.'

- v. **3.5.2.3.1 (g) and (h)**, inserting two new bullet points (g) and (h) that read:

(g) Development shall be directed away from hazardous lands adjacent to streams and lakes that are impacted by erosion

hazards. The erosion hazard limit of lakes and streams shall be determined using the guidance manual prepared by the Ministry of Natural Resources.

(h) Development shall be generally directed away from hazardous sites such as areas of unstable soils. A geotechnical soils report shall be required prior to any development within or adjacent to hazardous sites. This report shall be prepared to the satisfaction of the City and the Conservation Authority.

- (ff) **Section 3.5.2.3.2 (c)** deleting 'significant overall' after the words 'to create a.'
- (gg) **Section 3.5.2.3.2 Surface Water Protection (d)** replacing 'sensitive surface water features' with 'lakes and watercourses' in the first sentence. Adding a new sentence at the end of the bullet point that reads 'In general, development and site alteration shall be setback a minimum 30 metres from lakes and watercourses.'
- (hh) **Section 3.5.2.3.3 Groundwater Protection (b) (i)**, inserting 'and prevent' after the word 'minimize.'
- (ii) **Section 3.5.2.3.3 Groundwater Protection (b) (ii)**, replacing 'within' with 'on lands containing wells' after the words 'and land use.'
- (jj) **Section 3.5.2.3.4 Groundwater Recharge Areas** insert a new section (3.5.2.3.4) that reads:

#### 3.5.2.3.4 GROUNDWATER RECHARGE AREAS

- (a) A significant groundwater recharge area is an area identified,
  - i) as a significant groundwater recharge area by any public body for the purposes of implementing the PPS;
  - ii) as a significant groundwater recharge area in the assessment report required under the *Clean Water Act*, 2006 for the Lake Simcoe and Couchiching/Black River Source Water Protection Area; or
  - iii) by the Lake Simcoe Region Conservation Authority in partnership with Ministry of Environment and Ministry of Natural Resources as an ecologically significant groundwater recharge area in accordance with the guidelines developed by these agencies.
- (b) Once identified, the City shall incorporate significant groundwater recharge areas into the Plan together with policies to protect and improve or restore the quality and quantity of

groundwater in these areas and the function of the recharge areas.

- (c) Urban settlement area expansions should avoid significant groundwater recharge areas.
  - (d) An application for major development within a significant groundwater recharge area shall be accompanied by an environmental impact study that demonstrates that the quality of groundwater in these areas and the function of the recharge areas will be protected, improved or restored.
- (kk) **Section 3.5.2.4 Natural Heritage Strategy**, replacing the entire section with the following:
- (a) It is recognized that the City has additional natural heritage features and areas beyond those currently identified and designated Environmental Protection Area in Schedule H. The City shall further identify significant features and areas including, but not limited to, significant woodlands, significant valleylands, and significant wildlife habitat, recognizing the linkages between and among the natural heritage features and areas as part of a Natural Heritage Strategy that will be part of an Official Plan Amendment.
  - (b) The City will implement appropriate policies for protection and enhancement of significant heritage features and areas into a system which recognizes linkages between and among natural heritage features and areas that will be part of a future Official Plan Amendment.
  - (c) Where practical the City will work with adjoining jurisdictions to join together the natural heritage features and areas.
- (ll) **Section 3.6.1 Goals**, replacing the bullet points with bracketed letters for ease of reference.
- (mm) **Section 3.6.2.1 Definition**, replacing 'subdivision' with 're-subdivision,' inserting 'construction,' after the word 'redevelopment,' inserting 'and' after the word 'reconstruction,' deleting ', and' after the word 'rehabilitation' and inserting 'structures,' after the word 'buildings' in the first sentence. Inserting a new sentence at the end of the paragraph that reads 'Community Improvement also includes the provision of affordable housing.'
- (nn) **Section 3.6.2.2 Location** replacing 'areas' with 'area' after the word 'Any.'

- (oo) **Section 3.6.2.3 Designation of Community Improvement Project Areas (b) (xv)**, inserting a new bullet point (xv) that reads 'Consideration of opportunities for improvements to increase energy efficiency, reduce water demand and overall sustainability.' and renumbering the subsequent bullet points accordingly.
- (pp) **Section 3.6.2.4 Designation of Community Improvement Project Areas (b) (xiii)**, inserting a new bullet point (xiii) that reads 'Promotion and facilitation of the renewal of contaminated sites or brownfield sites in community improvement planning.' and renumbering the subsequent bullet points accordingly.
- (qq) **Section 3.6.2.5 Preparation of Community Improvement Plans (a)** inserting 'the Province' after the word 'agencies.'
- (rr) **Section 3.7.1 Goals**, replacing the bullet points with bracketed letters for ease of reference.
  - i. **3.7.1 (a)**, [formerly the first bullet point] replacing the entire bullet point with 'To ensure land use and development patterns support energy efficiency and improved air quality.'
  - ii. **3.7.1 (b)**, inserting a new bullet point (b) that reads 'To encourage conservation efforts that support energy conservation and the reduction of emissions from vehicles as well as municipal, residential and commercial and industrial sources.'
  - iii. **3.7.1 (c)**, [formerly the second bullet point] replacing 'The' with 'To promote the' and by deleting 'renewable and.'
  - iv. **3.7.1 (d)**, inserting a new bullet point (d) that reads 'To facilitate development of renewable energy systems and to support the establishment of a green economy in accordance with the *Green Energy and Green Economy Act (2009)*.'
- (ss) **Section 3.7.3 Alternative Energy Systems**, inserting a new section that reads:

### 3.7.3 ALTERNATIVE ENERGY SYSTEMS

#### 3.7.3.1 DEFINITION

Alternative Energy Systems means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems. Alternative Energy Systems

undertakings do not include renewable energy undertakings as defined by the *Green Energy and Green Economy Act.*' and renumbering the subsequent sections accordingly.

(tt) **Section 3.7.4.1 Definition**, [formerly 3.7.3.1] deleting 'or generate heat' from the first sentence and adding a new sentence at the end of the paragraph that reads 'These systems have the same meaning as a renewable energy undertaking under the *Green Energy and Green Economy Act.*'

(uu) **Section 3.7.4.2 General Policies**, [formerly 3.7.3.2] replacing the entire section with the following:

(a) Renewable energy undertakings are exempted from *Planning Act* approvals as per Schedule K of the *Green Energy and Green Economy Act.* These undertakings shall be subject to the *Green Energy and Green Economy Act* and other provincial approvals.

(b) Proposals for wind turbines in proximity to Highway 400 must comply with Ministry of Transportation setback requirements.

(c) Where required, the City will review and comment on proposed renewable energy projects when consulted by renewable energy project proponents in accordance with the Renewable Energy Approval (REA) process under the *Environmental Protection Act.*

(vv) **Section 3.8 Contaminated Sites**, replacing the entire section formerly entitled 'Brownfields' with the following:

### 3.8 CONTAMINATED SITES

(a) The City will require a property owner to submit a Record of Site Condition (RSC) to be filed in the Environmental Site Registry when proposing to transition a site from a use which may have produced contamination to a more sensitive use. The RSC must be filed in accordance with the provisions of the *Environmental Protection Act.*

(ww) **Section 3.9 Lake Simcoe Protection Plan** inserting a new section (3.9) that reads:

### 3.9 LAKE SIMCOE PROTECTION PLAN

#### 3.9.1 GOALS

(a) To protect, improve or restore the elements that contribute to the ecological health of the Lake Simcoe watershed, including,



water quality, hydrology, key natural heritage features and their functions, and key hydrologic features and their functions.

- (b) To promote environmentally sustainable land and water uses, activities and development practices.

### 3.9.2 POLICIES

#### 3.9.2.1 GENERAL POLICIES

- (a) The policies of the Lake Simcoe Protection Plan (LSPP) are in effect as per the date of release, June 2, 2009 and apply to all lands within the Lake Simcoe watershed identified on Schedule J to this Plan.

### 3.9.3 LAKE SIMCOE SHORELINE

- 3.9.3.1 Subject to the other policies in the LSPP, structures shall only be permitted in the minimum 30 metre vegetation protection zone along the Lake Simcoe shoreline if:

- (a) there is no alternative but to place the structure in this area and the area occupied by such structures is minimized;
- (b) the ecological function of the vegetation protection zone is maintained; and
- (c) pervious materials and designs are used to the extent feasible.

- 3.9.3.2 Significant alteration of the shore of Lake Simcoe or the shore of a fresh water estuary of a stream connected to Lake Simcoe is not permitted unless the significant alteration is for the purpose of stabilizing, protecting, restoring or rehabilitating the shore or the alteration will be undertaken by a public body and the project is consistent with the objectives of this Plan. A significant alteration of the shoreline includes any alteration that has an adverse effect on the ecological functions of the shoreline.

- 3.9.3.3 No structures, including boathouses, shall be permitted in Lake Simcoe, other lakes or in a permanent or intermittent stream if the structure impedes the natural flow of water along the shoreline or in the stream, if the structure is intended to be used as a dwelling, or if the structure or its construction harmfully alters fish habitat. This policy does not prohibit drainage works such as those permitted under

the *Drainage Act*, those required for infrastructure or those structures required for the purposes of stewardship, conservation, restoration or remediation undertakings.

- 3.9.3.4 The alteration of the shore of Lake Simcoe, other lakes or any permanent or intermittent stream for the purpose of establishing or altering drainage works such as those works under the *Drainage Act*, infrastructure, or for stabilization, erosion control, or protection purposes shall only be permitted if it is demonstrated that natural shoreline treatments (e.g. planting of natural vegetation, bioengineering) that maintain the natural contour of the shoreline will be used where practical, and a vegetative riparian area will be established to the extent feasible. In relation to such works, lands used for agricultural purposes do not require the establishment of a vegetative riparian area if the land is, and will continue to be, used for agricultural purposes.
- 3.9.3.5 No new on-site sewage systems or subsurface sewage works are permitted within 100 metres of the Lake Simcoe shoreline, other lakes, or any permanent streams except in the following circumstances:
- (a) a proposal for an on-site sewage system or subsurface sewage works that would serve an agricultural use, an agricultural-related use or a public open space;
  - (b) it would replace or expand the capacity of an existing on-site sewage system or subsurface sewage works servicing a use permitted by the zoning by-law as of June 2, 2009; or
  - (c) it relates to a development proposal for only one dwelling permitted under the zoning by-law as of June 2, 2009.
- 3.9.3.6 When approving a development along the Lake Simcoe shoreline, the City shall ensure that public access to the Lake is maintained.
- 3.9.3.7 Where, in accordance with the policies of LSPP, development and site alteration is permitted within 120 metres of the Lake Simcoe shoreline or a permanent or intermittent stream or a wetland, the development or site alteration will be integrated with existing or proposed parks and trails to the extent feasible.

### 3.9.4 DEVELOPMENT AND SITE ALTERATION

3.9.4.1 Where, in accordance with the policies of LSPP, development and site alteration is permitted within 120 metres of the Lake Simcoe shoreline, other lakes in the Lake Simcoe watershed, or any permanent or intermittent stream or a wetland, the development or site alteration should be integrated with and should not constrain ongoing or planned stewardship and remediation efforts.

3.9.4.2 An application for development or site alteration shall, where applicable:

- (a) increase or improve fish habitat in streams, lakes and wetlands, and any adjacent riparian areas;
- (b) include landscaping and habitat restoration that increase the ability of native plants and animals to use valley lands or riparian areas as wildlife habitat and movement corridors;
- (c) seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands; and
- (d) establish or increase the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible.

3.9.4.3 Where, through an application for development or site alteration, a buffer is required to be established by the implementation of an environmental impact study or natural heritage evaluation, the buffer shall be composed of and maintained as natural self-sustaining vegetation.

3.9.4.4 Where development or site alteration is permitted in relation to existing uses, the following policies apply:

- (a) all existing uses lawfully used for such purposes on the day before the LSPP comes into force are permitted;
- (b) the construction of a building on an existing lot of record is permitted, provided it was zoned for such as of the date LSPP comes into effect, or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior the date this Plan comes into effect;
- (c) the development permitted in (b), expansion to existing buildings or structures, accessory structures and uses, and conversions of legally existing uses which bring the

use more into conformity with this Plan are permitted subject to a demonstration that the use does not expand into a key natural heritage feature, a key hydrologic feature and any minimum vegetation protection zone associated with a feature or the Lake Simcoe shoreline, unless there is no alternative in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure;

- (d) the expansion to existing agricultural buildings and structures, residential dwellings and accessory uses to both, may be considered within a key natural heritage feature, a key hydrologic feature, and any minimum vegetation protection zone associated with these features or the Lake Simcoe shoreline, if it is demonstrated that:
  - i) there is no alternative to the expansion or alteration and the expansion or alteration is directed away from the feature and vegetation protection zone to the maximum extent possible, and,
  - ii) the impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible; and
  - iii) expansion, maintenance, or replacement of existing infrastructure is permitted.

**E. Section 4.0: Land Use Policies** is modified by:

- (a) **Section 4.1.1 Goals** replacing the bullet points with bracketed letters for ease of reference.
- (b) **Section 4.1.2.1 Permitted Uses (c)** replacing 'Intensification policies' with 'intensification and density targets.'
- (c) **Section 4.1.2.2 General Policies (a)** inserting 'as outlined in Policy 6.11' after the words 'growth management.'
- (d) **Section 4.1.2.3 Residential Planning Areas (a)** replacing 'a manner which minimizes abrupt changes. Road patterns' with 'a compatible manner. Land uses, road patterns' and replacing 'housing styles and densities' with 'architecture, landscaping and streetscaping.'
- (e) **Section 4.1.2.3 Residential Planning Areas (c)** replacing 'a sense of neighbourhood' with 'complete communities' in the first sentence. Replacing 'As part of the fulfillment of this role, a' with 'A,' by

replacing 'units' with 'housing' and by inserting ', special needs housing' in the second sentence.

- (f) **Section 4.1.2.4 (b)** replacing the bullet points with lower case roman numerals for ease of reference.
- (g) **Section 4.2.1 Goals** replacing the bullet points with bracketed letters for ease of reference.
  - i. **4.2.1 (c)** [formerly the third bullet point] inserting 'residential' after the words 'To develop' and by replacing 'as forms of transportation' with 'and contribute to the municipality achieving its intensification and density targets.'
  - ii. **4.2.1 (g)** [formerly the seventh bullet] replacing 'area' with 'Areas as identified on Schedule I - Intensification Areas.'
- (h) **Section 4.2.2.1 Permitted Uses (a)** inserting 'on Schedule A - Land Use' after the words 'designated Residential' and by inserting 'and tenure' after the words 'for all forms.'
- (i) **Section 4.2.2.2 Residential Densities (a)** inserting 'In designated greenfield areas, density shall be calculated in accordance with Section 2.2.7.3 of the Growth Plan.' at the end of the paragraph.
- (j) **Section 4.2.2.2 Residential Densities (b)** deleting 'or residential development' after the words 'high density housing.'
- (k) **Section 4.2.2.2 (c)** replacing the bullet points with lower case roman numerals for ease of reference.
  - i. **4.2.2.2 (c) i.** [formerly the first bullet point] replacing 'Low' with 'Average densities in low' and replacing 'generally be no more than 15' with 'range between 12 and 25.'
  - ii. **4.2.2.2 (c) ii.** inserting a new bullet point (ii) that reads 'The average density within this range shall generally be achieved by combining a mix of housing/built form and densities within these ranges.'
  - iii. **4.2.2.2 (d) i.** inserting a new bullet point (i) that reads 'Medium density residential development relating to triplexes and fourplexes shall range between 26 and 35 units per net residential hectare.'
  - iv. **4.2.2.2 (d) ii.** [formerly the first bullet point] deleting 'and/or stacked townhousing,' replacing 'be no more than 53' with 'range

between 26 and 53' and moving the remainder of the text to the next bullet point.

- v. **4.2.2.2 (d) iii.** [formerly part of the previous bullet point] replacing 'be no more than 40' with 'range between 45 and 53' so that the new bullet point reads 'Medium density residential development relating to street townhousing shall range between 45 and 53 units per net hectare.'
- (l) **Section 4.2.2.2 (d) iv.** replacing 'be no more than 40' with 'be no more than 53.'
- (m) **Section 4.2.2.2 (e)** replacing '53' with '54.'
- (n) **Section 4.2.2.3 Locational Criteria (b)** replacing 'intensification areas identified on Schedule 1 and adjacent to arterial roads which support public transit, and where it has been determined that planned services and facilities such as schools, parks, accessible commercial development, roads, sewers and watermains, and other municipal services are adequate' with the following:

Intensification Nodes and Corridors identified on Schedule I, and generally directed towards areas that are:

  - i. adjacent to arterial and collector roads;
  - ii. in close proximity to public transit, and facilities such as schools, parks, accessible commercial development; and
  - iii. where planned services and facilities such as roads, sewers and watermains, or other municipal services are adequate.
- (o) **Section 4.2.2.3 Locational Criteria (d)** inserting 'or special needs housing' after the words 'senior citizen housing.'
- (p) **Section 4.2.2.5 General Policies (a)** replacing 'actions that generate' with 'that generates,' replacing 'so forth' with 'other nuisances' and replacing 'a high degree of residential area amenity' with 'healthy, safe and liveable communities and a high degree of residential area amenity.' in the first sentence.
- (q) **Section 4.2.2.5 General Policies (b)** replacing 'except' with 'and only permitted' and replacing 'with the understanding' with 'on condition' in the second sentence.
- (r) **Section 4.2.2.5 General Policies (b) first bullet** replacing the bullet point with a lower case roman numeral for ease of reference.

- (s) **Section 4.2.2.6 Intensification Policies (b)** replacing 'at' with 'in' in the first sentence. Replacing 'These include' with 'and shall be focused in' and 'area' with 'Areas' in the first sentence.
- (t) **Section 4.2.2.6 Intensification Policies (c)** replacing 'The City shall consider intensification in appropriate locations and forms as a means to achieve' with 'Intensification will contribute to development that is more' and replacing 'development that' with 'and' in the first sentence. Replacing 'minimizing potential impacts on' with 'improving' before the words 'air quality.'
- (u) **Section 4.2.2.6 (d) Intensification Policies (d)** replacing the entire bullet point with the following:

Development applications that propose residential intensification outside of the Intensification Areas will be considered on their merits provided the proponent demonstrates the following to the satisfaction of the City:

- i. that the scale and physical character of the proposed development is compatible with, and can be integrated into, the surrounding neighbourhood;
- ii. that infrastructure, transportation facilities, and community facilities and services are available without significantly impacting the operation and capacity of existing systems;
- iii. that public transit is available and accessible;
- iv. that the development will not detract from the City's ability to achieve increased densities in areas where intensification is being focused;
- v. that sensitive, high quality urban design will be incorporated into the development including the efficiency and safety of that environment; and
- vi. that consideration is given to the preservation of heritage resources.

Inserting a new paragraph following the bullet points that reads:

Schedule I of this Plan identifies the intensification areas of focus. Applications outside these areas will be considered on their merits subject to the planning principles and policies of this Plan. Applications that propose higher densities than existing conditions will not be treated favourably simply because they satisfy the definition of 'intensification' and contribute towards the City achieving its intensification and density targets.

**Section 4.2.2.6 bullet (e)** inserting ‘; and’ at the end of bullet point (vii) and inserting a new bullet point (viii) that reads ‘Protection of cultural heritage resources.’

- (v) **Section 4.2.2.6 (g) (a)** replacing ‘person/jobs’ with ‘persons and jobs combined.’
- (w) **Section 4.2.2.6 (g) (b)** replacing ‘40’ with ‘50.’
- (x) **Section 4.2.2.6 (g) (d)** replacing ‘40’ with ‘50.’
- (y) **Section 4.2.2.7 Secondary Planning Areas (d)** inserting a new bullet point (d) that reads ‘The PPS and the Growth Plan take precedence over the policies of Section 4.2.2.7 in the event of a conflict.’
- (z) **Section 4.3.1 Goals** replacing the bullet points with bracketed letters for ease of reference.
- (aa) **Section 4.3.2.1 General Policies (a)** inserting ‘as shown on Schedule A - Land Use:’ after the words ‘by this Plan.’
- (bb) **Section 4.3.2.1 General Policies (c)** replacing ‘for the physically challenged’ with ‘which is accessible for persons with disabilities.’
- (cc) **Section 4.3.2.2 The City Centre (a)** inserting ‘The City Centre includes the Downtown Barrie UGC which is planned to achieve a minimum gross density target of 150 residents and jobs combined per hectare as identified on Schedule I - Intensification Area.’ at the end of the paragraph.
- (dd) **Section 4.3.2.2 The City Centre (b)** inserting ‘major office uses’ after the words ‘recreational uses.’
- (ee) **Section 4.3.2.2 The City Centre (f)** replacing ‘Downtown and the waterfront’ with ‘City Centre and the Lakeshore.’
- (ff) **Section 4.3.2.2 The City Centre (j)** inserting a new bullet point (j) that reads:

Major office and appropriate major institutional development should be located in the Downtown Barrie UGC and major transit station areas within existing frequent transit service or existing or planned higher order transit service.



- (gg) **Section 4.3.2.3 Regional Centre (d)** deleting 'exclusively used for residential purposes' after the words 'freestanding buildings.'
- (hh) **Section 4.3.2.4 Community Centre (d)** deleting 'exclusively used for residential purposes' after the words 'freestanding buildings.'
- (ii) **Section 4.3.2.5 General Commercial (a)** replacing 'travelling' with 'traveling.'
- (jj) **Section 4.3.2.5 General Commercial (b)** inserting ', and medium density residential uses.' after the words 'day care centres' at the end of the paragraph.
- (kk) **Section 4.3.2.5 General Commercial (d)** inserting a new bullet point (d) that reads 'Residential uses shall be located within or above commercial or office uses at grade.' and renumbering the subsequent bullet points accordingly.
- (ll) **Section 4.4.1 Goals** replacing the bullet points with bracketed letters for ease of reference.
- (mm) **Section 4.4.2.1 General Policies (a)** inserting 'as shown on Schedule A - Land Use' after the words 'by this Plan' and inserting 'For the purpose of this section, the above designations are considered to be employment areas excluding Extractive Industrial.' at the end of the bullet point.
- (nn) **Section 4.4.2.1 General Policies (b) and (c)** inserting the following two new policies (b) and (c) and renumbering the subsequent policies accordingly:
  - (b) Major office and appropriate major institutional development should be located in the Downtown Barrie UGC and major transit station areas with existing frequent transit service or existing or planned higher order transit service.
  - (c) Lands within the vicinity of existing major highway interchanges and rail yards will be designated and preserved for manufacturing, warehousing and associated retail, office and ancillary facilities where appropriate.
- (oo) **Section 4.4.2.1 General Policies (j)** inserting 'all' after the words 'and landscaping of' and inserting ', institutional' after the words 'abut open space.'

- (pp) **Section 4.4.2.2 General Industrial (b)** replacing 'Commercial uses which serve the industrial area, or which are ancillary and/or accessory to the industrial uses may also be permitted.' with the following:

Commercial uses such as restaurants as part of multi tenant buildings, service stores, accessory retail, and accessory employee uses may be permitted on the same lot as the manufacturing or warehousing establishment provided the commercial use is ancillary or accessory to the primary use in function and floor space occupancy.

- (qq) **Section 4.4.2.3 Business Park (b)** deleting ', and private recreation facilities' and inserting 'and' after the words 'banks, restaurants.'

**Section 4.4.2.4 Highway 400 Industrial (b)** replacing 'Uses which area considered complementary, ancillary, or accessory to the primary industrial use or adjacent industrial areas will also be permitted' with the following:

Commercial uses such as restaurants as part of multi tenant buildings, accessory retail, and accessory employee uses may be permitted on the same lot as the manufacturing, research or office establishment provided the commercial use is ancillary or accessory to the primary use in function and floor space occupancy.

- (rr) **Section 4.4.2.4 Highway 400 Industrial (d)** inserting a new bullet point (d) that reads 'The City shall require adequate setbacks and landscaping of all industrial developments which abut open space, institutional and residential areas.'

- (ss) **Section 4.4.2.6 Extractive Industrial (a) i)** inserting 'quality and quantity of' before the words 'ground and surface water.'

- (tt) **Section 4.4.2.6 Extractive Industrial (b) (c) (d)** inserting new bullet points (b), (c) and (d) and renumbering the subsequent bullet points accordingly. The new bullet points read:

(b) No new mineral aggregate operations and no wayside pits and quarries, or any ancillary or accessory use thereto shall be permitted in the following key natural heritage features and key hydrologic features:

- i) significant wetlands;
- ii) significant habitat of endangered species and threatened species; and
- iii) significant woodlands unless the woodland is occupied by young plantation or early successional habitat.

- (c) An application for a new mineral aggregate operation or a new wayside pit or quarry may only be permitted in a key natural heritage feature, a key hydrologic feature or its related vegetation protection zone, other than a feature mentioned in policy 4.4.2.6 (b) where the application demonstrates the following:
  - i) the health, diversity and size of these key natural heritage features will be maintained or restored and, to the extent possible, improved to promote a net gain of ecological health; and
  - ii) any permitted extraction of mineral aggregates that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation.
- (d) Every application for a new mineral aggregate operation must demonstrate:
  - i) how the connectivity between key natural heritage features or key hydrologic features will be maintained before, during and after the extraction of mineral aggregates; and
  - ii) how the operator could immediately replace or restore any habitat that would be lost from the site with equivalent habitat or another part of the site or on adjacent lands.
- (uu) **Section 4.4.2.6 Extractive Industrial (e)** replacing 'Any wayside pit or quarry shall be permitted provided it conforms' with 'Wayside pits and quarries must conform' in the first sentence and replacing '1989' with '1990' in the second sentence.
- (vv) **Section 4.5.1 Goals** replacing the bullet points with bracketed letters for ease of reference.
- (ww) **Section 4.5.2.2 Locational Criteria (d)** inserting a new policy (d) that reads:

Major office and appropriate major institutional development should be located in the Urban Growth Centre and major transit station areas with existing frequent transit service or existing or planned higher order transit service.
- (xx) **Section 4.5.2.4 Major Institutional Uses (a)** inserting 'Major institutional uses are identified on Schedule A - Land Use.' at the end of the paragraph.

- (yy) **Section 4.5.2.5 Education Facilities (a)** inserting 'Education facilities are permitted on lands designated 'Educational Institutional' and 'City Centre' on Schedule A - Land Use.' at the end of the paragraph.
- (zz) **Section 4.5.2.6 Community Facilities** inserting 'Community facilities are permitted on lands designated 'Institutional' on Schedule A - Land Use.' at the end of the paragraph.
- (aaa) **Section 4.6.1 Goals** replacing the bullet points with bracketed letters for ease of reference.
- i. **4.6.1 (a)** [formerly the first bullet point] replacing 'an adequate supply' with 'a full range and equitable distribution.'
- ii. **4.6.1 (d)** [formerly the fourth bullet point] inserting 'Kempenfelt Bay, Little Lake' after the words 'maintain and enhance.'
- (bbb) **Section 4.6.2.1 Definition** inserting 'Open Space is identified on Schedule A - Land Use.' at the end of the paragraph.
- (ccc) **Section 4.6.2.5 The Waterfront (c) vi) and vii)** inserting two new bullet points vi) and vii) that read:
- vi) the location of shoreline hazards;
- vii) green initiatives and sustainable strategies; and
- viii) the policies of Section 3.9 of this Plan, as applicable.
- (ddd) **Section 4.6.2.6 (b)** deleting the entire bullet point and renumbering the subsequent bullet points accordingly.
- (eee) **Section 4.6.2.7 Major Recreational Use** inserting a new section (4.6.2.7) that reads:
- 4.6.2.7 MAJOR RECREATIONAL USE
- (a) Major recreational use means recreational uses that require large-scale modification of terrain, vegetation, or both and usually also require large-scale buildings or structures, including but not limited to the following:
- i) golf courses;
- ii) serviced playing fields;
- iii) serviced campgrounds; and
- iv) ski hills.

- (b) An application to establish or expand a major recreational use shall be accompanied by a recreation water use plan that demonstrates:
  - i) water use for maintenance or snow-making or both are kept to a minimum;
  - ii) grassed, watered and manicured areas are limited to sports fields surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures; grass mixtures that require minimal watering and upkeep will be used for sports fields and golf fairways where applicable;
  - iii) crossings of intermittent and permanent streams are kept to a minimum;
  - iv) water-conserving technologies (such as low-flow toilets and shower heads) are used in clubhouses and restaurants where applicable;
  - v) water-conserving technologies (such as timed irrigation systems designed to reduce evaporation losses, and recycling of water from under greens) are used in the irrigation and watering of sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures, where applicable;
  - vi) other water conservation technologies (such as rainwater harvesting or reuse of stormwater) will be used to reduce water use; and
  - vii) stormwater treatment facilities are used to capture and treat runoff from areas with impervious surfaces.

(fff) **Section 4.7.1 Goals** replacing the bullet points with bracketed letters for ease of reference.

(ggg) **Section 4.7.2.1 Definition** replacing the bullet points with lower case roman numerals for ease of reference.

- i. **4.7.2.1 vi.** [formerly the sixth bullet point] replacing 'or other combinations of habitat and landform which could be essential for scientific research or conservation education including Areas of Natural and Scientific Interest (ANSI's) with 'areas of natural and scientific interest life science and earth science',
- ii. **4.7.2.1 viii. and ix.** inserting the following two new bullet points (viii) and (ix) and renumbering the subsequent bullet points accordingly:
  - viii) significant valleylands;
  - ix) significant wildlife habitat;

- (hhh) **Section 4.7.2.1 Definition (b)** inserting 'Willow Creek' before 'Little Lake Wetland' and 'identified on Schedule H.' at the end of the second sentence.
- (iii) **Section 4.7.2.2 Permitted Uses (b)** replacing 'Conservation Authority and the Ministry of Natural Resources' with 'agencies' in the first sentence.
- (jjj) **Section 4.7.2.3 General Policies (a)** replacing 'the' with 'the significant' and inserting 'with the exception of public works/utilities subject to Section 5.1.2.1 of this Plan' after the words 'not be considered.' and deleting 'No development and site alteration shall be permitted except for public works/utilities subject to Section 5.1.2.1 of this Plan.'
- (kkk) **Section 4.7.2.3 General Policies (b)** inserting 'to a designation that permits development and site alteration' after the words 'Environmental Protection Areas.'
- (lll) **Section 4.7.2.3 General Policies (c)** deleting 'Ministry of Natural Resources, the' after the words 'consultation with the.'
- (mmm) **Section 4.7.2.3 General Policies (d)** inserting 'with the exception of provincially significant wetlands and habitat of threatened and endangered species.' at the end of the paragraph.
- (nnn) **Section 4.7.2.4 Adjacent Lands (b)** inserting a new policy (b) that reads:  
  

Adjacent lands are defined by the MNR Natural Heritage Reference Manual as being located 120 metres from a provincially significant wetland and endangered and threatened species habitat, 50 metres from significant woodlands, significant valleylands, significant wildlife habitat, and areas of natural and scientific interest and 30 metres from fish habitat. and renumbering the subsequent policies accordingly.
- (ooo) **Section 4.7.2.4 Adjacent Lands (c)** replacing 'floodline mapping and/or have registered Fill and Construction' with 'mapping and regulations are.'
- (ppp) **Section 4.7.2.5 Surface Water Features, Watercourses and Valleylands (h)** inserting a new policy (h) that reads 'Development and site alteration shall not be permitted in significant valleylands unless it has been demonstrated by the proponent, to the

satisfaction of the City, that there will be no negative impacts on their natural features and ecological functions.'

(qqq) **Section 4.7.2.6 Woodlands and Hedgerows (a)** deleting ', valleylands, or wildlife habitat' after the words 'significant woodlands.'

(rrr) **Section 4.7.2.7 Wildlife Habitat** inserting a new section (4.7.2.7) and renumbering the subsequent section accordingly. Section 4.7.2.7 reads:

#### 4.7.2.7 WILDLIFE HABITAT

Development and site alteration shall not be permitted in significant wildlife habitat unless it has been demonstrated by the proponent, to the satisfaction of the City, that there will be no negative impacts on their natural features and ecological functions.

(sss) **Section 4.8 Defined Policy Areas** [formerly Special Policy Areas] replacing all references to 'Special Policy Areas' with 'Defined Policy Areas' throughout Section 4.8 including the footer.

(ttt) **Section 4.8 Defined Policy Area [C] (e)** inserting a new policy (e) that reads 'All development will be subject to MTO approval in accordance with Policy 3.1.2.1.'

(uuu) **Section 4.8.10 Defined Policy Area [R]** replacing 'The' with 'Subject to the final approval of the Ontario Municipal Board, the' in the first sentence.

(vvv) **Section 4.8.10.4** inserting a new Section (4.8.10.4) and renumbering the subsequent policies accordingly. Section 4.8.10.4 reads 'All development will be subject to MTO approval in accordance with Policy 3.1.2.1.'

(www) **Section 4.8.12 Defined Policy Area [T]** inserting a new Section (4.8.12) and renumbering the following sections accordingly. Section 4.8.12 reads:

#### 4.8.12 DEFINED POLICY AREA [T] (OPA No. 114)

The following policies shall apply to the lands shown on Schedule C and municipally known as 51-53, 55 and 75 Bradford Street and additional lands to the east which front on both Checkley Street and Lakeshore Drive.

- (i) In addition to the Site Plan Control Goals in Section 6.3.1 (a) of this Plan, the lands are subject to a revised first goal as follows:
  - (a) To ensure that the massing, appearance, scale and exterior architectural design of development is aesthetically pleasing and generally compatible with adjacent uses and the natural environment.
- (ii) In addition to the Site Plan Control General Policies in Section 6.3.2.2 of this Plan, the lands are subject to the following policies:
  - (a) The City's support of an historic maximum height limit for the residential high rise development of the subject lands is based on the utilization of the site for a substantial mixed use (residential/commercial) development with high quality urban, architectural and sustainable design as represented by the developer/builder in their application for site plan control under the *Planning Act*. These matters will be further established in the implementing zoning bylaw in terms of both requirements and provisions.
  - (b) Site plan approval includes the review of exterior design elements of buildings including, but not limited to character, scale, appearance, massing, design features, roof pitch, materials and screening of rooftop mechanical and electrical equipment, sustainable exterior design of buildings, sustainable design elements on any adjoining boulevards/municipal right-of-ways and the design of facilities designed to have regard for accessibility for persons with disabilities.

**F. Section 5.0: Servicing and Transportation** is modified by:

- (a) **Section 5.1.1 Goals** replacing the bullet points with bracketed letters for ease of reference.
  - i. **5.1.1 (a)** [formerly the first bullet point] replacing 'drainage' with 'management.'
  - ii. **5.1.1 (c)** inserting a new bullet point (c) that reads:

To ensure existing infrastructure and public service facilities are utilized wherever feasible, as part of considering development of new infrastructure and public service facilities.' and renumbering the following bullets accordingly.



- iii. **5.1.1 (g)** inserting a new bullet point that reads ‘To ensure infrastructure is provided in a coordinated, efficient and cost-effective manner to accommodate projected needs.’
  - iv. **5.1.1 (h)** inserting a new bullet point that reads ‘To ensure planning for infrastructure is integrated with planning for growth.’
- (b) **Section 5.1.2.1 General Policies (a)** replacing ‘infrastruc-ture’ with ‘infrastructure.’
  - (c) **Section 5.1.2.1 General Policies (e)** replacing ‘Unless there are no other options’ with ‘Where municipal sewage services and municipal water services are not provided’ and inserting ‘where infill is defined by 6.2.1.1 of this Plan.’ after the words ‘residential infill.’
  - (d) **Section 5.1.2. General Policies (f)** inserting ‘, taking into account the utilization of existing services, whenever feasible,’ after the word ‘services.’
  - (e) **Section 5.1.2 General Policies (h)** inserting ‘and shall comply with provincial regulations.’ at the end of the paragraph.
  - (f) **Section 5.2.1 Goals** replacing the bullet points with bracketed letters for ease of reference.
    - i. **5.2.1 (a)** inserting a new bullet point (a) that reads ‘To work cooperatively with the Conservation Authorities to prepare watershed plans to guide development decisions and water and wastewater servicing decisions.’
    - ii. **5.2.1 (d)** inserting ‘efficient and sustainable use of water resources and the’ after the words ‘promote the.’
  - (g) **Section 5.2.2.1 General Policies (f)** inserting ‘municipal’ after the words ‘provision of full.’
  - (h) **Section 5.2.2.1 General Policies (g)** inserting a new bullet point (g) that reads ‘Plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification and density targets of this Plan.’ and renumbering the subsequent bullet points accordingly.
  - (i) **Section 5.2.2.2 New and Expanded Sewage Treatment Plants** inserting a new section (5.2.2.2) that reads:

**5.2.2.2 NEW AND EXPANDED SEWAGE TREATMENT PLANTS**

- (a) For a proposed settlement area expansion, establishment of a new settlement area or a development proposal outside of a settlement area that requires an increase in the existing rated capacity of a sewage treatment plant or the establishment of a new sewage treatment plant, an environmental assessment of the undertaking shall be completed or approved prior to giving any approvals for the proposal under the *Planning Act* or the *Condominium Act, 1998*.
- (b) No new municipal sewage treatment plant shall be established in the Lake Simcoe watershed unless:
  - i) the new plant is intended to replace an existing municipal sewage treatment plant; or
  - ii) the new sewage treatment plant will provide sewage services to a development that is on partial services or a development where one or more subsurface works or on-site sewage systems are failing.
- (c) No new non-municipal sewage treatment plant shall be established in the Lake Simcoe watershed unless the person applying to establish the plant can demonstrate that:
  - i) the plant will result in a net reduction of phosphorous loadings to the watershed from the baseline conditions for the property that would be serviced by the new plant; or
  - ii) the undertaking that the plant will not add phosphorus loadings to the Lake Simcoe watershed.
- (j) **Section 5.3.1 Goals** replacing bullet points with bracketed letters for ease of reference.
- (k) **Section 5.3.2.1 Definition** replacing 'Drainage and Storm Sewage Policies and Criteria' with 'municipal "Storm Drainage and Stormwater Management Design Guidelines."
- (l) **Section 5.3.2.2 General Policies (a)** replacing bullet point (a) with the following (a) and (b) and renumbering the subsequent bullet points accordingly:
  - (a) An application for major development shall be accompanied by a stormwater management plan that demonstrates:
    - i) an integrated treatment train approach will be used to minimize stormwater management flows and reliance on

- end-of-pipe controls through measures including source controls, lot-level controls and conveyance techniques, such as grass swales;
    - ii) through an evaluation of anticipated changes in the water balance between pre-development and post-development, how such changes shall be minimized; and
    - iii) through an evaluation of anticipated changes in phosphorus loadings between pre-development and post development, how the loadings shall be minimized.
- (b) Stormwater runoff volume and pollutant loadings from major development and existing settlement areas shall be reduced by:
  - i) encouraging implementation of a hierarchy of source, lot-level, conveyance and end-of pipe controls;
  - ii) encouraging the implementation of innovative stormwater management measures;
  - iii) allowing for flexibility in development standards to incorporate alternative community design and stormwater techniques, such as those related to site plan design, lot grading, ditches and curbing, road widths, road and driveway surfaces, and the use of open space as temporary detention ponds;
  - iv) supporting implementation of programs to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants; and
  - v) support implementation of source control programs, which are targeted to existing areas that lack adequate stormwater controls.
- (m) **Section 5.3.2.2 General Policies (f)** replacing 'approvals' with 'approval' at the end of the sentence.
- (n) **Section 5.3.2.2 General Policies (h)** replacing 'applications' with 'approval' at the end of the sentence.
- (o) **Section 5.3.2.2 General Policies (i)** replacing 'senior government legislation' with 'provincial and watershed policy.'
- (p) **Section 5.3.2.3 Design Criteria (a)** replacing the first bullet point with the following bullet points (a) and (b) and renumbering the subsequent bullet points accordingly:

New development shall be directed away from flood prone areas and restricted to areas outside the regulatory storm. The regulatory storm

is the floodplain resulting from the greater of the Regional storm or the 1:100 year storm.

- (b) Stormwater management works that are established to serve new major development shall not be permitted unless the works are designed to protect properties from stormwater and floodwater by incorporating best management practices in accordance with the City's stormwater management policies, the Enhanced Protection Level specified in Chapter 3 of the Ministry of the Environment Planning and Design Manual and the policies of the Conservation Authorities.
  - i) This does not apply if the works are intended to serve infill development or redevelopment in a settlement area, if it is not feasible to comply with the specified design standard, and the person seeking to establish the works demonstrates that the works incorporate the most effective measures in the circumstances to control the quality and quantity of stormwater related to the development or redevelopment.
- (q) **Section 5.4.1 Goals** replacing the bullet points with bracketed letters for ease of reference.
- i. **Section 5.4.1 (a)** [formerly the first bullet point] inserting 'sustainable' after the words 'To provide a.'
  - ii. **Section 5.4.1 (d)** [formerly the fourth bullet point] replacing 'Nodes and Corridors' with 'Areas,' inserting ' - Intensification Areas' after the words 'Schedule I,' and replacing 'transit station area' with 'transit stations.'
- (r) **Section 5.4.2.1 General Policies (a)** inserting '- Road Widening Plan' after the words 'Schedule E' and deleting 'Roads must be in place before development proceeds.'
- (s) **Section 5.4.2.1 General Policies (c)** deleting 'Shared access, rear service development and reverse frontage are considered suitable alternate development strategies. Areas of reverse frontage shall be accompanied by the provision of 0.3m reserves along the right-of-way in order to restrict access from the abutting lots and may be required to provide adequate buffering.' and inserting 'and alternative design options considered.' after the words 'future arterial roads.'
- (t) **Section 5.4.2.2 Road Classification (g)** inserting 'to' after the words 'located adjacent' in the first sentence.

- (u) **Section 5.4.2.3 Public Transit (a)** replacing 'new public transit corridors' with 'new public transit routes.'
- (v) **Section 5.4.2.3 Public Transit (e)** replacing the entire bullet with 'The City recognizes that its public transit service must be accessible to people with disabilities pursuant to the Accessibility for Ontarians with Disabilities Act and will consider means to enhance such access in land use planning decisions.'
- (w) **Section 5.4.2.3 Public Transit (g)** inserting a new bullet that reads 'Public transit services shall be expanded to support new development in the Downtown Barrie UGC and in designated Intensification Areas and in doing so, assist in the creation of pedestrian friendly urban spaces.'
- (x) **Section 5.4.2.4 Active Transportation (a)** deleting 'wheelchairs and' before the words 'pedestrian movement' and replacing 'as an alternate means of transportation by the development of' with 'and other modes of active transportation by developing.'
- (y) **Section 5.4.2.4 Active Transportation (c)** replacing the bullet points with lower case roman numerals for ease of reference.
  - iii. **Section 5.4.2.4 (c) iii** [formerly the third bullet point] inserting a new policy (iii) that reads 'Policies to provide safe, comfortable travel for pedestrians and cyclists within existing communities and new development areas.' and renumbering the subsequent bullet points accordingly.
- (z) **Section 5.5.1 Goals** replacing the bullet points with bracketed letters for ease of reference.
  - iv. **Section 5.5.1 (c)** [formerly the third bullet point] inserting 'for its residents' after the words 'landfill facilities,' and replacing 'pursuing long-term plans for the location and development of alternative sites and the efficient reduction of unnecessary or non-recyclable waste' with 'developing a comprehensive plan with integrated approaches to waste management, including reduction, reuse, recycling, composting, diversion and the disposal of residual waste.'
- (aa) **Section 5.5.2.1 General Policies (a)** inserting ', compost' after the word 're-use.'

- (bb) **Section 5.5.2.1 General Policies (h)** inserting a new policy (h) that reads 'To locate and design waste management facilities in accordance with provincial legislation and standards.'

**G. Section 6.0: Implementation** is modified by:

- (a) **Section 6.1.2 Amendments to the Plan (a)** replacing 'The City shall from time to time, and not less than every five years, hold a special meeting open to the public for the purpose of determining if there is a need for a revision of this Plan' with the following:

The City shall, not less frequently than every five years, revise the official plan as required to ensure that it conforms with provincial plans or does not conflict with them; has regard to matters of provincial interest; and is consistent with provincial policy statements. The City shall also revise the official plan if it contains policies dealing with areas of employment and the removal of land from areas of employment to ensure that those policies are confirmed or amended.

- (b) **Section 6.1.2 Amendments to the Plan (c)** inserting 'Section 6.11 of' after the words 'referred to in.'
- (c) **Section 6.1.2 Amendments to the Plan (d) and (e)** inserting the following two new bullet points (d) and (e):
  - (d) Upon completion of the shoreline management strategy as outlined in the LSPP, this Plan shall be amended to ensure it is consistent with the recommendations of the strategy.
  - (e) This Plan will be amended to ensure that it is consistent with the recommendations of the sub watershed evaluations prepared as a requirement of the LSPP.
- (d) **Section 6.1.3 Development Agreements (a)** replacing the bullet points with lower case roman numerals for ease of reference.
- (e) **Section 6.1.5 Density Calculations** deleting 'Open Space and/or' before the words 'Environmental Protection Areas' in the first sentence and inserting a new sentence at the end of the bullet point that reads 'In designated greenfield areas, density shall be calculated in accordance with Section 2.2.7.3 of the Growth Plan.'
- (f) **Section 6.2.1.2 General Criteria (c)** replacing '5.1.2.1 (d)' with '5.1.2.1 (e)' in the last sentence.

- (g) **Section 6.2.2.1 Criteria (c)** inserting ‘, utilize existing services’ after the words ‘operating costs.’
- (h) **Section 6.2.2.1 Criteria (e)** inserting a new bullet point (e) that reads ‘The layout of new plans of subdivision should be encouraged to orient lots to maximize energy efficiency (e.g., solar).’
- (i) **Section 6.2.2.2 General Policies (e)** inserting a new bullet point (e) that reads:
  - (e) The City shall ensure that the following measures are incorporated into subdivision agreements:
    - i) keep the removal of vegetation, grading and soil compaction to the minimum necessary to carry out development activity;
    - ii) removal of vegetation shall not occur more than 30 days prior to grading or construction;
    - iii) put in place structures to control and convey runoff;
    - iv) minimize sediment that is eroded offsite during construction;
    - v) seed exposed soils once construction is complete and seasonal conditions permit; and
    - vi) ensure erosion and sediment controls are implemented effectively.
- (j) **Section 6.3.1 Goals** replacing the bullet points with bracketed letters for ease of reference;
  - i. **6.3.1 (c)** inserting a new bullet point (c) that reads ‘to ensure the provision of sustainable, transit-supportive and pedestrian-oriented design elements’
  - ii. **6.3.1 (e)** inserting ‘, endanger pedestrians’ after the words ‘traffic flow.’
- (k) **Section 6.3.2.2 General Policies (a)** inserting ‘Area’ after the words ‘Environmental Protection.’
- (l) **Section 6.3.2.2 General Policies (e)** inserting a new bullet point (e) that reads:
  - (e) The City shall ensure that the following measures are incorporated into site plan agreements:
    - i) keep the removal of vegetation, grading and soil compaction to the minimum necessary to carry out development activity;

- ii) removal of vegetation shall not occur more than 30 days prior to grading or construction;
- iii) put in place structures to control and convey runoff;
- iv) minimize sediment that is eroded offsite during construction;
- v) seed exposed soils once construction is complete and seasonal conditions permit; and
- vi) ensure erosion and sediment controls are implemented effectively.

(m) **Section 6.5.1 Goals** replacing the bullet points with bracketed letters for ease of reference;

- i. **6.5.1 (b)** [formerly the second bullet point] replacing ‘Special’ with ‘Defined.’

(n) **Section 6.5.2.1 General Policies (a)** replacing ‘Special’ with ‘Defined’ throughout the paragraph.

(o) **Section 6.5.2.2 Building and Siting (a)** replacing the bullet points with lower case roman numerals for ease of reference;

- i. **6.5.2.2 (a) iv.** inserting a new bullet point (iv) that reads ‘Cultural heritage resources and cultural facilities shall be conserved pursuant to the City’s Heritage Strategy.’

(p) **Section 6.5.2.2 Parking Areas (b)** replacing the bullet points with lower case roman numerals for ease of reference.

(q) **Section 6.5.2.2 Landscaping (c)** replacing the bullet points with lower case roman numerals for ease of reference.

(r) **Section 6.5.2.2 Environmental Features (d)** replacing the bullet points with lower case roman numerals for ease of reference;

- i. **6.5.2.2 (d) iii** [formerly the third bullet point] replacing ‘woodlands’ with ‘other natural heritage features,’ replacing ‘woodlands’ with ‘natural heritage features,’ inserting ‘of the subject features’ after the words ‘consider retention,’ and replacing ‘Woodlands’ with ‘Natural heritage features.’
- ii. **6.5.2.2 (d) v** [formerly the fifth bullet point] inserting ‘, subject to the results of an Environmental Impact Study that may be required’ after the words ‘long term protection,’ replacing ‘sensitive’ with ‘significant,’ and replacing ‘woodlands, locally significant wetlands’ with ‘those listed in Section 4.7.2.1 (a).’



- (s) **Section 6.5.2.2 Signage (e)** replacing the bullet points with lower case roman numerals for ease of reference.
- (t) **Section 6.5.2.2 Utilities (f)** replacing the bullet points with lower case roman numerals for ease of reference.
- (u) **Section 6.5.2.2 Energy Efficient Urban Design (g)** replacing the bullet points with lower case roman numerals for ease of reference.
- (v) **Section 6.6 Height Control (b)** replacing the bullet points with lower case roman numerals for ease of reference.
- (w) **Section 6.6 Height Control (c)** replacing 'Special' with 'Defined.'
- (x) **Section 6.10 Interim Control By-laws (b)** replacing '1' with 'one' in both instances.
- (y) **Section 6.11 Required Studies in Support of Development Applications** inserting 'and/or Aggregate license compatibility assessment' after the words 'Aggregate potential assessment' and inserting the following studies:
  - (f) Environmental assessment study
  - (bb) Coastal engineering studies along the Lake Simcoe shoreline
  - (cc) Heritage impact assessment
  - (dd) Marine archaeological assessment

Renumbering the bullet points accordingly and replacing '(z)' with '(dd)' in reference to the studies listed.

**H. Section 7.0: Interpretation** is modified by:

- (a) **Section 7.0 Interpretation** replacing the bullet points with lower case roman numerals for ease of reference;
  - i. **7.0 (a) iv** [formerly the fourth bullet point] inserting ', with the exception of population and employment growth targets, and intensification and density targets set by the Growth Plan' after the word 'quantities.'
- (b) **Section 7.0 Interpretation (d)** deleting 'Provincial Policy Statement and' after the words 'found in the' and inserting 'and LSPP' after the words 'Growth Plan.'

**I. Schedules** is modified by:

- (a) **Schedules A - I** replacing Schedules A - I with Schedules A - I as attached to this decision and by inserting a new Schedule J - Lake Simcoe Watershed as attached to this decision.
- (b) **Schedule A - Land Use** delineating 'Defined Special Policy Area [R]' and adding a note to the legend that reads 'Application currently before the OMB see Section 4.8.10 Defined Policy Area [R]'. Inserting text in the legend that reads 'see Section 4.7.2.8 Non Decision' after the words 'Waste Disposal Assessment Area.'

Delineating property at the SE corner of Dunlop Street and County Road 27 and 90 (Dunwest) and adding a note to the legend that reads 'Application currently before the OMB.'

Amending Schedule A to reflect the land use designations adopted through OPA 108 (Bylaw 2009-151) and OPA 122 (Bylaw 2009-157).

Noting that a Non-Decision is being made on the OPA 123 lands municipally referred to as 356 Bryne Drive.

- (c) **Schedule C - Special Policy Areas** replacing 'Special Policy Areas' with 'Defined Policy Areas' and inserting a text box and arrow pointing to the lands identified as 'Defined Policy Area R' that reads 'Application currently before the Ontario Municipal Board.' Delineate 'Defined Policy Area [T].'
- (d) **Schedule H - Natural Heritage Resources** replacing 'Ardagh Bluffs ANSI' with 'Allandale Lake Algonquin Bluffs,' identifying the Willow Creek/Little Lake Wetland as a Provincially Significant Wetland, identifying the wetland south of Tiffin Creek, east of Ferndale Drive as a natural heritage feature, and applying Ministry of Natural Resource's most recent wetland polygon mapping.
- (e) **Schedule I - Intensification Areas** replacing 'UGC' with "Urban Growth Centre,' inserting 'Potential Employment = 5,500 jobs,' replacing 'Primary Node - 40-120 units per ha' with 'Primary Node - 50-120 units per ha,' replacing 'Secondary Node - 40-120 units per ha' with 'Secondary Node - 50-120 units per ha,' replacing 'Built Boundary' with 'Built-up Area,' and replacing 'Major Transit Station - 49-120 units per ha' with 'Major Transit Station - 50-120 units per ha.'
- (f) **Schedule J - Lake Simcoe Watershed** inserting a new schedule to delineate the Lake Simcoe watershed.

## J. Non-Decision

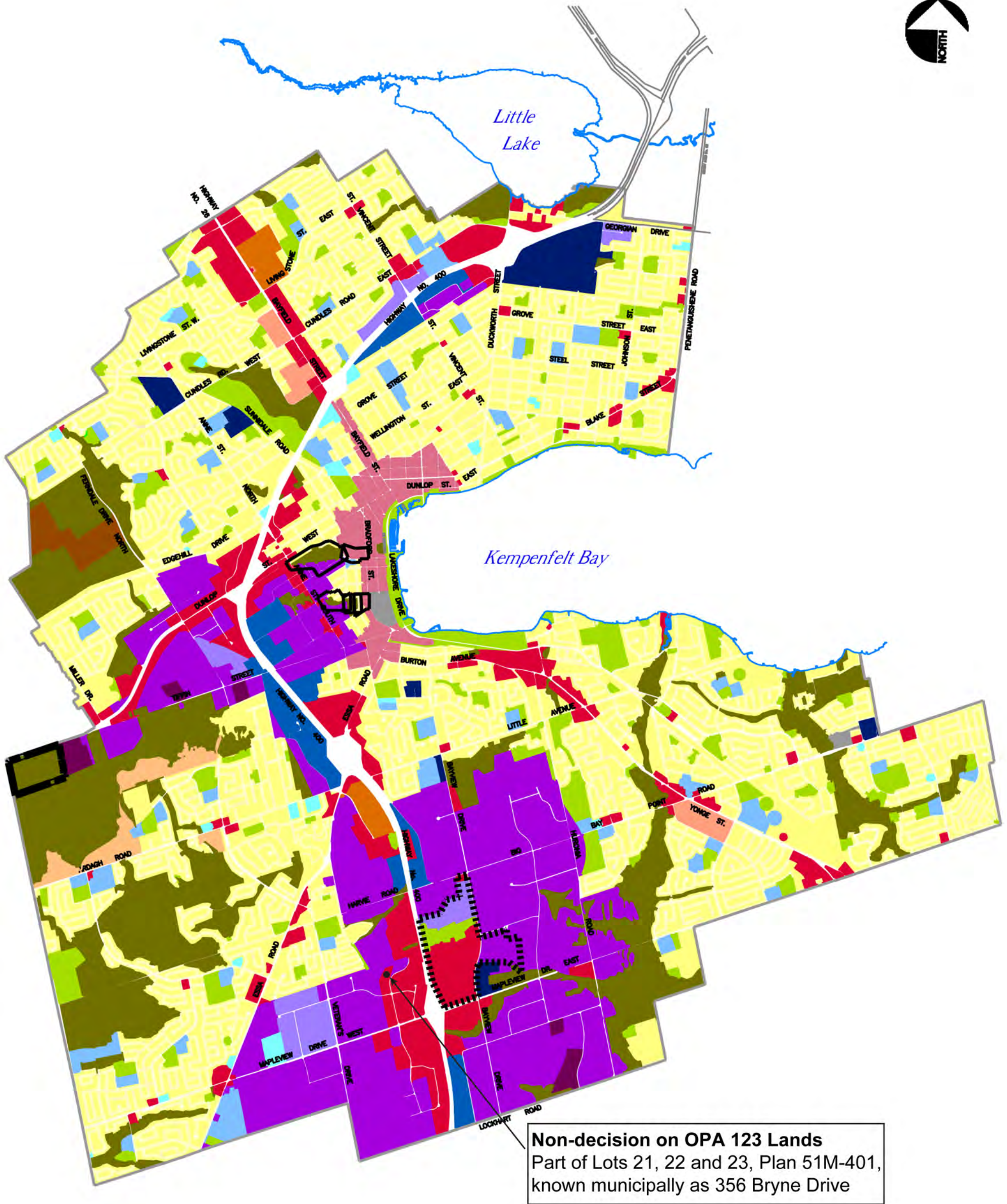
(a) A non-decision is being made on Section 4.7.2.8 Waste Disposal Assessment Areas and the waste disposal assessment area boundaries delineated on Schedule A - Land Use:

(b) A non-decision is being made on the mapping of the OPA 123 lands (356 Bryne Drive) as shown on the attached Schedule A - Land Use.

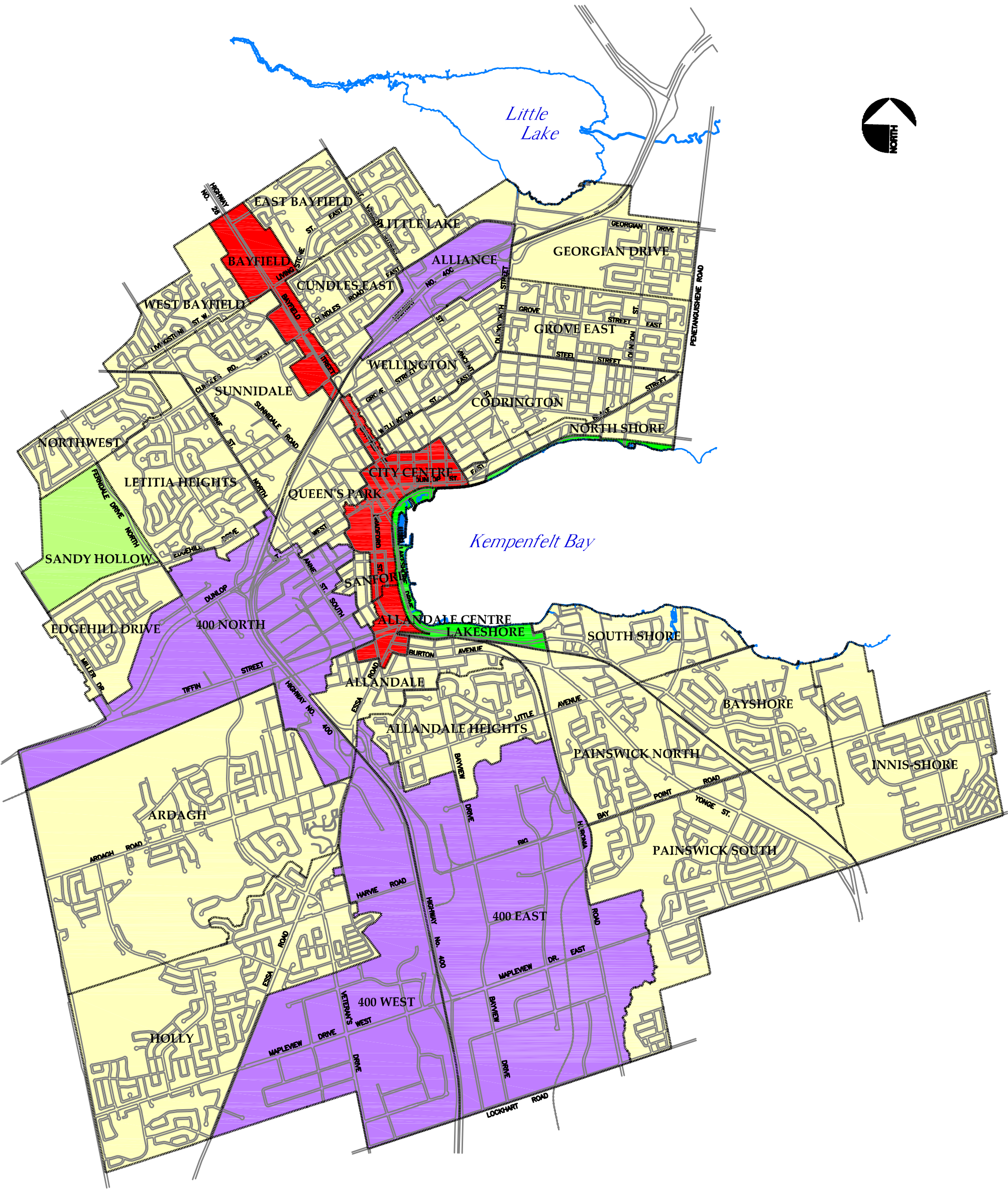
Dated at Toronto this 23 day of April, 2010.







A handwritten signature in black ink, appearing to read 'R. Taylor', written over a horizontal line.

Robert Taylor  
Assistant Deputy Minister  
Municipal Services Division  
Ministry of Municipal Affairs and Housing

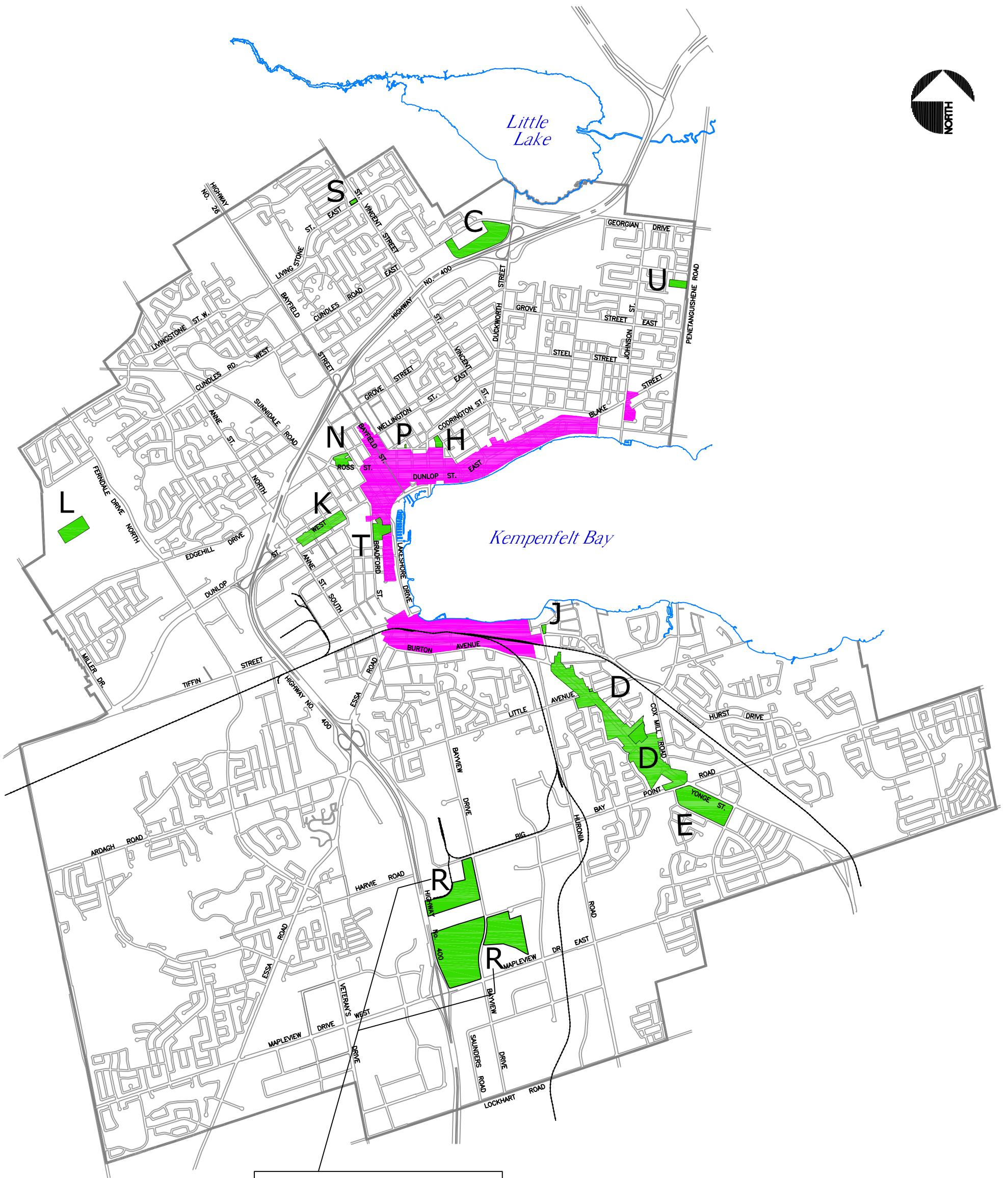


	Residential		Highway 400 Industrial		Water Treatment Centre
	City Centre		Restricted Industrial		Waste Management Facility
	General Commercial		Institutional		Future Urban
	Community Centre Commercial		Educational Institutional		Waste Disposal Assessment Area see (Section 4.7.2.8) Non-Decision
	Regional Centre Commercial		Major Institutional		City Boundary
	Business Park		Open Space		Application currently before the Ontario Municipal Board (OMB) Application currently before the OMB see (Section 4.8.10-Defined Policy Area R)
	General Industrial		Environmental Protection Area		






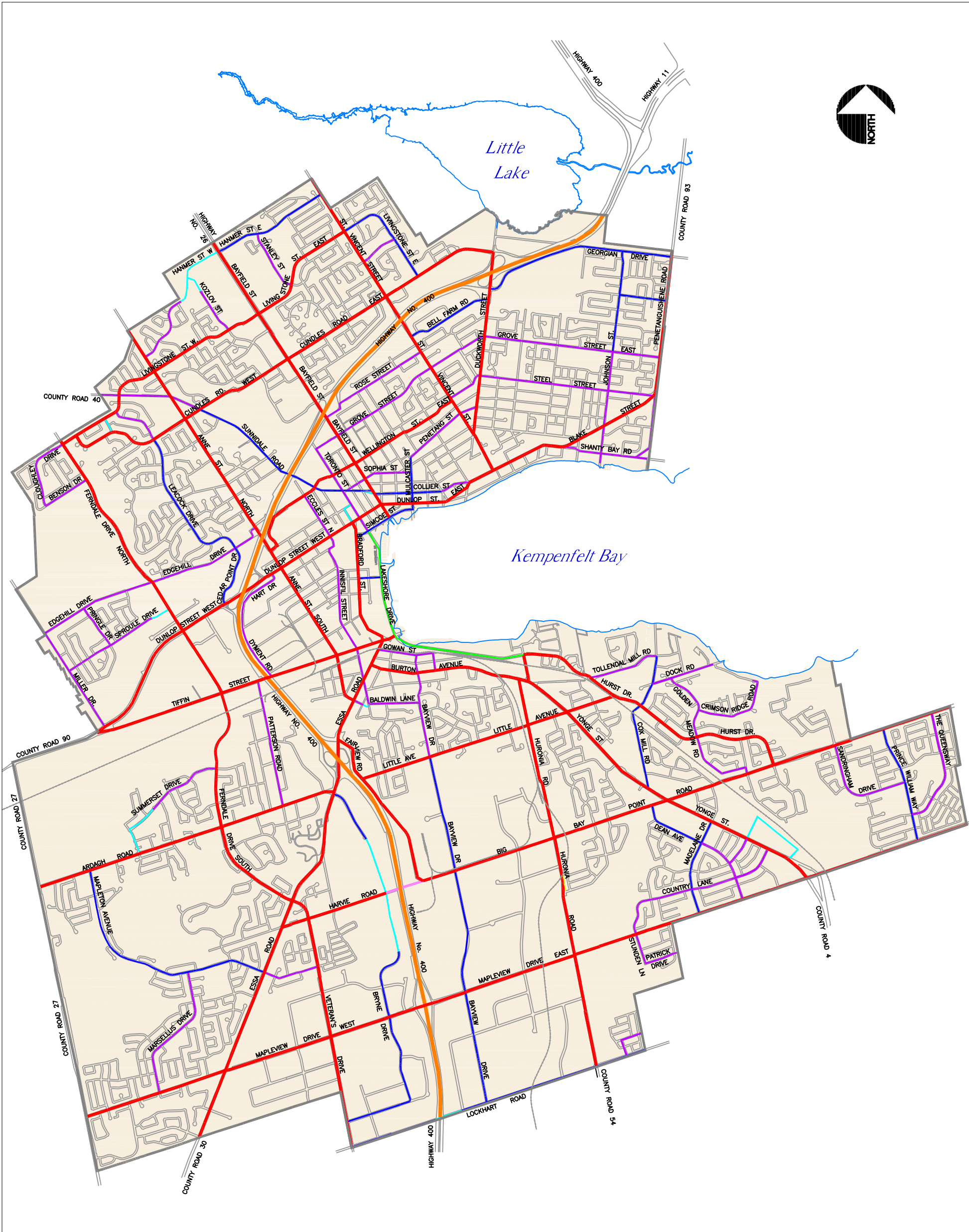
	PLANNING AREA BOUNDARY		RESIDENTIAL
	COMMERCIAL		LAKESHORE
	INDUSTRIAL		SANDY HOLLOW

Note: Office consolidation, please consult the Planning Services Department for an accurate reference. Not to be reproduced without permission from the City of Barrie Planning Services Department.













Application currently before the Ontario Municipal Board

-  DEFINED POLICY AREA
-  HEIGHT REVIEW STUDY
-  CITY BOUNDARY



The City of  
**BARRIE**  
 OFFICIAL PLAN












 ARTERIAL	 FUTURE COLLECTOR	 LOCAL
 FUTURE ARTERIAL	 PARKWAY	 RAILWAY LINE
 MAJOR COLLECTOR	 PROVINCIAL HIGHWAY	 CITY BOUNDARY
 MINOR COLLECTOR		

**Schedule D**  
**Roads Plan**  
 JANUARY 2010

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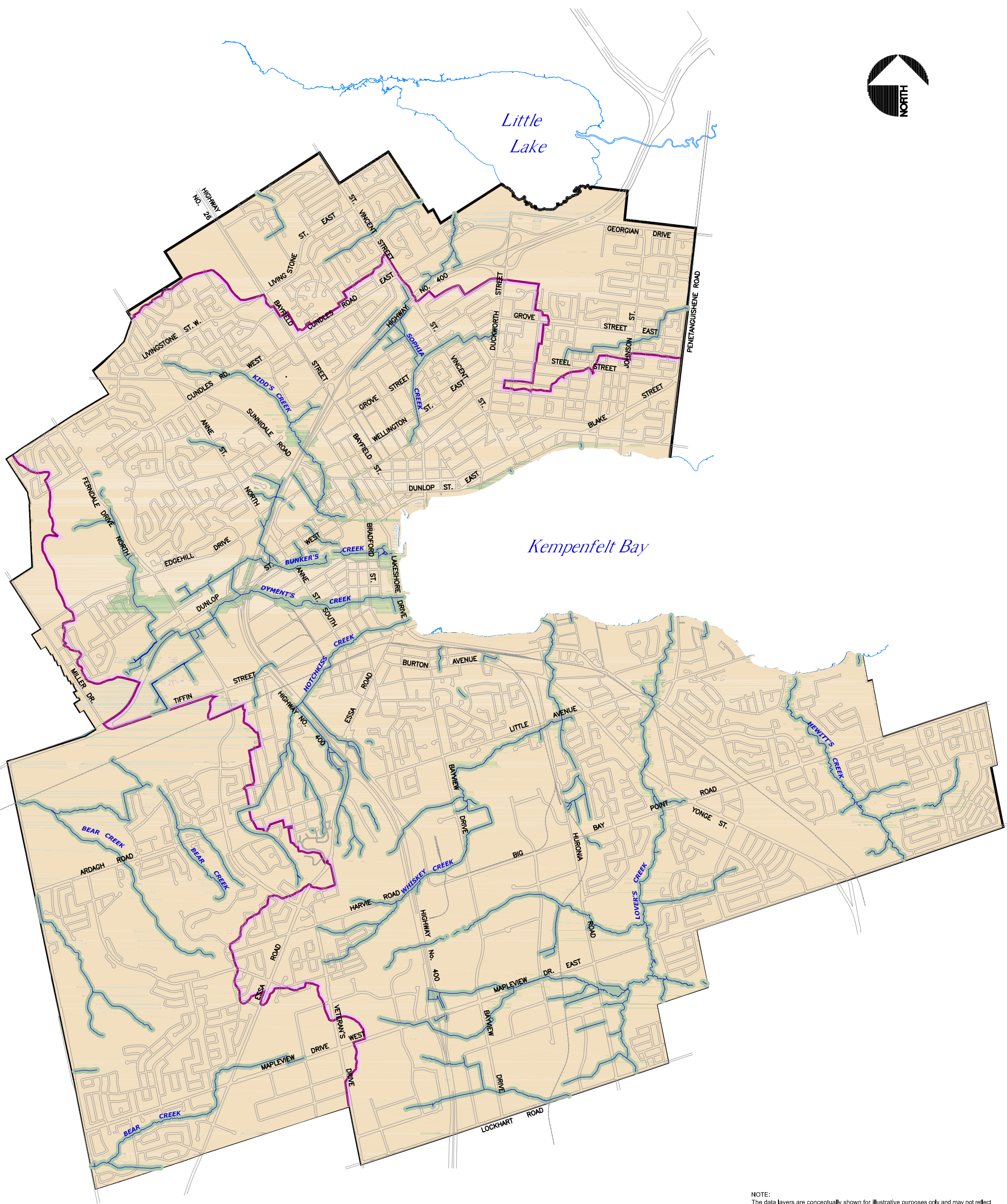
The City of  
**BARRIE**  
 OFFICIAL PLAN

	20M R.O.W.		36M R.O.W.		50M R.O.W.
	23M R.O.W.		40M R.O.W.		60M R.O.W.
	26M R.O.W.		45M R.O.W.		CITY BOUNDARY
	30M R.O.W.		46M R.O.W.		

**Schedule E**  
**Road Widening**  
**Plan**  
 JANUARY 2010

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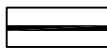





NOTE:  
 The data layers are conceptually shown for illustrative purposes only and may not reflect the most up-to-date data. The LSRCA and the NVCA should be contacted to confirm the actual limits and to obtain the most up-to-date data.  
 © LAKE SIMCOE REGION CONSERVATION AUTHORITY, 2008. All Rights Reserved.  
 © NOTTAWASAGA CONSERVATION AUTHORITY, 2008. All Rights Reserved.

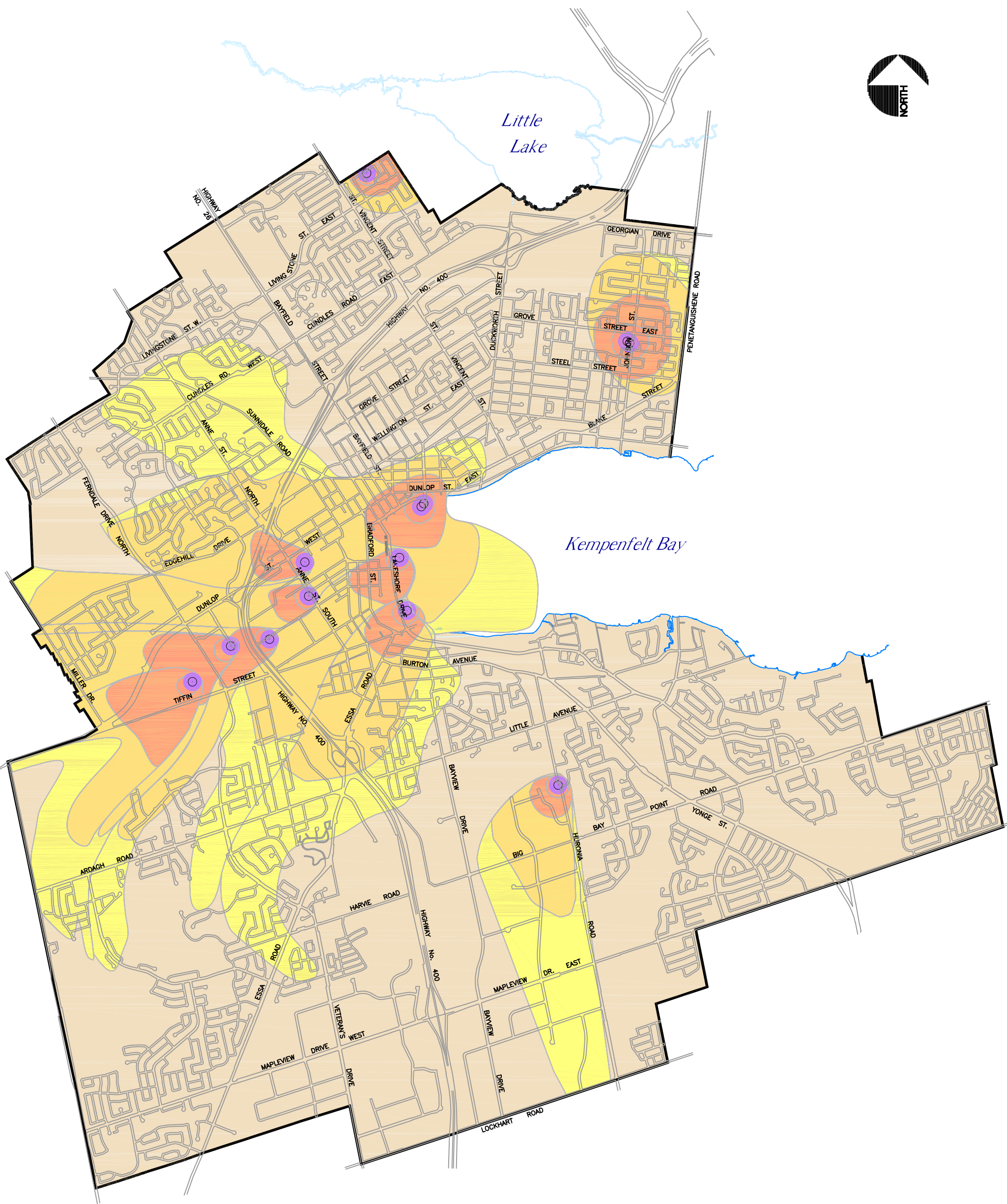
PLANNING SERVICES DEPARTMENT January 2010







The City of  
**BARRIE**  
 OFFICIAL PLAN

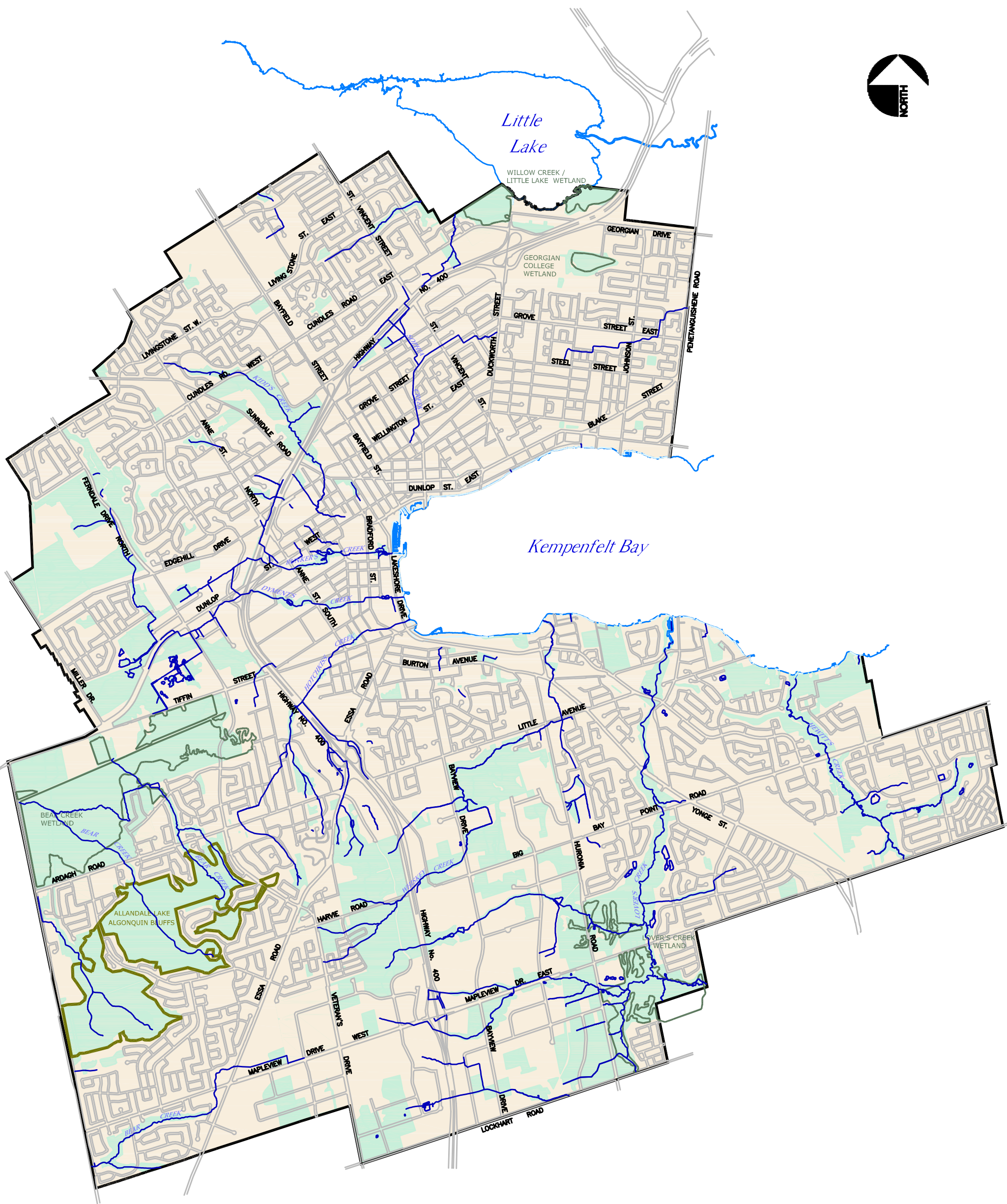
- |   |  |   |   |
|---|--|---|---|
|  | WATERCOURSES   |  | LAKE SIMCOE REGIONAL CONSERVATION REGULATION LIMITS |
|  | 30 METRE WATERCOURSE SETBACK                         |  | NOTTAWASAGA VALLEY CONSERVATION REGULATION LIMITS   |
|  | LAKE SIMCOE REGIONAL CONSERVATION AUTHORITY BOUNDARY |  | CITY BOUNDARY                                       |
|  | NOTTAWASAGA VALLEY CONSERVATION AUTHORITY BOUNDARY   |   |   |

**Schedule F**  
**Watercourses**  
 JANUARY 2010






Note: Office consolidation, please consult the Planning Services Department for an accurate reference. Not to be reproduced without permission from the City of Barrie Planning Services Department.



-  MUNICIPAL WATER SUPPLY WELL
-  100 METRE RADIUS OFFSET FROM OPERATIONAL MUNICIPAL WELL
-  CITY BOUNDARY
-  2 YEAR CAPTURE ZONE
-  10 YEAR CAPTURE ZONE
-  25 YEAR CAPTURE ZONE

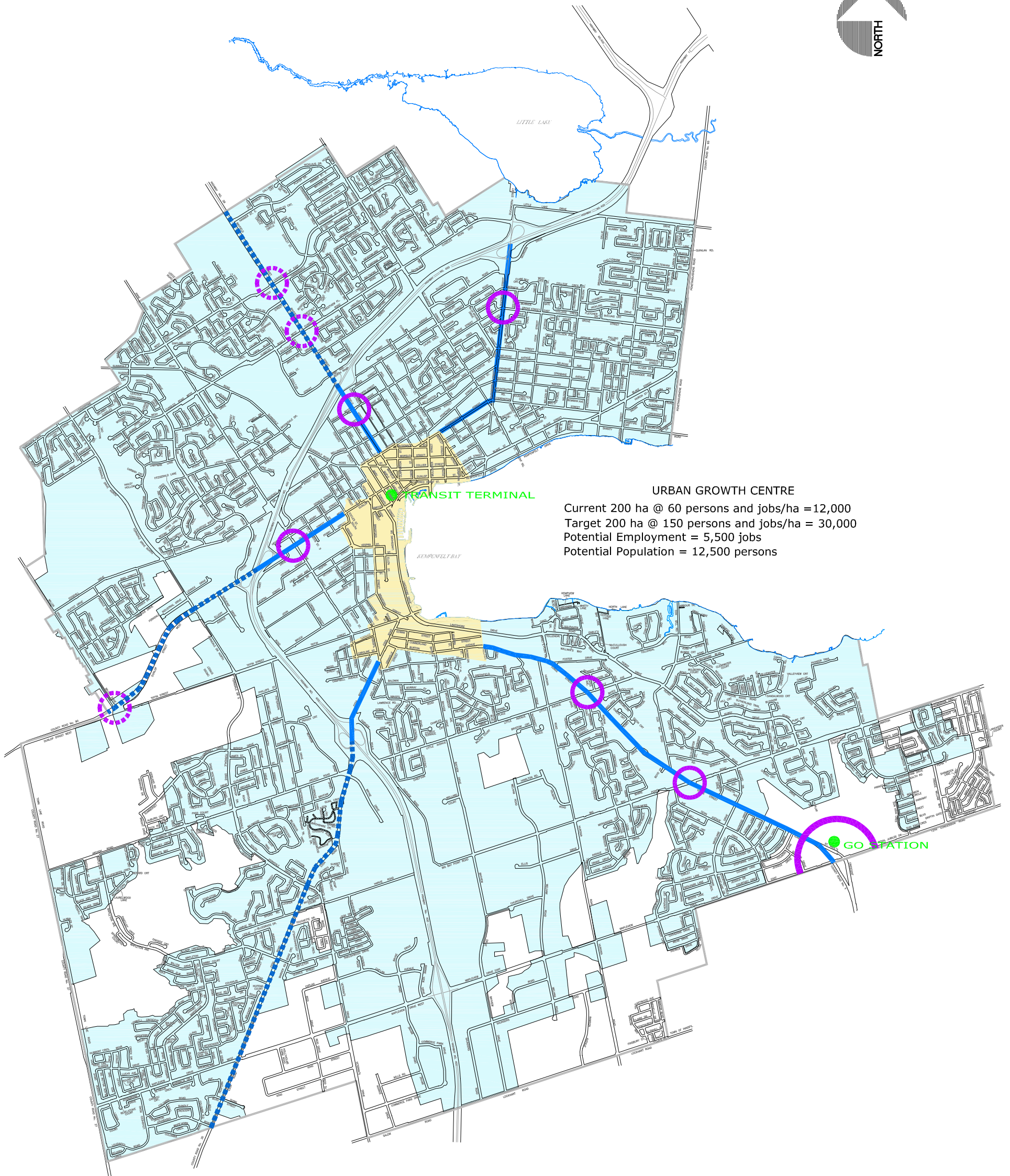
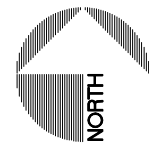


The City of  
**BARRIE**  
OFFICIAL PLAN

- |  |   |
|--|---|
|  PROVINCIAL SIGNIFICANT WETLANDS                |  NATURAL HERITAGE FEATURES |
|  ANSI (Area of Natural and Scientific Interest) |  CITY BOUNDARY             |
|  WATERCOURSES                                   |   |









**Schedule H**  
**Natural Heritage Resources**  
JANUARY 2010

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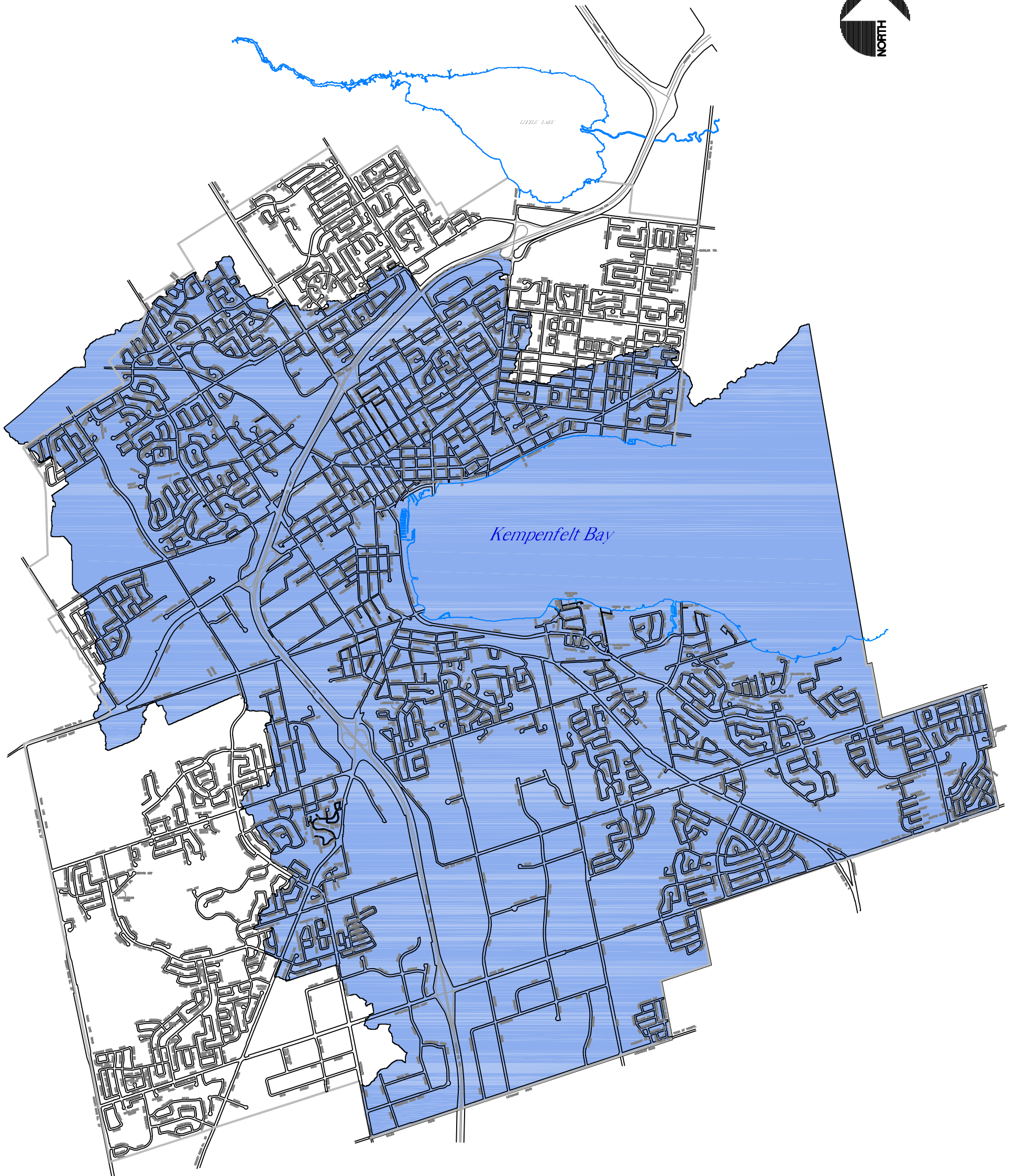
**URBAN GROWTH CENTRE**



Current 200 ha @ 60 persons and jobs/ha = 12,000  
 Target 200 ha @ 150 persons and jobs/ha = 30,000  
 Potential Employment = 5,500 jobs  
 Potential Population = 12,500 persons

-  Urban Growth Centre - 150 persons/jobs per ha.
-  Primary Corridor - 50 units per ha.
-  Secondary Corridor - 50 units per ha.
-  Primary Node - 50-120 units per ha.
-  Secondary Node - 50-120 units per ha.
-  Built-up Area
-  Major Transit Station - 50-120 units per ha.
-  City Boundary

**SCHEDULE I**  
**Intensification Areas**  
 JANUARY 2010

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-  Lake Simcoe Watershed Boundary
-  City boundary

The City of  
**BARRIE**  
OFFICIAL PLAN

**SCHEDULE J**  
Lake Simcoe Watershed  
JANUARY 2010

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# The City of Barrie Official Plan

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Prepared by the Planning Services Department  
June 2009

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# SECTION 1.0: INTRODUCTION

## THE OFFICIAL PLAN FOR THE CITY OF BARRIE

### 1.0 INTRODUCTION

#### 1.1 PURPOSE OF THE PLAN

This document is a public statement by the Council of The Corporation of the City of Barrie (Council/City) of land use and development goals, objectives and policies for the guidance of public and private development decisions within the City of Barrie.

This Official Plan provides guidance for consideration of land use changes, the provision of public works, actions of local boards, municipal initiatives, and the actions of private enterprise. It gives direction for implementing by-laws, guidelines for more detailed planning and the means for controlling growth so that the City's capacity to provide a healthy community environment is not exceeded.

#### 1.2 STATEMENT OF PRINCIPLES

This document is founded on the following principles:

- That more effective, efficient and consistent decision making and administration of the affairs of the municipal corporation can be achieved through the development and implementation of a formally established set of goals, objectives and policies;
- That municipal planning, although conducted within a provincial framework, is generally a municipal responsibility;
- That municipal planning has as its fundamental concern, the physical aspects of the community and in particular the use of land and land use relationships, in the context of the social and economic development of the community, the overall health and wellbeing of its population, and the environment;
- That public participation in the development of this Plan and its application is an essential component of the municipal planning process;
- That although the basic planning horizon upon which this Plan is formulated envisages a 20 year time frame and beyond, a comprehensive review of this Plan may be undertaken at any time and not less than five years after approval by the Minister of Municipal Affairs and Housing; and
- The City of Barrie as a regional urban growth centre is a focus of urban growth and development for the Simcoe County area and Southern Ontario.

### **1.3 BASIS**

The City of Barrie Official Plan, adopted by City Council in 1994 and approved by the Minister of Municipal Affairs and Housing in July 1997, amendments thereto, and various background studies and reports form the basis of this Plan. The Official Plan also incorporates numerous municipal strategic priorities and addresses matters of provincial interest.

Since 1994 the Government of Ontario has introduced a number of initiatives directed at planning for growth. These include a Provincial Policy Statement (2005) and a Growth Plan for the Greater Golden Horseshoe (2006). These initiatives directly impact planning for the City of Barrie and the policies of this Plan.

The Provincial Policy Statement came into effect on March 1, 2005. It provides direction on matters of provincial interest related to land use planning and development. The City's Official Plan must be "consistent with" the Policy Statement, and has been updated accordingly through an amendment adopted by the City in 2006.

The Growth Plan for the Greater Golden Horseshoe, adopted by the Province on June 16, 2006, provides the foundation for a long term growth management strategy for Southern Ontario. The Growth Plan incorporates policies that will guide decisions on a wide range of issues including transportation, infrastructure planning, land use planning, urban form, housing, natural heritage and resource protection. This Plan includes provisions to bring it into conformity with the Growth Plan, including providing direction for the management of growth in Barrie.

The Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe have significant implications for the future of the City and the policies of this Plan. In particular, these initiatives will influence how Barrie grows and develops during the planning period.

### **1.4 FORMAT OF THE PLAN**

The Official Plan for the City of Barrie consists of Sections 1 through 7 and a series of Schedules A through I as well as approved Secondary Plans.

### **1.5 HOW TO READ THIS PLAN**

This Plan is intended to be read in its entirety and the relevant policies applied to each situation. All of the relevant policies should be considered cross referenced with each other whether stated in the body of the Plan or not.

## SECTION 2: COMMUNITY CONTEXT

## 2.0 COMMUNITY CONTEXT

### 2.1 BACKGROUND

#### INTRODUCTION

The City of Barrie covers a land area of approximately 77 square kilometres and enjoys a prominent setting on Kempenfelt Bay of Lake Simcoe. Development within the City has radiated outward from the historic City Centre area, with significant suburban development in the previously annexed areas on the periphery of the City.

Section 2.0  
Community  
Context

#### THE REGION

Barrie is centrally located within Simcoe County – a location which roughly corresponds with the division separating the south part of the County which has experienced growth pressures emanating from the GTA, and the north part of the County which is more rural in nature. Barrie's central location coupled with large population growth, both within the City and in the broader regional area served by Barrie, has played a large part in the development of the City as a retail and service centre and the urban focus of Simcoe County and beyond. Strategically located along the Highway 400 transportation corridor, Barrie has attracted dramatic population growth and a broad spectrum of business activity.

The advantages associated with the City's location within Simcoe County have been the primary reasons behind the evolution of the City's role as a regional centre. Located just 50 km. from the Greater Toronto Area, the City is far enough away from this larger metropolitan area to support a high level of self sufficiency, yet close enough to realize the benefits of the largest urban economic entity in Canada.



The regional population and the access to markets afforded by the Highway 400 series highways, and rail connections, have also positioned the City of Barrie for the growth and attraction of manufacturing and corporate offices and facilities. Such facilities have also benefited from the availability of local labour, an attractive living environment and a competitive and affordable housing market.

#### GROWTH AND DEVELOPMENT

Barrie has developed its role as a strong regional growth centre within the provincial settlement pattern. In that role, the City of Barrie serves as the County of Simcoe's principal urban area in terms of population, employment and the delivery of services. The City is the location of many private and public sector institutions and facilities serving market that extends well beyond the current boundaries of Simcoe

County. The Provincial Growth Plan has identified a target population of 180,000 within the City's current municipal boundaries by the year 2031 to be achieved through a mix of new development and intensification. Infrastructure improvements are also planned to facilitate the achievement of this population.

## **TRANSPORTATION**

Highways 400, 11, and 26, and County Roads 4, 27, 30, 40, 54, 90, and 93 all converge in the City providing excellent connections to Barrie's regional trade area and beyond. The highway system also contributes to the provision of a sound arterial framework regarding intra-urban traffic movements within the City. With the exception of Highway 400, highways within or along the City's municipal boundaries have been assumed by the City or the County.

Rail is a vital component of Barrie's current and future transportation network. Not only does it promote economic growth for existing and new businesses, it provides an important future transportation alternative for passenger service to and from the City. Rail is a safe and economical alternative to increased road transportation. The City will continue to support and enhance this mode of transportation through its investment in the Allandale Community Development Corporation, and the operation of the Barrie Collingwood Railway, and through business relations with GO Transit and other rail operators. Protection of these vital rail corridors and mitigation of the environmental impact of rail operations on adjacent lands is required and will be implemented through the development of comprehensive planning policies involving economic development initiatives and land use planning activities.

Active transportation, which includes all forms of human powered, non-motorized transportation, is an important element of Barrie's transportation strategy. The City recognizes Active Transportation as a responsible alternative to motorized transportation that will enhance health and lead to economic and environmental sustainability. The presence of sidewalks and bike lanes in many parts of the City; the existence of bike paths and walking trails along the waterfront; and a functional public transit system, all support active modes of transportation. Active transportation helps keep people healthy and plays an important role in the City's economic development and tourism efforts. The City will continue to support the enhancement of Active Transportation infrastructure and facilities, and through planning policies will strive to incorporate pedestrian/cycling connectivity throughout the community.

## THE WATERFRONT



The City's waterfront, with its parks, trails, facilities and events is recognized as a major contributor to the lifestyle enjoyed by its citizens, as a central hub and meeting place, as an asset to the historic downtown area, and as an attraction for tourists as part of the City's economic base.

Public ownership and control over land use and activities on the City's waterfront properties is a cornerstone of City policy. The City recognizes the value of public parkland as a community asset. Use of these lands for other than open space and recreational uses will be considered in the context of providing both public accessibility and benefit.

## THE CITY CENTRE

The City Centre Planning Area of the City consists of the traditional central business district in the form of the historic downtown as well as some of the City's older residential areas. This Plan extends special attention to the City Centre because of its role as a major asset for the community. The City recognizes the downtown as a strategic priority and has completed both a revitalization plan and a community improvement plan under the *Planning Act* as a means of focusing community interest and investment. City, private and public/private partnerships are intended to encourage the land use, infrastructure and linkages with the waterfront necessary to realize the role and potential of the City Centre to a growing and more geographically extended population.

This can be achieved by ensuring that arterial roads and corridors leading to the waterfront support multiple modes of transportation, such as walking and cycling.

## THE ENVIRONMENT

It is recognized that one of the competitive advantages that the City of Barrie has in its role as a regional centre within the Greater Golden Horseshoe Area, is the lifestyle afforded by the City's high quality natural environment and amenities including Kempenfelt Bay and Lake Simcoe. The importance of the conservation and preservation of the natural environment, including forested areas, wetlands, valley and stream corridors and waterfront linkages and air, is recognized as a major consideration in maintaining, and enhancing where possible, the health of the natural ecosystem and human health.

Municipal government has an important role to play in fostering an environmental consciousness and an attitude of responsible stewardship of the City's natural environment. This role can complement the mandate and efforts of Fisheries and Oceans Canada, the Ministry of the Environment, the Ministry of Natural Resources, the Nottawasaga Valley Conservation Authority and the Lake Simcoe Region Conservation Authority.

In implementing the goals and policies of this Plan, the City will strive for "sustainable development", defined as development that does not jeopardize opportunities for future generations. Development which is sensitive to the environment can be achieved through sound land use planning and transportation policies; through the development of energy and resource conservation programs; through the integration of waste management programs and the application of environmentally sensitive engineering, such as Best Management Practices.



## **2.2 COMMUNITY VISION**

### **FOUNDATION OF OUR FUTURE**

In order to ensure the City's viability over the long term to promote and manage growth that sustains and builds a strong economy and community, and supports a healthy environment, the people of the City of Barrie, through a Strategic Plan consultation process, emphasized key elements to be included in a 20 Year Plan. This vision and key elements have been included in the City's Official Plan to provide the foundation which will guide the City's future.

### **COMMUNITY SAFETY AND SECURITY**

To provide high quality programs, services and facilities for the health and well being of the community, through comprehensive, efficient and cost effective emergency and health related protection.

### **ECONOMIC DEVELOPMENT FOR A PROSPEROUS FUTURE**

To recognize the need for a strong downtown with links to the waterfront and continue to promote a diversified, balanced and socially responsible economy which supports existing businesses, encourages the development of new enterprise, and provides opportunities for new community economic development partnerships.

### **WATERFRONT EXCELLENCE**

To recognize the premier quality and exceptional scope of the City's Waterfront which promotes public ownership, community access, recreation, tourism, and downtown revitalization.

### **A CLEAN AND HEALTHY ENVIRONMENT**

To provide for an ecologically sensitive and environmentally balanced community. Encourage the sustainable use of our water, land and air resources.

### **GOVERNANCE & SERVICE EXCELLENCE**

To maintain our status as a single tier municipality ensuring an efficient, accountable and cost effective government. Promote a consultative approach and provide direct access to a responsible local Council which encourages innovative financing opportunities including public and private partnerships.

### **MAINTAIN AND ENHANCE BARRIE'S PREMIER LIFESTYLE**

To encourage community identification and enhance civic pride through participation and innovative partnerships, and continue to provide cultural and recreational opportunities and special events. Encourage community diversity, equality and understanding through the provision of cultural, social, educational

and recreational programs, facilities and opportunities which foster personal growth and development.

### **TRANSPORTATION**

To maintain and enhance transportation links within the City and beyond which are vital to the economic strength and well-being of our community. Provide public transportation systems that are safe, accessible and convenient, and continue to work with our Provincial and Federal partners to ensure transit options are available for seamless inter-municipal transportation of both people and goods.

### 2.3 ASSUMPTIONS

In addition to the Background discussed in Section 2.1, assumptions about future trends and factors influencing Barrie have been used as the basis for the goals and policies of this Official Plan. Factors may arise in the future, including changes to municipal boundaries and the Provincial allocation of population and employment, that materially alter the basis of the assumptions and policies which may have to be revised to reflect current situations. This Official Plan is based on the following assumptions:

- (a) The City will continue to function as a strong urban growth centre within the provincial settlement pattern serving as the area's leading municipality in terms of population, employment, governance and the delivery of services.
- (b) The population, household, and employment growth forecasts for Barrie will continue to be substantially above that of the provincial average. However, it is anticipated that this rate of growth will decline as the City approaches build out capacity.
- (c) Over the long term, the average age of the population will increase which will entail changes regarding the supply and demand for housing accommodation, social services, and health care.
- (d) The growing need to provide residential densities which are more cost effective, energy efficient, and more environmentally sustainable will be balanced by the strong consumer desire for single detached housing units. It is expected that throughout the planning period, Barrie's new housing stock will continue to include a significant percentage of single detached units, while at the same time, providing housing at medium and high densities in order to provide a complete range of housing options for the City's residents. Intensification represents an essential component of the City's growth management strategy to minimize the infrastructure requirements of new development and to utilize existing services including transit, schools, and open space.
- (e) There will be improved opportunities for efficiencies in public transit with the increased residential densities along or in close proximity to transit routes, and the GO Transit line.
- (f) Emphasis will be placed on developing active transportation systems (pedestrian, cycling, etc.) that facilitate movement throughout the City and reduce dependence on the automobile, thus enhancing health and air quality.
- (g) Intensification and increased density represent an opportunity to develop complete communities, as intended by the Places to Grow Plan, and in order to ensure success, urban design will be a key consideration in all developments.

- (h) The service/tourism sector of the economy will grow faster than the manufacturing sector and offer more activities of a specialized nature, serving the growing population of both the City and the regional trade area which the City anchors.
- (i) There will be an increased focus on maintaining and attracting knowledge based and technologically skilled jobs characterized by the manufacturing, office and financial sectors, as part of the City's strategic priorities and associated economic development strategy.
- (j) Increased self sufficiency will be achieved in employment as more people will both live and work in the City.
- (k) The cultural heritage and diversity of the arts community of the City will be a significant component of the City's growth and evolution.

## SECTION 3.0: GENERAL POLICIES

### **3.0 GENERAL POLICIES**

#### **3.1 GROWTH MANAGEMENT**

##### **3.1.1 GOALS**

- To accommodate projected needs for residential, employment, and other lands in order to achieve a complete community with an appropriate mix of jobs, local services, housing, open space, schools, and recreation opportunities.
- To encourage and accommodate the continued expansion and diversification of the City's economic base with regard to the industrial, commercial, tourism, and institutional sectors in order to strengthen the City's role as the area's principal employment growth centre and to achieve an appropriate balance between employment and residential land uses.
- To promote and support knowledge based activities and their location in Barrie in both public and private sectors, geared to research and development in educational and financial, health service, telecommunication, and recreation/leisure companies and institutions.
- To guide, direct, and monitor the rate of growth to match the supply of municipal services and facilities with the needs of residents and employers, in accordance with projected and approved rates of growth.
- To direct growth to take advantage of existing services and infrastructure where possible, and to minimize the cost of infrastructure extension.
- To ensure that the cost of providing capital facilities and associated operations in relationship to new development is not borne by the existing taxpayer.

##### **3.1.2 GENERAL OBJECTIVES AND POLICIES**

###### **3.1.2.1 BALANCED GROWTH**

- (a) It is an objective of this Plan to identify employment and residential lands for development in order to achieve and maintain a ratio of approximately 1 job in the City for every 2 residents of the City.
- (b) Applications for re-designation of industrial, commercial and/or institutional lands to a residential land use category will be discouraged. The City may permit the conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion. In addition

the comprehensive review shall determine whether the application satisfies the majority of the following criteria:

- i) The lands are not suitable for industrial, commercial and/or institutional development;
- ii) The re-designation is considered to have no negative impact on either existing or potential industrial, commercial and/or institutional uses in the vicinity;
- iii) The re-designation respects natural features, buffers and open space corridors which define land use categories;
- iv) The re-designation does not introduce residential development into an area where it would be incompatible with existing and planned land use and traffic patterns;
- v) The lands are considered to be better suited for the proposed use than they are for the use permitted by the existing designation.

#### 3.1.2.2 STAGING AND PHASING OF DEVELOPMENT

- (a) Secondary plans and phases within secondary plans are to be released for development in accordance with municipal need and demand.
- (b) The approval of secondary plans and the phasing of development within secondary plans shall be undertaken in a financially responsible manner that achieves municipal objectives and matches development projections as amended from time to time.
- (c) In evaluating the release of Secondary Plan residential or employment areas or phasing of development within approved Secondary Plans, the City shall have regard for the following factors:
  - i) the supply of vacant, designated lands in the use category;
  - ii) in the case of residential development, the availability of registered and draft approved residential lots and blocks intended for multiple family development;
  - iii) the availability and capacity of municipal services and community facilities and the capital and operating costs of providing new services and facilities; and
  - iv) the promotion of development in a contiguous and orderly fashion in order to achieve a compact, healthy and cost-effective urban form.
- (d) The approval of specific development applications shall be governed by the following principles:

- i) giving priority to lands adjacent to existing development;
  - ii) sequential development of neighbourhood facilities;
  - iii) provision of community facilities and services;
  - iv) provision of schools and parks;
  - v) provision of sidewalks and access to public transit.
  - vi) sequential construction of collector roads and access to arterial and boundary roads;
  - vii) sequential construction of sanitary sewer and watermain extensions and electrical distribution systems;
  - viii) adequacy of storm drainage; and,
  - ix) protection of the environment and significant natural resources.
- (e) As a means of controlling residential growth, the City will require that each subdivision agreement include a condition that phasing of development will be to the satisfaction of the City in accordance with (c) and (d) above.
- (f) Residential Plans of subdivision shall not receive draft approval until such time as roads, stormwater, sanitary sewer, piped water facilities and utilities necessary to serve the parcel are available.
- (g) The City may require fiscal impact analyses in support of applications for development to determine the most financially efficient sequence or staging of development and to forecast, manage, and balance the flow of revenues and expenditures over time.
- (h) The City shall review and update development application approval procedures to expedite planning approvals consistent with the intent and policies of this Official Plan in order to promote the continued economic growth and vitality of the City.

### 3.1.2.3 DENSITY OF DEVELOPMENT AND INTENSIFICATION

- (a) Development in the City's greenfield areas shall occur at a minimum average density of 50 residents and/or jobs per net hectare, measured by including all lands except Environmental Protection lands.
- (b) At least 40% of residential dwelling unit development shall be directed to the area within the Built Boundary as identified on Schedule I of the Plan.



- (c) The development of transit infrastructure will be used to direct and manage growth, and residential and employment densities will be used to support the efficiency and viability of existing and planned transit services.
- (d) The capacity of existing transit systems will be increased to support intensification areas.
- (e) The redevelopment of brownfield sites will be encouraged and facilitated.

## **3.2 TOURISM**

### **3.2.1 GOALS**

- To promote a tourist strategy that complements the recreational resources of the Huronia Region. Such a strategy should include the provision of facilities which are primarily service related and capable of attracting tourist populations drawn from the region and beyond.
- To promote the City as a unified "package" of tourist and tourist-service attractions and events with the City's Historic Downtown Area and Kempenfelt Bay being the prime focal point.
- To encourage the development of infrastructure that supports the tourism sector including hotel, convention, and arts and entertainment facilities.

### **3.2.2 POLICIES**

#### **3.2.2.1 GENERAL POLICIES**

- (a) The City shall actively promote tourism in co-operation with senior levels of government and with local and area tourist and business/business associations.
- (b) The City periodically may undertake tourism studies which are intended to identify the most appropriate strategy and the means (administrative, financial, environmental) in which to implement such a strategy. Policies which reflect the City's strategy shall be included in this Plan by way of amendment.
- (c) The City may designate areas as "Tourism Development Areas" and give priority consideration to development proposals within such areas which encourage tourism.
- (d) The City shall promote the preservation and enhancement of historic sites, districts, neighbourhoods and the natural ecological features and functions that directly contribute to the attraction of Barrie as a premier tourist destination.

### 3.3 HOUSING

#### 3.3.1 GOALS

- To supply the population expected to live in Barrie with a range of housing types, unit sizes, price levels and tenure arrangements at various densities and scales that meet the needs and income levels of current and future residents.
- To ensure that the quality and variety of the housing stock is maintained and improved.
- To promote building designs and roads that create accessible, safe, vibrant pedestrian and cyclist-friendly streetscapes.
- To ensure the development of mixed use, complete communities through meeting density targets and providing a variety of housing types.
- To encourage new housing stock to include units and buildings designed for accessibility.

#### 3.3.2 POLICIES

##### 3.3.2.1 GENERAL POLICIES

- (a) The City will encourage the maintenance of reasonable housing costs by encouraging a varied selection with regard to size, density and tenure. The Zoning By-law may be amended to allow for innovative housing where it is recognized to be in accordance with good land use planning principles and is in keeping with the physical character of the neighbourhood.
- (b) The City shall support programs and policies encouraging a wide range of housing opportunities including rental housing in order to meet identified housing needs in accordance with good land use planning principles.
- (c) The City shall encourage residential intensification and rejuvenation in existing areas in order to support the viability of healthy neighbourhoods and to provide opportunities for a variety of housing types. Residential intensification includes conversion of existing housing into multiple unit forms, infill, redevelopment of clean and brownfield sites, and other innovative strategies. The review process for intensification applications will include consideration of the existing character and lot fabric of the area. The City may specify standards in the implementing Zoning By-law for matters such as minimum densities, built form, height and setbacks to regulate the physical character of residential intensification and rejuvenation. Area specific

Urban Design Guidelines will be developed to address built form including exterior design features.

- (d) The City shall promote the creation of residential units in conjunction with retail and office commercial uses within the City Centre as identified on Schedule A of this Plan.
- (e) Where such action is in accordance with this Plan, the City may cooperate with the Federal and Provincial Housing Authorities and participate in Government Assisted Housing Programs to provide a diverse range of housing.
- (f) The City shall encourage the provision of student housing facilities, particularly in the northeast section of the City or in close proximity to major transit routes, and active transportation facilities.
- (g) The City will direct that new residential development be at densities that facilitate and encourage the creation of complete, mixed use communities that include the integration and use of transit and active transportation.

### 3.3.2.2 AFFORDABLE HOUSING POLICIES

In accordance with Provincial Policy, the following policies shall apply for the provision of affordable housing throughout the City:

- (a) It is a goal of this Plan to achieve a target of 10% of all new housing units per annum to be affordable housing in accordance with the following criteria:
  - In the case of home ownership, the least expensive of:
    - (1) housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or
    - (2) housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.
  - In the case of rental housing, the least expensive of
    - (1) a unit for which the rent does not exceed 30% of gross annual household income for low and moderate income households; or
    - (2) a unit for which the rent is at or below the average market rent of a unit in the regional market area.

- (b) Medium to high density housing that will facilitate the availability of affordable housing will be encouraged where it is in accordance with the intent of the Official Plan.
- (c) Affordable housing will be encouraged to locate in close proximity to shopping, community facilities, and existing or potential public transit routes such as arterial or collector roads.
- (d) Consideration may be given to modifications to existing zoning and servicing standards that will facilitate the provision of affordable housing units in new residential developments where such revisions are in accordance with the intent of the Official Plan.
- (e) Development applications for second suites are encouraged within new plans of subdivision where it is demonstrated that they will not have a negative impact on existing residential development or other land uses, traffic movement, parking, utility services, and other existing infrastructure. Their development shall be controlled through the application of Zoning and other relevant City by-laws. The spot or site specific rezoning of an existing residential dwelling for conversion shall be discouraged.

### **3.4 CULTURAL HERITAGE CONSERVATION**

#### **3.4.1 GOALS**

- To encourage the conservation of the City's cultural heritage resources including, but not limited to, buildings, structures, areas, districts, open spaces, and landscapes, artifacts of historical and/or architectural significance and to co-ordinate these conservation efforts with development and redevelopment initiatives.
- To promote an understanding of, and appreciation for, the original settlement of the area and the historic development of the City.
- To encourage and foster public awareness of, and participation in, the conservation, restoration and utilization of cultural heritage resources.
- To control the demolition, destruction, and inappropriate alteration or use of cultural heritage resources.

#### **3.4.2 POLICIES**

##### **3.4.2.1 GENERAL POLICIES**

- (a) Development permitted by the land use policies and designations of this Plan should have regard for cultural heritage resources and shall, wherever feasible, incorporate these resources into any development plans.
- (b) All new development in older established areas of historic, architectural or landscape value, shall be encouraged to be in keeping with the overall character of these areas.
- (c) Development and site alteration on lands adjacent to protected heritage properties and those included in the inventory referred to in Section 3.4.2.2 (c) of this Plan may be permitted where the proposed development and site alteration has been evaluated and it has been demonstrated that the cultural heritage attributes of the protected heritage property will be conserved.
- (d) Proposed development and site alteration permitted in accordance with subsection (c) above shall be encouraged to be in keeping with the immediate physical context and streetscape by being generally of the same height, width, massing and orientation as adjacent buildings, being of similar setback, of like or compatible materials, and using similarly proportioned windows, doors and roof shapes in order to maintain a sense of visual continuity and compatible building design.

- (e) The City shall encourage measures which enhance public appreciation of interesting buildings, structures, streetscapes, open spaces or landscapes of historic, architectural, archaeological or scenic value.
- (f) The City may restore, rehabilitate, enhance and maintain heritage resources owned by the municipality in fulfilment of the cultural heritage goals and policies of this Plan.
- (g) The City will require the assessment and conservation of significant archaeological resources which may be impacted by development, in co-operation with the Ministry of Culture and other government or private agencies.
- (h) The City may require as a condition of approval of development including a consent, minor variance, subdivision or site plan, the issuance of a building permit, change of use or partial demolition of a heritage building or structure, that the proponent enter into agreements to preserve and/or permit to be designated pursuant to the Ontario Heritage Act, the building or structure through other legal instruments as may be noted in this Plan.
- (i) In areas considered for intensification, the City shall encourage the conservation or preservation of any cultural heritage resource which may be affected by such intensification.
- (j) The City may:
  - consider amendments to the Zoning By-law that will enable the conservation of a heritage resource.
  - designate properties to be of cultural or heritage value or interest under the Ontario Heritage Act or its successor.
- (k) The City will give particular consideration to all development proposals at strategic locations throughout the City Centre.

#### 3.4.2.2 HERITAGE DESIGNATIONS

- (a) The Ontario Heritage Act or any successor legislation will be utilized to conserve, protect and enhance the heritage resources of the City of Barrie which may include the designation of individual properties and/or the designation of a group or groups of properties as Heritage Conservation Districts.
- (b) Prior to the designation of a Heritage Conservation District, the City will prepare and adopt a Heritage Conservation District Plan in accordance with the guidelines established by the Ministry of Culture.
- (c) The City may appoint a committee to prepare, publish and maintain an inventory of heritage resources based on established evaluation criteria;

undertake public awareness programs; and advise Council with respect to the implementation of the provisions of this section. Council shall not give notice of its intention to designate a property or to repeal a by-law designating a property or part thereof, without first having consulted this committee.

- (d) This committee shall act in a review and advisory capacity during the planning process to assist in the accomplishment of heritage conservation goals.
- (e) The City may utilize any government programs available to assist in the implementation of heritage conservation policies and may pass by-laws providing for the making of a grant or loan to the owner of a property designated under the Ontario Heritage Act for the purpose of paying for the whole or any part of the cost of alteration of such designated property on such terms and conditions as the City may prescribe.



### **3.5 NATURAL HERITAGE AND RESOURCES**

#### **3.5.1 GOALS**

- To identify, protect and enhance the natural environment and its connecting linkages including the land, air and water and the life it supports for the benefit of future generations by encouraging and, where necessary, only allow land uses which protect the natural heritage features and functions of Environmental Protection Areas.
- To promote the protection of natural vegetated areas as a contiguous unit.
- To maintain or enhance the long term environmental quality of the City of Barrie recognizing that the City is the principal urban centre of the region.
- To encourage the management of Barrie's waterfront and watersheds to maintain or enhance the natural quality of Lake Simcoe, Kempenfelt Bay, Little Lake and valley and stream corridors within the City.

#### **3.5.2 POLICIES**

##### **3.5.2.1 GENERAL POLICIES**

- (a) The City shall encourage the local Conservation Authorities to prepare watershed management plans as input to the City's role in the management of watershed resources.
- (b) In the review of plans, programs and development applications, the City shall protect the natural environment and its ecological functions for conservation, recreation, scientific and educational value, and its benefits to human health.

##### **3.5.2.2 LAND MANAGEMENT**

- (a) In order to maintain and enhance vegetation cover, the City shall support tree planting, tree preservation, conservation initiatives and land stewardship strategies.
- (b) New development shall be directed to maintain the natural landscape that shapes and defines the City's landform features, natural watershed drainage patterns and vistas.

##### **3.5.2.3 WATER RESOURCE MANAGEMENT**

- (a) In reviewing development proposals, the City shall protect, maintain and enhance water and water related resources on an integrated watershed management basis.

- (b) The City will maintain and, where possible, protect, improve or restore the quality and sustainability of surface and groundwater resources.
- (c) The City will promote water conservation and support the efficient use of water resources.
- (d) The City shall protect or improve water quality and quantity by minimizing cross jurisdictional or cross watershed impacts, in consultation with the Conservation Authorities.

#### 3.5.2.3.1 FLOOD PLAIN MANAGEMENT AND FILL CONTROL

- (a) Flood plain management and control will occur in partnership with the applicable Conservation Authorities.
- (b) The watershed areas for the Lake Simcoe Region Conservation Authority and the Nottawasaga Valley Conservation Authority are shown on Schedule F.
- (c) Flood plain management within the Lake Simcoe Region Conservation Authority and the Nottawasaga Valley Conservation Authority jurisdictions includes the one zone, two zone or the special policy area concept.
- (d) New development and site alteration including the creation of new lots in floodplains is prohibited in accordance with the regulatory flood standard. New development on existing lots, redevelopment, additions and uses that by their nature must be located in the floodplain shall be protected by acceptable flood proofing actions or measures subject to the approval of the City and the applicable Conservation Authority.
- (e) The City may, in accordance with Provincial Policy, consider implementation strategies, such as Special Policy Areas, to allow development and redevelopment to continue in existing built up areas that are restricted from expansion or redevelopment due to flooding or hazard conditions.
- (f) The placing or dumping of fill of any kind, the straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, the construction of any building or structure in or on a pond or swamp or any area susceptible to flooding shall not be permitted in a regulated Conservation Authority area except with written approval of the Conservation Authority and/or Fisheries and Oceans Canada.

**3.5.2.3.2 SURFACE WATER PROTECTION**

- (a) The City will work in partnership with adjacent municipalities and the Conservation Authorities, provincial ministries, the Health Unit and other partners to develop practices that maintain and improve the quality and quantity of lakes and watercourses, and to protect headwater areas from land uses that have the potential to contaminate downstream water systems.
- (b) The City will co-operate with the Conservation Authorities and adjacent municipalities in identifying and mapping surface water features, groundwater features, hydrologic functions and natural heritage features and areas which are necessary for the ecological and hydrological integrity of the watershed. These features will be incorporated into the Plan as Schedules by amendment.
- (c) The natural quality and hydrologic characteristics of watercourses and lakes, including aquatic habitat, base flow, water quality, temperature, storage levels or capacity are to be maintained, and no development shall be permitted that has the potential to create a significant overall negative impact on any of the watercourses and lakes.
- (d) Development and site alteration shall be restricted in or near sensitive surface water features such that these features and their related hydrologic functions will be protected, improved or restored.
- (e) Mitigation measures or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features such that these features and their related hydrologic functions will be protected, improved or restored.

**3.5.2.3.3 GROUNDWATER PROTECTION**

- (a) Schedule G identifies areas where the variety of permitted land uses may be limited in order to protect groundwater resources.
- (b) The City will work in partnership with the County of Simcoe, adjacent municipalities, the Conservation Authorities, provincial ministries, the Health Unit and other partners to protect, maintain and enhance groundwater and surface waters to:
  - i) minimize the potential negative impacts of land use practices or development on groundwater; and
  - ii) restrict or limit development and land use within well head protection areas identified on Schedule G.

- (c) The City may require a risk assessment and/or hydrogeology analysis where there is potential for a proposed development to pose significant risk to a vulnerable aquifer located in one of the well head protection areas identified on Schedule G.
- (d) The risk assessment which shall be completed to the satisfaction of the Ministry of the Environment and in consultation with the respective Conservation Authorities, where appropriate, and the City shall address the following:
  - i) existing groundwater quality and local hydrogeological setting;
  - ii) nature of any predicted adverse impacts;
  - iii) the ability to eliminate or effectively mitigate these impacts; and
  - iv) the proposed mitigation measures.

#### 3.5.2.4 **NATURAL HERITAGE STRATEGY**

- (a) The City shall identify and map significant woodlands as part of the Natural Heritage Strategy and implement appropriate policies for protection and enhancement of significant natural heritage features and incorporate these areas into a linked open space network.
- (b) The City shall undertake a Natural Heritage Strategy to identify natural features of local significance for protection, maintenance and enhancement, and where practical, links to an open space network and the Greenlands System of the County and adjoining jurisdictions. These natural resource areas shall be mapped and policies developed and included as an Official Plan amendment.
- (c) Schedule H identifies provincially significant features including Provincially Significant Wetlands and the Ardagh Bluffs, which is an Area of Natural and Scientific Interest (ANSI). Other natural heritage features are mapped for information purposes and constitute a base map for review of development applications and for future development of a Natural Heritage Strategy.

## **3.6 COMMUNITY IMPROVEMENT PLANNING**

### **3.6.1 GOALS**

- To maintain and enhance a high quality living, working and business environment within the City for the benefit of the local and regional community, through ongoing Community Improvement.
- To ensure the provision of high quality municipal infrastructure and services to residents of Barrie.
- To encourage the designation of Community Improvement Project Areas and development of Community Improvement Plans in order to achieve overall co-ordination and planning for effective application of public and private sector investments, initiatives or strategies.

### **3.6.2 POLICIES**

#### **3.6.2.1 DEFINITION**

Community Improvement means the planning or re-planning, design or re-design, subdivision, clearance, development or redevelopment, reconstruction, rehabilitation, and improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, works, improvements or facilities, or spaces therefore as may be appropriate or necessary.

#### **3.6.2.2 LOCATION**

Any areas within the City which requires attention in terms of Community Improvement may be designated as Community Improvement Project Areas in accordance with Section 28 of the *Planning Act*.

#### **3.6.2.3 DESIGNATION OF COMMUNITY IMPROVEMENT PROJECT AREAS**

- (a) Community Improvement Plans will be implemented through passage of a by-law designating a Community Improvement Project Area and through preparation of Community Improvement Plans pursuant to the *Planning Act*.
- (b) The designation of Community Improvement Project Areas will be based on one or more of the following characteristics:
  - i) Inadequate or deficient municipal infrastructure and services including facilities such as parks, arenas, and community centres.

- ii) Old, deteriorated or neglected buildings and properties that require upgrading, rehabilitation or replacement.
- iii) The presence of incompatible or conflicting land uses.
- iv) Deficient streetscapes in terms of poor roads, curbs, sidewalk, boulevards, tree planting, landscaping, street furniture, and street lighting.
- v) Inadequate flood protection.
- vi) The presence of buildings of cultural heritage significance.
- vii) The presence of inherent vistas and visual amenities such as the waterfront which would benefit from protection and enhancement and which provide opportunities for tourism, leisure and recreation.
- viii) Lands with potential for enhancement of natural heritage features or functions through environmental rehabilitation, restoration or naturalization.
- ix) Inadequate mix of housing types.
- x) The presence of soil or water contamination because of chemicals or other pollutants.
- xi) Deteriorated or insufficient parking facilities.
- xii) Poor overall visual appearance including streetscape, and urban design.
- xiii) Transportation or transit deficiencies including inaccessible or deteriorated sidewalks, walkways, bike paths/lanes and trails.
- xiv) Poor, inadequate or unsafe interfaces between different transportation modes including motorist, vehicular, cyclist, pedestrian and public transit on streets and roads.
- xv) Any other environmental, social or community economic development reasons.

#### 3.6.2.4 **GENERAL POLICIES**

Community Improvement Plans may provide direction, guidelines and a strategy for any or all of the following:

- i) Allocation of public funds such as grants, loans, tax assistance or other financial instruments for the physical rehabilitation, redevelopment or improvement of land and buildings, to registered owners, assessed owners, tenants and assignees of lands or buildings.
- ii) Provision for a range of financial assistance and incentive programs in the form of tax relief, loans, grants, development charges and application fees to eligible parties or for eligible projects.

- iii) Municipal acquisition or holding of land or buildings and subsequent clearance, grading, rehabilitation, redevelopment or resale of these properties or other preparation of land or buildings for community improvement.
- iv) Public/Private Partnerships, joint ventures and cost-sharing arrangements.
- v) Infill and rehabilitation projects.
- vi) The promotion of cultural heritage conservation through applicable local, provincial and federal legislation and by-laws.
- vii) Promotion of the viability of Commercial areas through the establishment and support of Business Improvement Areas.
- viii) Development of façade and streetscape design guidelines that encourage foot traffic and improve visual amenity.
- ix) Detailed capital improvement projects and timetables for construction.
- x) Re-alignment or redevelopment of roads, paths, and transit routes to encourage active transportation modes and to improve safety for pedestrians, cyclists and motorists.
- xi) Adoption of policies and amended municipal by-laws to realize improvement objectives of Community Improvement Plans.
- xii) Outline further studies or review as necessary for community improvement projects.
- xiii) Other municipal actions, programs or investments for the purpose of strengthening and enhancing neighbourhood stability, health and safety, stimulating production of a variety of housing types, facilitating local economic growth, improving social and environmental conditions or promotion of cultural development.

#### 3.6.2.5 PREPARATION OF COMMUNITY IMPROVEMENT PLANS

- (a) The City will solicit the input of the business community, affected residents, ratepayers and property owners, tenants, public bodies and agencies, and other interested parties in the preparation of Community Improvement Plans or amendments to Community Improvement Plans.
- (b) The City must be satisfied that any community improvements or financial incentives are within the financial capability of the City.
- (c) The City will determine the priorities, sequence and timing of designation of Community Improvement Project Areas and the preparation of individual Community Improvement Plans within those areas.

**3.6.2.6 FACADE AND STREETScape DESIGN**

- (a) The City may adopt facade and streetscape design guidelines which shall serve as a statement of the community's design intentions for an area or areas.



## **3.7 ENERGY CONSERVATION AND RENEWABLE ENERGY SYSTEMS**

### **3.7.1 GOALS**

- The City is committed to reducing greenhouse gas emissions through application of energy conservation measures in all stages of the planning and design process.
- The use of renewable and alternative energy systems shall be promoted where appropriate and in accordance with the goals and policies of this Plan and in accordance with Federal and Provincial requirements.

### **3.7.2 POLICIES**

#### **3.7.2.1 GENERAL POLICIES – ENERGY CONSERVATION**

- (a) A compact urban form, which supports active transportation, transit use, and trip reduction as a means of reducing energy consumption and improving air quality will be promoted;
- (b) Energy conservation shall be encouraged through community and site planning design and the use of energy-efficient materials and landscaping;
- (c) In the review of development applications, consideration shall be given to energy conservation measures such as the solar orientation of streets and buildings, increased densities, and the use of landscaping and building materials; and
- (d) The retention of forests and tree planting will be encouraged to enhance and improve the “urban forest” and tree cover as a means of improving air quality and reducing energy use through shading, sheltering, and screening.

### **3.7.3 RENEWABLE ENERGY SYSTEMS**

#### **3.7.3.1 DEFINITION**

Renewable Energy Systems produce electrical power or generate heat from an energy source that is renewed by natural processes such as wind, water, solar or geothermal energy.

#### **3.7.3.2 GENERAL POLICIES**

- (a) The location and siting of renewable energy systems shall take into account:

- (i) the impact on surrounding lands especially current and future sensitive land uses such as residential, schools, Places of Worship and hospitals;
  - (ii) environmental impacts on natural features and functions; and
  - (iii) the impact on the planned function of employment lands and transportation nodes and corridors.
- (b) Criteria for locating and siting of power generating facilities from renewable energy systems shall be based on reducing adverse impacts and minimizing risks to public health and safety given the type and scale of the renewable energy system proposed.
- (c) Development guidelines for wind, water, solar, and geothermal energy systems tailored to the form of renewable energy shall be applied to ensure that the renewable energy systems are appropriately designed, buffered, or separated from sensitive land uses to prevent adverse effects and minimize the risks to public health and safety.
- (d) Proposals received for renewable energy systems which are not addressed through more detailed policies in this plan may be deemed premature until such time as the City has undertaken a review of the impacts and developed an overall policy for such systems.
- (e) Appropriate standards for renewable energy systems based on the type and scale of the proposal shall be developed in the implementing Zoning by-law.
- (f) Detailed policies for the scale and type of renewable energy systems may establish an approval process, including setting out of required supporting documentation.

**3.8 BROWNFIELDS**

- (a) Where a change in land use is proposed and either the previous or current use has the potential to have caused environmental contamination (i.e. industrial to residential), the site shall be decommissioned and/or cleaned up by the owner/applicant to the satisfaction of the City and the Ministry of Environment.
- (b) A Record of Site Conditions and Certificates of Property Use in accordance with the Environmental Protection Act shall be prepared for contaminated sites and filed for public access with the Environmental Site Registry.

## SECTION 4.0: LAND USE POLICIES

## **4.0 LAND USE POLICIES**

### **4.1 FUTURE URBAN**

#### **4.1.1 GOALS**

- To establish the overall land use and municipal infrastructure for an area including goals and policies to guide development for the area.

#### **4.1.2 POLICIES**

##### **4.1.2.1 PERMITTED USES**

- (a) Lands designated Future Urban are intended for residential use and complementary land uses such as commercial, institutional, environmental protection and open space but not for industrial uses.
- (b) Existing uses and other uses such as non-intensive agriculture, reforestation, and public utilities, are permitted within the Future Urban designation provided that such uses do not jeopardize plans for urban development.
- (c) Development within Future Urban areas will be phased to be consistent with the Intensification policies of this Plan.

##### **4.1.2.2 GENERAL POLICIES**

- (a) Areas designated as "Future Urban" on Schedule A may require special studies to be undertaken to address such matters as the market feasibility of commercial centres, the determination of environmental protection areas, stormwater management, cultural heritage features, master parks plans, hydrogeology, transportation and financial impact in the context of the City's growth management.
- (b) Future Urban areas shall develop on the basis of full urban services. Exceptions to full standards include existing single detached homes on private sewage systems with the understanding that these units will connect to full urban services when available.

##### **4.1.2.3 RESIDENTIAL PLANNING AREAS**

- (a) The integration of new development with existing residential areas must be accomplished in a manner which minimizes abrupt changes. Road patterns, pedestrian linkages, housing styles and densities of new subdivision proposals, shall be compatible with adjacent uses.
- (b) Residential planning areas will be designed and planned for connectivity to allow convenient and safe road, pathway, and transit access to schools, local parks, recreational and institutional facilities, and to

convenience commercial centres. Non-residential land uses located in a planning area will be designed to serve the needs of the surrounding neighbourhood, including several neighbourhoods relative to the provision of community centre uses.

- (c) Convenience commercial centres should be located within each residential area to provide for the day-to-day commercial needs of its residents and foster a sense of neighbourhood. As part of the fulfilment of this role, a broad range of complementary uses such as medium density units, senior citizen housing and other community/recreational facilities should be located in the same area.
- (d) Each residential planning area shall be designed to contain a range of housing and tenure types suitable for different age levels, household income levels life styles and family structures. Housing styles and densities should be distributed throughout the planning area in accordance with accepted planning principles as outlined in Section 4.2 of this Plan.
- (e) Open space, schools, places of worship and recreational facilities should be closely integrated to serve as a focus for the neighbourhood.

#### 4.1.2.4 ARDAGH SECONDARY PLANNING AREA

- (a) Development on the lands designated Future Urban north of Ardagh Road, west of Ferndale Drive, east of Townline Road and south of the southerly boundary of the Bear Creek Provincially Significant Wetland (PSW) must proceed by way of an Official Plan amendment which will require the preparation of individual or “scoped” Environmental Impact Studies.
- (b) These studies must:
  - Provide further details for the individual properties on diversity of vegetation communities on uplands within 120m of the PSW and a re-evaluation of the width of the wildlife corridor through the Secondary Plan area, subject to direction/guidelines from the Nottawasaga Valley Conservation Authority and City staff in consultation with the Ministry of Natural Resources.
  - Determine and rationalize natural buffers from the surveyed boundary of the Bear Creek Swamp PSW during the preparation of individual or scoped EIS for each development proposal to determine the merits of their being designated as an Environmental Protection Area.
  - Address all outstanding recommendations of the Comprehensive Environmental Impact Study prepared by Michalski Nielsen dated February 2009.

## 4.2 RESIDENTIAL

### 4.2.1 GOALS

- To guide the formation of residential planning areas which foster a sense of neighbourhood and belonging for their residents.
- To encourage the creation of complete communities through a mix of land uses serving the residential planning areas in order to maximize convenient access to community facilities and services.
- To develop areas with densities which would support transit use as well as pedestrian and cycling as forms of transportation.
- To develop high quality, well-linked public open spaces in residential areas.
- To ensure that new residential development shall not jeopardize the expansion of the City's industrial/commercial/institutional land use sectors.
- To plan the location and design of residential development to enhance compatibility between dwelling types at different densities and to minimize potential conflict between incompatible land uses.
- To plan for new development in the medium and high density categories which encourage mixed use and high quality urban design for medium and high density development within the Intensification area while continuing to support the integrity of stable neighbourhoods.

### 4.2.2 POLICIES

#### 4.2.2.1 PERMITTED USES

- (a) Where lands are designated Residential, the predominant use shall be for all forms of housing which may include senior citizen housing, nursing homes, bed and breakfast establishments and group homes.
- (b) Uses compatible with the basic residential use such as open space, day care facilities, places of worship and home occupations may be permitted within the Residential designation provided such uses are in keeping with the general scale, appearance and character of the surrounding neighbourhood.
- (c) Places of worship and associated facilities located in residential areas on sites greater than 0.6 hectares (1.5 acres) in size shall be designated Institutional.

- (d) Other non-residential land uses may be permitted to locate within residential planning areas, provided they are considered compatible with residential uses. These uses may be permitted only where their locations are shown on Schedule A or by amendment to this Plan and may include such uses as commercial, institutional and environmental protection.
- (e) Notwithstanding (d) above, local convenience commercial facilities providing for the sale of convenience goods and services to meet the daily living needs of residents in a residential area may be permitted on sites less than 0.6 hectares (1.5 acres) in size in a Residential Designation subject to a site specific zoning by-law.
- (f) Notwithstanding (d) above, within high density apartment buildings, accessory service oriented commercial uses such as convenience store, personal service store, and dry-cleaning distribution outlet, shall be permitted, provided that the commercial uses do not occupy an area in excess of 25% of the ground floor area of the building.

#### 4.2.2.2 RESIDENTIAL DENSITIES

- (a) For low density residential development, net residential hectare shall mean the area of land measured in hectares utilized for residential dwelling units including the lot area and the local residential streets, but excluding Open Space and Environmental Protection Areas. For medium and high density residential development, net residential hectare shall mean the area of land measured in hectares utilized for residential dwelling units including the lot area but excluding local residential streets, Open Space and Environmental Protection Areas.
- (b) In areas where secondary plans have been prepared and adopted by the City, a determination has been made with regard to the appropriate location and concentrations of low, medium and high density housing or residential development. In these areas, any additional medium or high density residential proposals must proceed by way of amendment to this Plan unless these proposals fall within the Intensification areas identified on Schedule I of this Plan. In areas identified in a Secondary Plan for medium or high density residential areas, any proposal to convert these areas to low density must proceed by way of an amendment to this Plan. In areas where a secondary plan is not in effect, the location criteria outlined in Sections 4.2.2.3 and 4.2.2.6 shall apply.
- (c) Low density residential development shall consist of single detached, duplexes, or semi-detached dwellings with frontage on a public street.
- Low density residential development shall generally be no more than 15 units per net residential hectare unless otherwise specified in this Plan.



- (d) Medium density residential development shall consist of multiple dwelling types such as triplexes, fourplexes, apartments, and street, stacked and cluster townhouses.
- Medium density residential development relating to a "walk-up" apartment and/or stacked townhousing shall be no more than 53 units per net hectare.
  - Medium density residential development relating to street townhousing shall be no more than 47 units per net hectare. Cluster and /or block townhousing shall be no more than 40 units per net hectare.
- (e) High density residential development shall consist of developments which are in excess of 53 units per net hectare.

#### 4.2.2.3 **LOCATIONAL CRITERIA**

- (a) In areas where secondary plans have been prepared and adopted by the City, a determination has been made with regard to the appropriate location and concentrations of low, medium and high density housing. In these areas, any additional medium or high density residential proposals must proceed by way of amendment to this Plan. In areas where a secondary plan is not in effect, the locational criteria outlined in the remainder of this section shall apply.
- (b) Medium and high density residential development shall be encouraged to locate in the intensification areas identified on Schedule I and adjacent to arterial roads which support public transit, and where it has been determined that planned services and facilities such as schools, parks, accessible commercial development, roads, sewers and water mains, and other municipal services are adequate.
- (c) High density development in excess of 150 units per hectare shall be restricted to locations within the City Centre unless an amendment considering the criteria noted in (b) above and other relevant policies of this Plan has been approved.
- (d) In addition to other residential policies of this Plan, senior citizen housing should be encouraged to locate in close proximity to shopping facilities, open space areas and transit routes.
- (e) Convenience Commercial uses may be permitted in suitable locations generally at the intersection of collector roads and local roads in a location central or easily accessible to the neighbourhood trade area.

**4.2.2.4 DESIGN POLICIES**

- (a) Residential development shall provide necessary on-site parking (as prescribed in the implementing zoning by-law) and a functional open space amenity area including landscaping, screening, buffering and accessibility considerations.
- (b) Densities shall be graduated where possible in order to provide for integration between adjoining residential land uses. Where medium or high density uses abut development of a low density nature, buffering protection will be provided to minimize the impact to the lower density uses.
- (c) Measures shall be taken to mitigate adverse impacts on residential property from non-residential uses, railways, arterial roads and highways. Noise studies may be required at the time of considering proposals for residential development in accordance with Section 5.4.2.1 (e).
- (d) The City will continue to encourage the maintenance and improvement of the character, and appearance of existing residential areas.
- (e) Special care shall be taken to visually screen development and redevelopment of a non-residential character from existing residential uses.

**4.2.2.5 GENERAL POLICIES**

- (a) Development actions that generate large amounts of traffic, noise, odours, dust and so forth which could have a negative impact on adjoining residential land uses shall be discouraged in order to maintain a high degree of residential area amenity. Spot rezoning of residential lands should not be approved when they would have a negative impact on an existing neighbourhood.
- (b) Uses in the Residential designation require the provision of full municipal sewer and water services. Creation of residential lots on private septic systems will be discouraged except on a limited infill basis through consent with the understanding that these lots shall be required to connect to full municipal services when available at the owner's expense.
  - Prior to the creation of a lot for development on private septic systems, the necessary soil, hydrogeological, grading and tree preservation plans must meet the approval of the City and the appropriate public agencies.
- (c) The City will require the incorporation of larger lot sizes in wooded areas or the protection of woodlands (in whole or in part), and/or additional

planting as determined by the City prior to approval of any development proposals in areas adjacent to or including woodlands.

#### 4.2.2.6 INTENSIFICATION POLICIES

- (a) Intensification can be achieved through residential conversions, infill, and redevelopment to promote an increase in planned or built densities and to achieve a desirable compact urban form.
- (b) Residential intensification is encouraged at a number of general locations in the City. These include the Urban Growth Centre, Intensification Nodes, Intensification Corridors, and the Major Transit Station area identified on Schedule I of this Plan. Development proposals for higher densities in other locations will be considered subject to the policies of Sections 3.3 and 4.2 of this Plan.
- (c) The City shall consider intensification in appropriate locations and forms as a means to achieve compact development that will efficiently use land and resources, optimize the use of existing and new infrastructure and services, support public transit and active transportation, contribute to minimizing potential impacts on air quality and promoting energy efficiency.
- (d) The City's focus on intensification will be directed to the four (4) categories of the Urban Growth Centre (UGC), Intensification Nodes, Intensification Corridors and Major Transit Station Areas. Development applications which propose residential intensification outside of the four Intensification Areas of focus will also be considered on their merits, including consideration of the following evaluation criteria:
  - (i) the scale and physical character of the proposed development and its integration with the character of the surrounding area/ neighbourhood;
  - (ii) the adequacy of physical infrastructure, transportation facilities and community facilities and services;
  - (iii) the availability of public transit;
  - (iv) the impact of approving an intensification application on the ability to achieve increased densities and associated benefits elsewhere in the City where it is being focused;
  - (v) sensitive, high quality urban design while endeavouring to consistently improve efficiency and safety of that environment;
  - (vi) the long term livability and sustainability of the housing project; and
  - (vii) the preservation of heritage resources.
- (e) The City may, in the process of reviewing development applications for residential intensification, require studies related to the improvement of older residential areas, as deemed appropriate. Such

studies shall consider and evaluate measures to improve the condition of housing and neighbourhood amenities including:

- (i) Programs for the rehabilitation of properties consistent with the character and role of the particular area within the City;
  - (ii) Acquisition and clearance of land for community services;
  - (iii) The protection, enhancement and restoration of the natural heritage system;
  - (iv) Improvement of municipal services including streets, sidewalks, public utilities, sewer and water mains, street lighting, parking and landscaping;
  - (v) Enhancing access to public transit and the pedestrian environment;
  - (vi) Promoting high quality urban design and harmonious integration of the new and existing development functionally and visually; and
  - (vii) Accessibility for persons with disabilities.
- (f) In the event that additional population generated in an approved Secondary Plan which encompasses Intensification Nodes or Corridors identified on Schedule I of this Plan exceeds the population projections anticipated in the Secondary Plan, the policies of this section will take precedence and the combined populations will be acceptable.
- (g) To achieve the goals of this section of the Plan, the following target densities shall be applied to the Urban Growth Centre, Intensification Nodes and Corridors and Major Transit Node identified on Schedule I of this Plan;
- a. Urban Growth Centre – 150 person/jobs per hectare (it is anticipated that this additional density will occur in the high density categories averaging between 150 – 200 units per net hectare)
  - b. Intensification Node – 40 - 120 units per hectare
  - c. Intensification Corridor – 50 units per hectare
  - d. Major Transit Node – 40 - 120 units per hectare
- (h) The City will undertake special studies for established residential areas where additional pressures are felt for intensification and redevelopment or other significant issues.

#### 4.2.2.7 **SECONDARY PLANNING AREAS**

- (a) There are twelve Secondary Planning Areas within the City which have to a large extent been developed in accordance with the approved Secondary Plans, the Secondary Plans which provide detailed policies and land use guidelines for development within these areas are listed as follows:

1. Ardagh Secondary Plan
  2. Bayshore Secondary Plan
  3. Cundles East Secondary Plan
  4. East Bayfield Secondary Plan
  5. Edgehill Drive Secondary Plan
  6. Georgian Drive Secondary Plan
  7. Holly Secondary Plan
  8. Innis-Shore Secondary Plan
  9. Little Lake Secondary Plan
  10. Northwest Secondary Plan
  11. Painswick South Secondary Plan
  12. West Bayfield Secondary Plan
- (b) New development proposed within these areas shall be in accordance with the Secondary Plan policies for the applicable Secondary Plan as amended from time to time, subject to the policies applying to intensification nodes and corridors. New Secondary Plans may be developed from time to time as required for the growth and development of the City.
- (c) Development on the lands designated Future Urban in the Ardagh Secondary Planning Areas must proceed in accordance with the policies of Section 4.1.2.4 of this Plan.

### 4.3 COMMERCIAL

#### 4.3.1 GOALS

- To maintain, enhance and support the City's role as the primary commercial/service centre of the region.
- To encourage the maintenance and expansion of commercial/service sector activity through the adoption of land use designations and policies which will complement and enhance the efforts of the private sector in the provision of goods, services and employment opportunities.
- To promote a distribution of commercial facilities that provide a high level of convenience and accessibility for residents and limit the need for travelling extensive distances for minor purchases and local service facilities.
- To minimize the impacts of retail and other service development on adjacent land uses and on the traffic carrying capacity of area roads.

#### 4.3.2 POLICIES

##### 4.3.2.1 GENERAL POLICIES

- (a) There are five categories of commercial land uses established by this Plan:
1. City Centre;
  2. Regional Centre;
  3. Community Centre;
  4. General Commercial; and
  5. Convenience Commercial.
- (b) The design, appearance and scale of new commercial development shall be in harmony with adjacent land uses and adequate screening, buffering and noise protection for adjoining residential uses shall be provided. Pedestrian accessibility, including barrier-free access, shall be considered in the design of new commercial development.
- (c) Where new commercial development or redevelopment occurs, adequate off-street parking and off street loading facilities shall be provided except within the City Centre designation where the provision of these facilities shall be encouraged wherever feasible. In addition, commercial uses shall provide adequate parking for the physically challenged within close proximity to the access door.
- (d) The impact of commercial development on the safe and efficient movement of traffic, both vehicular and pedestrian, shall be minimized by encouraging shared access points including the use of cross access

easements, for and between commercial developments as well as the provision of barrier-free pedestrian linkages between residential and commercial areas.

- (e) The City may require the proponents of any application for commercial development not provided for in this Plan and the Zoning By-law to submit detailed impact studies. Impact studies may, among other matters, include an analysis of the impact of new development on existing shopping areas, the downtown core, traffic and public transportation. In reviewing an application, Council shall place greater emphasis on the merits of the application based on sound land use planning principles including location criteria, compatibility with surrounding uses and compatibility with the goals and policies of this Plan.
- (f) Retail warehouse uses shall only be permitted on commercially designated lands. In recognition of their regional trade area, these uses will be encouraged to locate along County roads and major arterial roads.
- (g) Regional scale shopping may occur in different forms including a Regional Centre and freestanding developments.
- (h) The zoning of individual sites may not allow for a full range of commercial uses or the full extent of development intensity at every location based on site specific factors that may include traffic, land use compatibility, environmental and other factors.
- (i) Approval of development within commercial areas will be subject to the availability of required urban services including municipal sewer and water, sidewalks, access to public transit, adequate vehicular access, accessible and off-street parking and loading facilities.

#### 4.3.2.2 THE CITY CENTRE

- (a) Lands designated City Centre are intended to provide a broad range of retail, service, office, institutional, public and residential uses to serve the general needs of Downtown residents as well as specialized functions for the entire community and market area. Retail stores, offices, hotels, institutional, and entertainment uses shall be integrated, where possible, with residential uses, community facilities, and open space.
- (b) The following uses may be permitted within the City Centre designation: commercial activities ranging from local service and retail use to business and administration uses; residential development, including the residential use of upper storeys of commercial buildings; cultural and institutional uses; leisure and recreational uses; and all levels of government and special purpose public agencies.

- (c) Residential uses including a variety of housing types at medium and high densities are encouraged in the City Centre in order to increase the resident population, provide live/work opportunities, ensure the Downtown is used after business hours and create a local market for convenience and service goods. The goals and policies of Section 4.2 shall guide residential development and redevelopment within this area.
- (d) All types of new residential development, including modifying existing single detached homes to accommodate multiple units while retaining the existing character of the area, shall be encouraged.
- (e) Existing front yards are encouraged to be preserved as landscaped open space rather than parking spaces in those areas being redeveloped or converted through a change of use.
- (f) Street furniture such as garbage bins, bike racks, benches, street lamps, tree lighting, banners and flower treatments, and sidewalks, crosswalks, bike paths, signage and landscaping shall achieve a high standard of design and be located to link the Downtown and the waterfront in a consistent manner.
- (g) Municipal parking lots and structures in the City Centre shall be provided in locations that are convenient and accessible to the Downtown and waterfront. New parking spaces shall be constructed when needed and when economically feasible.
- (h) The provision of public open space, in the form of active and passive parks, is recognized as an essential component within the City Centre for the enjoyment of workers, residents and visitors to the City. Visual and pedestrian linkages between commercial and related uses in the City Centre and the public open space system along the waterfront shall be encouraged.
- (i) All new development in the City Centre shall respect the physical scale and characteristics of the existing structures. Any redevelopment of properties shall be in keeping with the existing character of the area and, where possible, the existing heritage structures shall be retained.

#### 4.3.2.3 REGIONAL CENTRE

- (a) Lands designated Regional Centre are intended to provide a broad range of retail and service commercial uses and community facilities. Office and residential uses may also be permitted.
- (b) The following uses may be permitted within a Regional Centre designation: all types of retail uses, supermarkets and food stores; service commercial and personal service uses; retail warehouse stores; financial institutions and services; business, professional and medical offices; entertainment, recreation and other community facilities such as libraries and day care centres; and medium and high density residential uses.



- (c) Development in a Regional Centre designation shall be a shopping centre where a group of retail, service commercial or other uses function as a unit within an enclosed building, with common parking and loading facilities, and egress and ingress. Freestanding buildings shall be permitted on the site.
- (d) Residential uses shall be located within a shopping centre complex or in freestanding buildings exclusively used for residential purposes. Office uses shall be located in freestanding buildings or within a shopping centre building.
- (e) Regional Centres shall have a total minimum retail building area of 45,000m<sup>2</sup>.
- (f) The planned size and function of Regional Centres is designed to serve the trade area of Barrie and may extend beyond the boundaries of Barrie.
- (g) Regional Centres shall be located on at least two arterial roads or an arterial road and a Provincial highway and shall be fully served by public transit services.

#### 4.3.2.4 **COMMUNITY CENTRE**

- (a) Lands designated Community Centre are intended to provide a broad range of retail and service commercial uses and community facilities. Office and residential uses may also be permitted. These shopping areas are smaller in size and function than a Regional Centre.
- (b) The following uses may be permitted within the Community Centre designation: all types of retail uses; supermarkets and food stores; service commercial and personal service uses; financial institutions and services; business, professional and medical offices; entertainment, recreation and other community facilities such as libraries and day care centres; and medium and high density residential uses.
- (c) Development in a Community Centre designation shall be a planned shopping centre as outlined in Section 4.3.2.3(c) and/or a grouping of separate buildings. Freestanding buildings shall be permitted.
- (d) Residential uses shall be located within a shopping centre complex or in freestanding buildings exclusively used for residential purposes. Office uses shall be located in freestanding buildings or within a shopping centre building.
- (e) Community Centres shall have a maximum retail building area of 45,000m<sup>2</sup>.
- (f) The planned size and function of Community Centres is designed to serve one or more residential planning areas.

- (g) Community Centre Areas shall be located on arterial roads and shall be fully served by public transit services.

#### 4.3.2.5 **GENERAL COMMERCIAL**

- (a) Lands designated General Commercial are intended to provide a range of retail and service commercial uses and should be easily accessible to the travelling public and connected to points within the city and beyond through a variety of modes of transportation including public transit, and active transportation infrastructure. Such uses may require large sites and may have significant on-site storage and parking needs.
- (b) The following uses may be permitted within a General Commercial designation: large scale retail and service commercial uses such as retail warehouse stores, automotive commercial, furniture and home furnishing uses, garden centres, supermarkets and food stores as well as smaller scale retail, service commercial and personal service uses; financial institutions and services; business, professional and medical offices; restaurants, recreation, entertainment and other community facilities such as libraries and day care centres.
- (c) Development in a General Commercial designation shall be in separate buildings and/or a grouping of separate buildings.
- (d) The planned size and function of General Commercial areas is designed to serve one or more residential planning areas.
- (e) General Commercial areas will be permitted in suitable locations primarily at the intersection of arterial and collector roads and will be encouraged to establish in nodal fashion.

#### 4.3.2.6 **CONVENIENCE COMMERCIAL**

- (a) Lands designated Convenience Commercial are intended to provide a limited range of retail and service commercial uses and community facilities that serve the daily and weekly needs of the immediate neighbourhood and adjacent residential areas. These lands shall be designated General Commercial by this Plan but will be zoned in a separate zoning category by the Zoning By-law.
- (b) Convenience Commercial designations will be permitted in suitable locations generally at the intersection of collector roads and local roads in a location central or easily accessible to the neighbourhood trade area.
- (c) Individual Convenience Commercial sites will have a maximum area of 0.8 ha.

## 4.4 INDUSTRIAL

### 4.4.1 GOALS

- To ensure that the policies and standards pertaining to the development of industrial land are sufficiently flexible to accommodate the changing and diverse needs of industry while ensuring that industrial development occurs in an environmentally sensitive manner.
- To participate in the provision of industrial land by suitable designation of both private and public land and by the servicing of publicly owned land in advance of specific need.

### 4.4.2 POLICIES

#### 4.4.2.1 GENERAL POLICIES

- (a) There are five categories of industrial land use established by this Plan:
1. General Industrial;
  2. Business Park;
  3. Highway 400 Industrial;
  4. Restricted Industrial; and
  5. Extractive Industrial.
- (b) Approval of development within industrial areas will be subject to the availability of required urban services including municipal sewer and water, adequate vehicular access, off-street parking and loading facilities.
- (c) Commercial uses such as retail stores not directly related to the function of industrial areas, or which are more appropriate in designated commercial areas are not permitted.
- (d) Non-industrial ancillary uses will only be permitted where they will not interfere with or detract from the primary industrial function of the area.
- (e) The City may undertake a secondary plan, community improvement plan, or special study for all or part of an industrial planning area in order to review and assess the suitability of current land use designations and policies in relation to the changing needs of industry.
- (f) Where industrial development includes components, such as open storage, which may have a negative impact on adjacent non-industrial uses, this component shall be confined to areas removed from residential areas and screened from public view.

- (g) Where permitted, open storage areas shall be screened by planting, fences, buildings and/or landscaping, and shall generally only be located in the rear yard.
- (h) The City shall require adequate setbacks and landscaping of industrial developments which abut open space and residential areas.

#### 4.4.2.2 **GENERAL INDUSTRIAL**

- (a) Where lands are designated as General Industrial on Schedule A, the predominant use shall be for manufacturing, processing, servicing, storage of goods and raw materials, industrial warehousing and similar such uses.
- (b) Commercial uses which serve the industrial area, or which are ancillary and/or accessory to the industrial uses may also be permitted. Automotive sales establishments may be permitted but development of these uses must proceed by way of a site specific by-law which may address setbacks, parking, lot coverage, site plan control matters or any other matters deemed appropriate. Automotive sales establishments shall not be located on lands serviced by rail and shall generally be located adjacent to arterial and/or collector roads and generally 120 metres away from an existing industrial use.
- (c) Industrial areas adjacent to residential lands shall be placed in a separate category in the Zoning By-law and will permit a greater range of non-industrial, service based uses such as recreational uses, sports facilities and other service-based industrial uses. Open storage activities will be prohibited.

#### 4.4.2.3 **BUSINESS PARK**

- (a) Where lands are designated as Business Park on Schedule A the predominant use shall be for prestige industrial and office based uses in a landscaped "campus-like" setting. These uses shall include corporate administration offices, business and professional uses, research and development facilities, and high technology manufacturing or assembling operations.
- (b) Uses which are considered complementary, ancillary, or accessory to the primary business park use or adjacent industrial areas will also be permitted. These uses will include office and business service establishments, day care facilities, convenience stores, banks, restaurants, hotels/motels and private recreation facilities.
- (c) These complementary and ancillary uses are intended to be located in buildings designed for multiple occupancy and will not be established as free-standing buildings nor on small land parcels.

- (d) The designation of new areas for Business Park development shall proceed by way of an Official Plan Amendment and will be assessed on the basis of the following criteria:
  - i) high visibility areas having frontage on arterial roads or provincial highways;
  - ii) locations where natural features will reinforce the development of a campus-like setting for the permitted uses;
  - iii) sites located on the periphery of industrial areas and adjacent to non-industrial areas; and
  - iv) sites of sufficient size to accommodate multiple or individual occupancy.
- (e) Business Park uses will be subject to high development standards including extensive and well designed landscaping treatment. Business Park uses will be subject to site plan control and will be built to a full urban standard.
- (f) Approval of development within Business Park areas will be subject to the policies of Section 4.4.2.1 of this Plan.

#### 4.4.2.4 **HIGHWAY 400 INDUSTRIAL**

- (a) Where lands are designated as Highway 400 Industrial on Schedule A the predominant use shall be for prestige industrial and office based uses. These uses shall include corporate administration offices; business and professional uses; research and development facilities; and high technology manufacturing or assembling operations.
- (b) Uses which are considered complementary, ancillary, or accessory to the primary industrial use or adjacent industrial areas will also be permitted.
- (c) In recognition of the importance of the Highway 400 corridor as the visual gateway into the City, the industrial areas adjacent to the highway shall be placed in a separate category in the Zoning By-law and have a more restricted range of permitted Industrial uses. This zoning category will prohibit open storage activities, and require that any new development or redevelopment within the area be subject to higher development standards with the intention of screening the industrial functions of the site from the Highway.

**4.4.2.5 RESTRICTED INDUSTRIAL**

- (a) Where lands are designated Restricted Industrial on Schedule A, uses shall only be permitted on a site specific basis by amendment to this Plan. Restricted Industrial uses include those uses which are generally considered noxious or offensive. These uses are defined in the City's Zoning By-law.
- (b) Special Industrial uses shall not be permitted within 300 metres of a Future Urban Area or a sensitive land use, such as: residential areas, schools, hospitals, places of worship, and environmentally protected areas. An ethanol production facility shall not be permitted within 1,000 metres of a sensitive land use or any other ethanol production facility.
- (c) Approval of development within Restricted Industrial areas will be subject to the policies of Section 4.4.2.1 of this Plan.

**4.4.2.6 EXTRACTIVE INDUSTRIAL**

- (a) Any new extractive operation, except wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts, must proceed by way of an Official Plan amendment to ensure its land use suitability and may be required to provide a study which addresses the impact of the pit or quarry on the following:
  - i) ground and surface water;
  - ii) natural vegetation;
  - iii) potential conflicts, including dust and noise, with adjacent use; and
  - iv) any other matters deemed necessary.
- (b) Any wayside pit or quarry shall be permitted provided it conforms to the Aggregate Resources Act, 1989. All rehabilitation schemes must also satisfy the requirements of the City of Barrie.
- (c) Separation distances between new extractive operations and sensitive land uses will be determined in accordance with Provincial policy.

## 4.5 INSTITUTIONAL

### 4.5.1 GOALS

- To ensure that civic, educational, health and social facilities are planned and designed in such a manner as to serve the needs of the City and the region.
- To strengthen the regional role of Barrie through the support and development of major government facilities and major health care facilities.
- To encourage the shared use of public buildings, open space areas and school grounds to promote functional and cost efficiencies.

### 4.5.2 POLICIES

#### 4.5.2.1 PERMITTED USES

The primary use of lands designated Institutional on Schedule A shall be for various forms of public and/or private educational, health, cultural, recreational, religious or charitable institutions or uses providing a public service.

#### 4.5.2.2 LOCATIONAL CRITERIA

- (a) Institutional uses serving the entire City such as City Hall, the main library, cultural facilities and public auditoria, should be encouraged to locate in the City Centre Planning Area to contribute to the long term role of the City Centre as the community focus for the City.
- (b) All institutional uses should be located close to public transit and pedestrian links.
- (c) Some institutional uses are permitted within other land use designations as indicated and implemented through the City's Zoning By-law.

#### 4.5.2.3 GENERAL POLICIES

- (a) Institutional uses will be located to minimize any potential conflict between these uses and adjacent land uses, particularly residential areas. Appropriate visual screening, planting and/or fencing measures shall be provided between the institutional use and the nearby residential area.
- (b) Approval of development within Institutional areas will be subject to the availability of required urban services including municipal sewer and water and of adequate vehicular access and off-street parking and loading facilities, except for those areas exempted from parking and loading through the implementing zoning by-law or where the

alternative of providing cash in lieu of parking is available in specified zones, such as the City Centre zone.

- (c) Where mutually beneficial, joint planning for and the joint use of facilities provided by different public agencies may be considered with particular emphasis on community and educational facilities.
- (d) Proposed institutional development which is sensitive to noise impacts such as hospitals and nursing homes may be subject to a noise study and any remedial or mitigation measures.

#### 4.5.2.4 MAJOR INSTITUTIONAL USES

- (a) Major institutional uses include arenas, hospitals, cemeteries or any other similar use that serves the entire City or region.
- (b) Major institutional uses will be located to minimize any adverse effects on nearby residential areas. Appropriate visual screening, planting and/or fencing measures shall be provided between the institutional use and the residential area.
- (c) New major institutional uses should be located on an arterial or a collector roadway.
- (d) Residential facilities associated with the major institutional use may be permitted.
- (e) Georgian College and the Royal Victoria Hospital shall be permitted a broad range of uses intended to complement the activities of these two facilities and strengthen their role as regional level institutions.
- (f) Tree removal, re-grading and development of the Georgian College/Royal Victoria Hospital wetland shall not occur until a master stormwater management plan has been prepared and approved by the City of Barrie and the Nottawasaga Valley Conservation Authority. The Plan shall incorporate best management practices and it shall include a tree preservation plan. The Plan shall also include a strategy for managing the current and proposed flows of stormwater, from a quantity and quality perspective.

The development of a parking lot for Royal Victoria Hospital on the wetland shall not be subject to the requirement to prepare a master stormwater management plan, but the plan for the development shall incorporate best management practices including a tree preservation plan, and a strategy for managing current and proposed flows of stormwater from both a quantity and quality perspective.

The implementation of the master stormwater management plan and/or strategy will occur over time, via completion of development in accordance with a series of site plans. Georgian College and Royal



Victoria Hospital will endeavour to maintain the lands in their natural state, for as long as feasible, with the exception of removing trees that are considered hazardous. (OPA No. 74)

#### 4.5.2.5 EDUCATION FACILITIES

- (a) Where mutually beneficial, elementary and secondary schools may be located adjacent to public parks but central to the neighbourhood populations they serve. Their location should reinforce their role as a vital part of the community and minimize the hazards associated with children crossing major roads or rail lines, to encourage walking and cycling.
- (b) In order to ensure the adequacy of school sites, future locations will be identified during the preparation of secondary plans and plans of subdivision in consultation with the appropriate School Board. School sites will be zoned in a separate zoning category in the City's Zoning By-law.
- (c) Private school facilities as defined by the Zoning By-law shall be considered as institutional uses and shall be subject to all the appropriate policies of this Plan.
- (d) In order to ensure that adequate recreational facilities are maintained, each school site shall maintain a minimum percentage of landscaped open space as required under the Zoning By-law.

#### 4.5.2.6 COMMUNITY FACILITIES

Community facilities such as places of worship, day nurseries, libraries, police stations, recreational facilities including swimming pools, rinks and gymnasias, and community meeting places should preferably locate close to other community activities where they will complement each other.

## 4.6 OPEN SPACE

### 4.6.1 GOALS

- To provide all residents of the City with an adequate supply of recreational areas, facilities and activities.
- To acquire additional lands in order to develop a continuous public open space system encircling Kempenfelt Bay. This system shall include both developed parkland and natural areas, hazard lands and floodways and will provide for the increased demand for access to this important and traditional resource.
- To provide recreational and educational opportunities and opportunities for appreciation and enjoyment of nature in the form of a linked open space network which incorporates environmental lands and locally significant natural heritage resources.
- To maintain and enhance the natural river valleys, vistas, and other aesthetic qualities of the environment.
- To identify and protect locally significant natural heritage resources.

### 4.6.2 POLICIES

#### 4.6.2.1 DEFINITION

For the purposes of this Plan, Open Space shall mean those lands within the City intended to be used for passive or active recreational uses and shall include city parks with public community centres which are developed and maintained for the purposes of active recreational uses such as, playing fields, ball diamonds, bicycle paths, and those lands which are preserved in their natural state for the passive recreational use.

#### 4.6.2.2 PERMITTED USES

- (a) Lands designated Open Space shall be used for conservation and active and passive recreational purposes such as those listed in Section 4.6.2.1. Such uses as managed forests, natural areas, golf courses, and similar compatible uses shall also be permitted.
- (b) Commercial uses incidental to the primary use of open space such as snack bars or concession stands may be permitted in this designation, provided that the general intent and spirit of the Open Space designation is maintained.

#### 4.6.2.3 GENERAL POLICIES

- (a) The provision of municipal parks and park facilities shall be guided by the park classification system outlined in the Leisure and Recreation Master Plan for the City as amended from time to time.
- (b) The current standard of parkland available in the City is 4.7 hectares per 1,000 population in accordance with the following;
  - i) 3ha/1,000 population for Regional Parks;
  - ii) 1ha/1,000 population for Community Parks;
  - iii) 0.7 ha/1,000 population for Neighbourhood Parks.

In order to ensure that this standard is maintained, the City shall endeavour to acquire additional parkland through parkland dedications in accordance with the *Planning Act* as outlined in Section 6.4 the use of funds when determined by the City.

- (c) The sharing of recreational lands, facilities and programs among public and private organizations such as the School Boards, the Library Board, Georgian College or large employers will be considered.
- (d) Wherever possible, valley and stream corridors shall provide for suitable maintenance access and may be utilized for pedestrian walkways and ski and hiking trails.
- (e) The City shall protect and enhance open space within the municipal boundary and identify locally significant natural areas for restoration and enhancement through a Natural Heritage Strategy. The City shall also encourage protection and planting of native vegetation within City owned open space areas where appropriate.

#### 4.6.2.4 LINKED OPEN SPACE NETWORK

- (a) The City shall develop a long term plan to create an inter-connected system of open space throughout the City that will utilize wherever feasible, open space areas including natural resource areas, parks, watercourses, cemeteries, landfill sites, gas line corridors, hydro corridors and transportation corridors, unopened road allowances, and abandoned railways as effective recreational corridors.
- (b) The City will encourage private landowners to provide open space and amenity areas for public use as part of a linked open space network.
- (c) The City shall develop and maintain a safe, well-linked and fully integrated active transportation network in the interest of healthy lifestyle promotion, fiscal responsibility, energy conservation, recreation, environmental protection, tourism and cultural development. This network will include trails, urban trails, cycling lanes and street features, such as furniture, lighting, signage and tree/man-made shade structures that are conducive to creating and sustaining pedestrians and cyclists.

#### 4.6.2.5 THE WATERFRONT

- (a) Where lands are designated Open Space along the waterfront within the Lakeshore, South Shore, Bayshore, Innis-Shore and Little Lake Planning Areas, permitted uses may incorporate public and private recreational uses and ancillary uses, which include but are not restricted to public and private boat docking, public picnicking, trails and bikeways and ancillary commercial uses provided such uses clearly serve the major recreational function.
- (b) The City shall promote the development of the waterfront lands along Kempenfelt Bay and Little Lake as a continuous major public open space system. No City owned land will be disposed of or leased in these areas and Council will endeavour to acquire privately owned lands.
- (c) Development applications may be permitted on waterfront lands by an amendment to this Plan. Where such amendments are being considered, the City will assess the merits based on criteria including the following:
  - i) the impact of such development on the environment and primary recreational function of the waterfront;
  - ii) the impact of such development on the commercial and cultural vitality of the City Centre and;
  - iii) the parking and access requirements of such a development;
  - iv) the deeding of waterfront lands or water lots to the City; and
  - v) the impact on water quality.
- (d) The tourist potential of the waterfront area should be further enhanced by the development of water related recreational and entertainment facilities. The development and design of facilities along the waterfront shall take into account, as a primary focus, safe non-vehicular access and enjoyment.

#### 4.6.2.6 PRIVATE OPEN SPACE AREAS

- (a) Where lands are designated Open Space and are under private ownership, this Plan does not indicate that the lands will necessarily remain as open space indefinitely, nor shall it be construed as implying that open space areas are free and open to the general public or will be purchased by the municipality.
- (b) Where lands under private ownership are designated Open Space, these lands shall not be utilized for the purposes of density calculations for the developable portions of the subject property.
- (c) Council may require an Environmental Study prior to the approval of utilities, golf courses, or other uses in an open space designation where environmentally sensitive lands may be affected.

## 4.7 ENVIRONMENTAL PROTECTION AREAS

### 4.7.1 GOALS

- To protect, conserve and manage the Environmental Protection Area lands as a permanent and long term public resource.
- To ensure the health and safety of area residents, and prevent the loss of life and minimize property damage due to flooding, erosion, steep slopes and unstable soils.
- To protect, preserve and enhance land with environmentally significant natural features and ecological functions and to maintain and improve where possible, the diversity of natural features or ecological functions for which an area is identified.
- To maintain Environmental Protection Areas as viable and natural ecosystems through the protection of the wildlife and aquatic habitats, the maintenance of the flood control and storage capacities of the flood plain, and the enhancement of the water quality and the natural water filtration capability of the system.
- To identify significant natural features and their associated ecological functions in the City as part of an overall Natural Heritage Strategy and identify natural connections between the features which shall be maintained and improved as environmental corridors and ecological linkages where possible.

### 4.7.2 POLICIES

#### 4.7.2.1 DEFINITION

Lands designated as Environmental Protection Areas on Schedule A include, but are not limited to:

- (a) Provincially or locally significant features or functions such as those areas containing the following:
- aquifer recharges, headwaters;
  - wetlands;
  - rare species including unique plants;
  - important ecological functions;
  - significant habitat of threatened and endangered species;
  - or other combinations of habitat and landform which could be essential for scientific research or conservation education including Areas of Natural and Scientific Interest (ANSI's);
  - significant woodlands;

- surface water features, valley and stream corridors; and
  - fish habitats.
- (b) The City currently contains within its boundaries portions of three Provincially Significant Wetlands. These are the Little Lake Wetland, the Lovers Creek Wetland and the Bear Creek Wetland.

The area known as the Allandale Lake Algonquin Bluffs Area of Natural and Scientific Interest located in the southern portion of the Ardagh Planning Area is of Provincial significance and is also to be protected from uses that would detract from its environmental value.

- (c) Natural hazard lands and sites including areas of flood plain, erosion, steep slopes and unstable soils.
- (d) Abandoned waste disposal sites are also designated Environmental Protection Area and an area around them has been identified as a Waste Disposal Assessment Area on Schedule A to indicate that such areas may have effects on future uses and on adjacent lands.

#### 4.7.2.2 **PERMITTED USES**

- (a) Environmental Protection Areas are intended primarily for preservation and conservation in their natural state. Such uses as passive outdoor recreation, forestry, and wildlife management may be permitted where appropriate.
- (b) No buildings or structures shall be permitted in Environmental Protection Areas other than those necessary for flood or erosion control or for conservation purposes as approved by the City in consultation with the applicable Conservation Authority and the Ministry of Natural Resources. Ancillary or accessory uses to permitted uses shall be located on adjacent lands outside of Environmental Protection Areas, unless their location within the Environmental Protection designation is efficient, cost effective and in the public interest, and consistent with protection of the environment; in all cases ancillary and accessory uses shall be developed in accordance with Provincial Policy.

#### 4.7.2.3 **GENERAL POLICIES**

- (a) Development and site alteration in Provincially Significant Wetlands and the habitat of threatened and endangered species is contrary to the Provincial Policy Statement and will not be considered. No development and site alteration shall be permitted except for public works/utilities subject to Section 5.1.2.1 of this Plan.
- (b) The redesignation of Environmental Protection Areas shall be discouraged.

- (c) Where an application is made to redesignate Environmental Protection lands other than Provincially Significant Wetlands and the habitat of threatened and endangered species, the City shall require the completion of an Environmental Impact Study to the satisfaction of the City in consultation with the Ministry of Natural Resources, the Ministry of Environment, the applicable Conservation Authority and any other relevant agency.
- (d) An amendment to the Environmental Protection Area designation shall only be considered where the results of an environmental study clearly demonstrate that there will be no negative impacts on the natural features or ecological functions for which the Environmental Protection Area has been identified.
- (e) Development and site alteration shall not be permitted in fish habitat areas except in accordance with Provincial and Federal requirements.
- (f) Environmental Protection Areas shall not be acceptable as part of the dedication for parkland as required under the *Planning Act*. The City shall seek to acquire such lands by dedication from land owners.
- (g) All lands dedicated to the City shall be conveyed in a physical condition satisfactory to the City. Where a valley or stream corridor area is to be dedicated, it shall include the watercourse and associated riparian vegetation, floodplain or erosion hazard lands, top of bank and any additional lands deemed necessary to protect ecological functions, or for pedestrian corridors, wildlife habitat, natural area viewing, and maintenance operations.
- (h) Where lands under private ownership are designated Environmental Protection Area, these lands shall not be utilized for the purposes of density calculations for the developable portions of the subject property.

#### 4.7.2.4 **ADJACENT LANDS**

- (a) Development and/or site alteration may be permitted on lands adjacent to Environmental Protection Areas if it has been demonstrated through an Environmental Impact Study (EIS) that it will not negatively impact the natural features or ecological functions for which the area is identified. The diversity of natural features in the area and the natural connections between them should be maintained and improved where possible.
- (b) Where the Conservation Authorities have undertaken floodline mapping and/or have registered Fill and Construction regulations in place, approval for any development must be obtained from the relevant Authority.

- (c) The City may consider the reduction or re-allocation of development densities in order to preserve existing woodlots, mature trees and other natural areas and features which are not identified within the Environmental Protection Area designation.
- (d) Where additional buffer areas or connecting links required to maintain ecological function outside of lands designated Environmental Protection are recommended to protect the natural features and functions within lands designated Environmental Protection, these lands shall be designated and zoned Environmental Protection.

#### 4.7.2.5 **SURFACE WATER FEATURES, WATERCOURSES AND VALLEY LANDS**

- (a) Development and site alteration shall be restricted in or near sensitive surface water features and their related hydrological functions will be protected, improved, or restored.
- (b) Mitigating measures and/or site alternative development approaches may be required in order to protect, improve, or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.
- (c) Valley and stream corridors shall be protected from development and integrated as part of the natural heritage system network accommodating wildlife and pedestrian movement and passive areas.
- (d) In reviewing any development proposal adjacent to a valley and stream corridor, the City will require the protection and/or enhancement of the feature and its functions to facilitate a natural, open space corridor. The feasibility of rehabilitating watercourses to a natural state will be considered at the time of such review.
- (e) Development limits shall be established by the limit of the valley or stream corridor which shall include the watercourse, and associated riparian vegetation, floodplain or erosion hazard lands, top of bank and any additional lands, such as buffers deemed necessary to protect ecological functions. All lands associated with the valley and stream corridor shall be zoned Environmental Protection and shall not form part of the development.
- (f) Where a watercourse supports warm or cold water fish habitat, an appropriate riparian vegetation zone shall be required. Land uses within the vegetation zone shall be restricted to those which maintain or enhance the natural features and ecological functions of the area.
- (g) Emphasis shall be placed on the potential development of Lover's, Bear, Hewitt's, Sophia, Kidd's, Bunker's, Dymont's, Hotchkiss and Whiskey Creeks, as linear open space corridors. As part of the municipal approvals process, the City shall seek to acquire these areas.



#### 4.7.2.6 **WOODLANDS AND HEDGEROWS**

- (a) Development and site alteration shall not be permitted in significant woodlands, valley lands, or wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features and ecological functions.
- (b) Woodlands shall generally be defined as a contiguous wooded area, of no less than 0.2 ha, irrespective of ownership, maturity, composition, and density in accordance with the City's Tree Preservation By-law.
- (c) Where an Environmental Protection Area consists of a woodland, the City will control development adjacent to this area to prevent destruction of trees.
- (d) Activities that would have a negative impact on woodlands within Environmental Protection Areas will not be permitted.

#### 4.7.2.7 **WASTE DISPOSAL ASSESSMENT AREAS**

- (a) The developer of any development proposal in proximity to an abandoned waste disposal site shall be required to demonstrate, to the satisfaction of the City and the Ministry of the Environment that migration of methane, gas leachate, and other forms of pollution have not or will not occur.
- (b) Where an application is made to redesignate Environmental Protection lands which include a closed waste disposal site that has been closed for less than 25 years, the approval of the Minister of Environment is required pursuant to Section 46 of the Environmental Protection Act.
- (c) In the Waste Disposal Assessment Areas shown on Schedule A, uses may be permitted in accordance with the land use designation subject to the following policies:
  - i) An amended Certificate of Approval has been received from the Ministry of the Environment that the development satisfies the provisions of the Environmental Protection Act.
  - ii) Studies have been carried out to the satisfaction of the municipality and the Ministry of the Environment that show that development is compatible and can safely take place.
  - iii) The City shall require the construction and phasing of all development to coincide with the control of any problems identified by the engineering studies.
  - iv) Studies of gas, leachate, and hydrogeology, shall be carried out by a qualified engineer.

- v) The City shall be satisfied with the required studies with respect to any matter regarding structural stability, safety, and integrity of any and all structures.

## 4.8 SPECIAL POLICY AREAS

Lands identified as a Special Policy Area on Schedule C shall be subject to the specific provisions noted in the corresponding numbered special policy area as follows:

### 4.8.1 SPECIAL POLICY AREA [C]

- (a) The following policies shall apply to the lands shown on Schedule C and designated General Commercial located north of Highway 400 and west of Duckworth Street being part of Lot 21, Concession 3, generally referred to as the Huronia Corporate Centre.
- (b) These lands are to be developed as a mixed use, destination oriented commercial centre including special purpose commercial uses such that retail commercial uses on the site shall not exceed a maximum gross leasable floor area of 18,580 square metres other than automotive retail uses or retail uses ancillary to office or hotel uses.
- (c) Department Stores, Supermarkets having a gross leasable floor area exceeding 1,000 square metres, and used car lots shall not be permitted. For the purposes of this section only, the following definition shall apply to these lands:
  - i) Department store shall mean a single retail establishment having a gross leasable area of 5,000 square metres (but shall not include a retail warehouse) in which various types of merchandise are displayed and offered for sale to the public in accordance with the definitions contained in the Statistics Canada Trade Catalogue entitled Retail Chain and Department Store; Number 63-210, Appendix I, 1988.
- (d) In addition to shopping centre and special purpose commercial uses, only the following uses shall also be permitted and must be included as part of the development of these lands:
  - i) Office uses subject to a maximum gross leasable floor area of 5,574 square metres;
  - ii) Ancillary commercial uses associated with an office use including a pharmacy and laboratory facilities subject to a maximum gross leasable floor area of 1,858 square metres;
  - iii) Automobile related uses other than a used car lot subject to a maximum gross leasable floor area of 3,252 square metres; and
  - iv) A hotel use including ancillary commercial uses subject to a maximum of 200 hotel rooms.

**4.8.2 SPECIAL POLICY AREA [D]**

- (a) Lands shown on Schedule C and located along both sides of Yonge Street from Minet's Point Road to Big Bay Point Road are designated General Commercial and Residential on Schedule A and shall develop in accordance with the policies of the Yonge Street Corridor Study.
- (b) Medium density housing is considered appropriate and planned for the lands along Yonge Street which are designated Residential.
- (c) Notwithstanding the Residential designation, associated policies and in addition to the permitted residential uses outlined in this Plan, a medical clinic, pharmacy, veterinary clinic, business and professional office, private/public art gallery, commercial school, training and rehabilitation centre, medical and dental laboratory, restaurant and bank or financial institution shall be permitted at property known municipally as 495, 499 and 505 Yonge Street.
- (d) Notwithstanding the Residential designation, associated policies and in addition to the permitted residential uses outlined in the Plan, a business or professional office, a clinic, and a day nursery shall be permitted at property known municipally as 370 Little Avenue.

**4.8.3 SPECIAL POLICY AREA [E]**

- (a) Lands shown on Schedule C, located on the southwest corner of Big Bay Point Road and Yonge Street and designated Community Centre, shall consist of approximately 16 ha. and shall be developed as a community level shopping centre of up to 23,225m<sup>2</sup> of gross leasable retail area and in accordance with the policies of the Painswick South Secondary Plan.
- (b) This special policy area shall permit community shopping centre uses which include junior discount department stores, food shops including a supermarket, other shopping centre general merchandise shops, personal services, financial services, clothing stores, restaurants, and entertainment facilities. Adult entertainment parlours are not permitted in any phase of development.
- (c) In addition to the uses permitted in the community shopping centre component, lands designated as "Community Centre" shall also permit uses traditionally found in the heart of a residential community such as the Southeast Barrie urban area, or a Town Centre. These would include the following:
  - i) offices and personal and financial services;
  - ii) institutional uses;
  - iii) hotels;

- iv) a community recreation and education campus;
- v) farmers market;
- vi) cultural and social uses (e.g. theatre, day care centre, and town square including a focal point such as a reflective pond/skating rink);
- vii) public transportation node;
- viii) up to 2 ha (5 ac.) of medium density residential and 2 ha (5 ac.) of high density residential development subject to the density and height restrictions for this type of development in the Painswick South Secondary Plan as approved by the Ontario Municipal Board in its decision of February 4, 1991; and
- ix) a minimum of 20,235m<sup>2</sup> (5 ac.) be reserved and/or used for community focus uses as listed in ii), iii), iv), v), vi), vii) and viii) listed above.

#### **4.8.4 SPECIAL POLICY AREA [H]**

Lands shown on Schedule C located on the south side of Codrington Street, east of Mulcaster Street and designated City Centre shall be developed for no other purposes than office commercial and related uses such as restaurants, coffee shops and news-stands but not retail commercial uses.

#### **4.8.5 SPECIAL POLICY AREA [J] (OPA No. 10)**

Lands shown on Schedule C located on the north side of Lakeshore Drive, east of Minet's Point Road in the South Shore Planning Area, known municipally as 241 Minet's Point Road and consisting of approximately 0.42 ha, shall be an Office use with the existing residential designation notwithstanding the list of permitted uses under 4.2.2.1 of this Plan and shall be subject to site plan control.

#### **4.8.6 SPECIAL POLICY AREA [K] (OPA No. 13)**

Lands shown on Schedule C located on the North side of Dunlop Street between Anne Street and Eccles Street may include Office uses as a permitted use within the residential designation in conjunction with all other residential uses currently permitted.

#### **4.8.7 SPECIAL POLICY AREA [L] (OPA No. 37)**

Lands shown on Schedule C located on the City's landfill site shall only permit a waste receiving facility including the receiving, weighing and processing of waste but not including landfill.

**4.8.8 SPECIAL POLICY AREA [N] (OPA No. 50)**

Lands shown on Schedule C and located in the Vicinity of Ross Street and Wellington Street may include, in addition to the permitted Institutional uses, residential, senior citizen and nursing home uses together with ancillary retail, service commercial and office uses.

**4.8.9 SPECIAL POLICY AREA [P] (OPA No. 67)**

Lands shown on Schedule C located on the north side of McDonald Street in the Wellington Planning Area, known municipally as 38 McDonald Street and consisting of approximately 702 square metres shall permit an office use providing support services for children by a registered charitable organisation with the existing residential designation notwithstanding the list of permitted uses under Section 5.2 Special Policy Areas.

**4.8.10 SPECIAL POLICY AREA [R] (OPA No. 86)****4.8.10.1 LANDS DESIGNATED GENERAL COMMERCIAL**

The lands identified as Special Policy Area [R] on Schedule C and designated as General Commercial on Schedule A shall be subject to the following provisions:

- (a) Uses The subject lands are intended to accommodate a wide range of uses generating employment including retail, office, hotel, entertainment and service commercial uses. The lands being re-designated to General Commercial, located west of Bayview Drive shall be zoned General Commercial (C4) (SP\_\_) (H).

Within the area to be zoned General Commercial (C4) (SP\_\_) (H), will be located the Retail Village, with location, scale, phasing and performance measures designed to require the construction of the central Retail Village as opposed to simply permitting it to occur. Certain uses which are clearly not intended to form part of the Retail Village component of the proposed development such as automobile service stations, the sale and leasing of automobiles and auto repair and taverns are not permitted as part of the Retail Village. Certain of these uses, for example, automotive sales and leasing, automotive service centres, and automotive repair uses in conjunction with automotive sales and leasing establishments or department stores shall be permitted on other lands designated and zoned General Commercial (C4) outside of the Retail Village.

The uses of a food store, a bookstore or a music store may be located within the Retail Village, subject to a maximum size restriction and the gross floor areas of such stores shall be included in the overall gross floor area of the Retail Village. Office space and non-retail hotel

space are permitted within the Retail Village but the gross floor area thereof shall not be part of the calculation of the gross floor area of the Retail Village.

A department store shall be permitted outside the Retail Village and the gross floor area thereof shall not be part of the calculation of gross floor area for the Retail Village. Adult entertainment parlours shall not be permitted on any of the subject lands.

Parking standards may be varied from the usual General Commercial (C4) standards to reflect the needs of the project as identified in a parking report to be provided to the City.

- (b) Master Site Plan Agreement The subject lands shall be developed in accordance with high standards of urban design and shall be subject to site plan control. The general location of buildings, design criteria, servicing and landscaping shall be identified through a Master Site Plan and Servicing Agreement, including road infrastructure, and one or more site plan agreements. The Master Site Plan Agreement shall include the provisions related to the establishment of the Retail Village, and shall include drawings showing the massing, conceptual design, and conceptual elevations of the proposed buildings, demonstrating the general intent and built form of the Retail Village, and shall be executed by the owner prior to the issuance of a building permit for all or a part of the lands designated General Commercial.
- (c) Urban Design Guidelines The subject lands shall be developed in accordance with high standards of urban design as contained in the Urban Design Guidelines demonstrating the general intent and built form of the Retail Village and shall be approved as an Appendix to this Amendment.
- (d) Retail Village Within the lands to be zoned General Commercial (C4) (SP\_\_\_), the zoning by-law shall set out requirements for the Retail Village, requiring that the main entrance and entry feature for the Retail Village shall be off of Molson Park Drive. The Retail Village shall be comprised of a central pedestrian scale street and shall require that all buildings within the Retail Village face each other, except for corner buildings. Buildings are to front on not more than one internal street designed for the safe movement of a single lane in one way traffic, associated turning movements for angle and/or parallel parking, and fire and emergency vehicle access, separated by a landscaped median as described in subsection (g) Landscaping.

A conceptual plan showing the general location, layout and intent of the Retail Village is included in the Urban Design Guidelines attached as Appendix A. A minimum of one central feature, such as a fountain with a public square, will be required as a design element along the main street of the Retail Village. Alterations to specific aspects of the general location, scale and design elements of the Retail Village area

shall not be permitted without further amendment to this Plan unless, in the opinion of Council at the time of execution of the applicable site plan agreement, the general intent and built form of the Retail Village as shown on Appendix A are maintained.

- (e) Pedestrian Scale of Retail Village. The built form and design of the Retail Village will promote a strong pedestrian-related character, with cohesion between buildings, from block to block. The Retail Village is intended to create an identity and continuity of the built form environment, and be pedestrian friendly in terms of scale and streetscape amenities. Such amenities shall include trees and other high quality landscaping, street furniture and lighting fixtures, temporary and permanent kiosks and suitable sidewalks and patios. Vehicular access and on-street parking facilities shall be permitted on the central street separated by the landscaped area described in subsection (g) Landscaping to avoid separating the retail stores facing one another with a vehicle dominated street and parking area, and also to provide for the safe movement of pedestrians.
- (f) Scale and Built Form of Retail Uses in Retail Village. The minimum total building foot print of the Retail Village shall be 27,870m<sup>2</sup>. The maximum size of any one retail store within the Retail Village shall be 1,858m<sup>2</sup>, except:
- (i) a food store which may be no greater than 3,716m<sup>2</sup>;
  - (ii) a book store which may be no greater than 3,252m<sup>2</sup>;
  - (iii) a music store which may be no greater than 3,252m<sup>2</sup>;
  - (iv) the minimum size of any retail store within the Retail Village shall be 93m<sup>2</sup>. Notwithstanding, no more than 10% of the gross floor area of the Retail Village shall be devoted to retail stores within the Retail Village having a minimum floor area of less than 279m<sup>2</sup>, excluding seasonal kiosks; and
  - (v) A minimum of 15,470m<sup>2</sup> of gross floor area shall be provided and used as second floor office space within the Retail Village and this space shall be phased in a manner as set out in the implementing zoning by-law.
- (g) Landscaping In keeping with the intent to develop the Retail Village with enhanced and attractive amenities and visual interest, the following landscaping provisions shall apply:
- (i) a minimum landscaped area of 9m wide, after any road widenings required by the MTO, adjacent to the Highway 400 frontage;



- (ii) a minimum landscape area of 6m wide, after any road widenings required by the City of Barrie, adjacent to the arterial roads of Molson Park Drive and Bayview Drive; and
- (iii) a landscaped central feature and roundabout within the Retail Village of a minimum diameter of 26m, or a minimum area of 570m<sup>2</sup>.

It is intended that within the Retail Village, individual retail commercial uses shall be of an appropriate scale, having attractive store fronts, with varying facades and frontages. Individual store front widths within the Retail Village shall be limited to maintain the intended main street fabric. Built form within the Retail Village shall be designed in keeping with the Retail Village theme. A mix of retail and restaurant uses (including outdoor seating areas) and office uses shall be encouraged. Loading areas shall be screened and/or provided at the rear or below grade.

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- (h) Phasing of Retail Uses The retail commercial development in the area to be zoned General Commercial (C4)(SP\_\_) shall be constructed in phases to ensure that certain minimum segments of the Retail Village are constructed as an integral part of the overall project. To achieve suitable phasing, the zoning by-law shall include provisions that require minimum standards of phasing of commercial space in this zone in relation to the issuance of building permits and construction of ground floor commercial space within the Retail Village. The following phasing is to be contained within the implementing zoning by-law:

Phase 1: No more than 9,290m<sup>2</sup> of retail commercial space may be constructed outside the area identified as the Retail Village prior to the issuance of a building permit(s) for at least 9,290m<sup>2</sup> of ground floor retail commercial space, excluding office and non-retail hotel space within the Retail Village.

Phase 2: No more than 18,580m<sup>2</sup> of commercial space may be constructed outside the Retail Village unless:

- (i) at least 9,290m<sup>2</sup> of ground floor commercial space excluding office and non-retail hotel space have been constructed within the Retail Village; and
- (ii) one or more building permits have been issued for a total of at least 18,580m<sup>2</sup> of ground floor commercial space excluding office and non-retail within the Retail Village.

Phase 3: No more than 27,870m<sup>2</sup> of commercial space may be constructed outside the Retail Village unless:

- (i) at least 18,580m<sup>2</sup> of ground floor commercial space excluding office and non-retail space have been constructed within the Retail Village; and
- (ii) one or more building permits have been issued for a total of at least 27,870m<sup>2</sup> of ground floor commercial space within the Retail Village.

Phase 4 and Subsequent Phases: Additional retail commercial space may be constructed without further restrictions related to the phasing of the Retail Village following the completion of construction of at least 27,580m<sup>2</sup> of ground floor commercial excluding office and non-retail hotel space within the Retail Village.

- (i) At least one public transit facility shall be provided on the lands to be zoned General Commercial (C4)(SP\_\_), which may include a bus layaway lane(s) and a public transit shelter.

Development of all the lands that are the subject of this Amendment shall be phased to ensure that existing or planned road and intersection capacities are adequate to enable the phased construction of the Retail Village.

#### 4.8.10.2 LANDS DESIGNATED GENERAL INDUSTRIAL

The lands identified as Special Policy Area [R] on Schedule C and designated as General Industrial on Schedule A shall be subject to the following provisions:

The lands designated as General Industrial immediately east of Bayview Drive shall be zoned Service Industrial (EM3) (SP\_\_) and may be used for purposes in accordance with the Service Industrial (EM3) zone plus automobile sales and no more than two freestanding restaurants along the frontage of Bayview Drive.

#### 4.8.10.3 LANDS DESIGNATED BUSINESS PARK

The lands identified as Special Policy Area [R] on Schedule C and designated as Business Park on Schedule A shall be subject to the following provisions:

The lands designated as Business Park are intended to accommodate Business Park type land uses in a campus-like setting in accordance with Section 4.4.2.3 of this Plan. It is the policy of this Plan that these Business Park lands be used for such purposes and as such, it is the policy of this Plan that the Business Park land use, for these lands, shall not be reviewed for at least a 10 year period after this Special Policy Area comes into full force and effect.

#### 4.8.10.4 STAGING POLICIES

An (H) Holding provision shall be used to ensure for specified stages, the provision of appropriate physical servicing in accordance with a functional report, traffic infrastructure improvements and the staging of the proposed commercial development, and to ensure that site plan agreement(s) and, if necessary, other agreements, are provided to the satisfaction of the Council of the City of Barrie prior to the removal of the (H) and the issuance of any occupancy for each appropriate stage.

Sections 4.8.18.1 to 4.8.18.3 establish the principle of land use for the entire Special Policy Area, in accordance with the policies of each respective land use designation. Development of lands within this Special Policy Area shall be staged to ensure that the necessary transportation infrastructure is constructed prior to occupancy being permitted for each stage of development. The stages of development and the Official Plan provisions directing the release of each stage are as follows:

- (a) Stage 1 is not subject to an (H) provision. A maximum gross floor area of 74,268m<sup>2</sup> comprised of a maximum of 51,157m<sup>2</sup> of commercial (retail and commercial); 14,916m<sup>2</sup> of business and professional offices; 7,844m<sup>2</sup> of hotel and 351m<sup>2</sup> of gasoline service station convenience retail may be permitted subject to the following:
  - (i) a Site Plan pursuant to Section 41 of the *Planning Act* has been approved for all or part of the lands identifying the mix of proposed land uses which shall be consistent with the uses specified in subsection (1), location of buildings, landscaping, servicing and provisions of infrastructure;
  - (ii) a Site Plan Agreement satisfactory to the City respecting the matters referenced in subsection (1) has been entered into with the owner of the lands; and
  - (iii) one or more agreements between the City and/or the Ministry of Transportation (MTO), where required, have been entered into, which agreements shall ensure the completion of the specified road improvements to be set out in the implementing Zoning By-law and the said agreement.
- (b) Stage 2 is subject to an (H) provision. The (H1) symbol shall be removed by the City for all or part of the lands within this amendment area upon completion of the following matters to the satisfaction of the City:
  - (i) a traffic impact study has been prepared to the satisfaction of the City establishing that the traffic infrastructure necessary to support the proposed development is in place, or an agreement

or agreements satisfactory to the City and/or MTO, where required, has been entered into, which agreements shall ensure completion of same prior to building occupancy;

- (ii) the City has circulated the traffic impact study referred to in subsection (2)(a) to the owners of the west side of Highway 400 being part of the south half of Lot 7 Concession 13 (In 2006 CHUM Limited Business Park) and Part of Lots 1 to 5, inclusive on Plan 51M-446, designated as Part 4 on Plan 51R-33220 and Part of Barrie View Drive on Plan 51M-446, designated as Parts 2 and 7 on Plan 51R-33220, City of Barrie, County of Simcoe (In 2006 400-Barrie Power Centre) and has consulted with these specified land owners regarding the traffic infrastructure required to support the proposed level of development. In determining whether the traffic impact study is satisfactory, the City shall consider the comments received on the traffic impact study from the specified landowners;
- (iii) a Site Plan pursuant to Section 41 of the *Planning Act* has been approved for all or part of the lands identifying the mix of proposed land uses which shall be consistent with the mix of uses relied upon for purposes of completing the traffic impact study referenced in subsection (2)(a), location of buildings, landscaping, servicing and provisions of infrastructure;
- (iv) a Site Plan Agreement satisfactory to the City has been entered into with the owner of the lands specifying the mix of proposed land uses, which shall be consistent with the mix relied upon for purposes of completing the traffic impact study referenced in 3.0(2)(a);
- (v) For the purpose of this Plan, “Indexed Gross Floor Area” shall mean the Gross Floor Area for each land use category multiplied by the conversion factor set out in the following Table 1:

<b>Land Use Category</b>	<b>Conversion Factor</b>
<i>Industrial</i>	<i>1.0</i>
<i>Business and Professional Office</i>	<i>1.7</i>
<i>Retail and Commercial</i>	<i>2.5</i>
<i>Hotels</i>	<i>1.25</i>
<i>Institutional</i>	<i>3.0</i>

- (vi) The maximum permitted Indexed Gross Floor Area shall be 267,561m<sup>2</sup> for the combination of Stages 1 and 2 for all uses on the lands subject to this Special Policy; and
- (vii) Notwithstanding any other provision of subsection (2) of this Amendment, the maximum Retail and Commercial entitlement

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within Stage 1 and 2 shall not exceed 75% of the Indexed Gross Floor Area for Retail and Commercial uses, with the remaining 25% of Stage 2 uses comprised of any combination of land uses, other than Retail and Commercial uses, shown in Table 1 of subsection (2)(e).

- (c) For Stage 3, a zoning by-law amendment is required to permit additional floor area above the maximum Indexed Floor Area of 267,561m<sup>2</sup>. As part of the review of the traffic information in support of such a zoning by-law amendment, in accordance with the land use designation and policies of this Plan, an Official Plan Amendment to the Transportation schedules and/or policies of the Plan may be required. The purpose of requiring a zoning by-law amendment is to permit a review of existing traffic capacity and identification of additional transportation infrastructure required by the additional floor area.

Subject to the requirement for a zoning by-law amendment and, if necessary, an Official Plan Amendment, the restriction on additional floor area above 267,561m<sup>2</sup> that applies to Stage 3 shall be removed by the City for all or part of the lands within this amendment area upon completion of the following matters to the satisfaction of the City:

- (i) A traffic impact study prepared to the satisfaction of the City establishing that traffic infrastructure necessary to support development is in place, or an agreement or agreements satisfactory to the City and/or MTO, where required, which agreement(s) has been entered into to ensure the completion of same prior to building occupancy;
- (ii) the City has circulated the traffic impact study referred to in subsection (3)(a) to the owners of the west side of Highway 400 being part of the south half of Lot 7 Concession 13 (In 2006 CHUM Limited Business Park) and Part of Lots 1 to 5, inclusive on Plan 51M-446, designated as Part 4 on Plan 51R-33220 and Part of Barrie View Drive on Plan 51M-446, designated as Parts 2 and 7 on Plan 51R-33220, City of Barrie, County of Simcoe (In 2006 400-Barrie Power Centre) and has consulted with these specified land owners regarding the traffic infrastructure required to support the proposed level of development. In determining whether the traffic impact study is satisfactory, the City shall consider the comments received on the traffic impact study from the specified landowners;
- (iii) a Site Plan pursuant to Section 41 of the *Planning Act* has been approved for all or part of the lands identifying the mix of proposed land uses which shall be consistent with the mix of uses relied upon for purposes of completing the traffic impact study referenced in subsection (3)(a), location of buildings, landscaping, servicing and provisions of infrastructure; and

- (iv) a Site Plan Agreement satisfactory to the City has been entered into with the owner of the lands specifying the mix of proposed land uses, which shall be consistent with the mix relied upon for purposes of completing the traffic impact study referenced in (3)(a).

**4.8.11 SPECIAL POLICY AREA [S] (OPA No. 83)**

The land shown on Schedule C, located on the northwest corner of St. Vincent Street and Livingstone Street, consisting of approximately 0.4 ha (1 acre), municipally known as 544 St. Vincent Street, shall permit a Clinic to a maximum size of 415m<sup>2</sup> with the existing Residential designation, notwithstanding the list of permitted uses under Section 5.2. The property will be developed under site plan control.

**4.8.12 SPECIAL POLICY AREA [U] (OPA No. 111)**

Lands shown on Schedule "C" located on the west side of Penetanguishene Road south of Cheltenham Road in the Georgian Drive Planning Area and known municipally as 268 Penetanguishene Road shall be permitted a maximum density of 66 units per net hectare notwithstanding the provisions of Subsection 4.2.2.2 of this Plan and Subsection 2.5.1.3 (b) of the Georgian Drive Secondary Plan.

# SECTION 5: SERVICING AND TRANSPORTATION

## **5.0 SERVICING AND TRANSPORTATION**

### **5.1 SERVICING**

#### **5.1.1 GOALS**

- To ensure that adequate water supply, sewage collection, sewage treatment, electrical supply and stormwater drainage systems are provided to the residents of the City.
- To ensure that development within the City is serviced by municipal sanitary and storm sewers, municipal water, electrical and other utilities.
- To ensure that the expansion of urban services and development extends in a contiguous pattern from the established service system.
- To ensure that servicing of development shall employ best management practices to ensure sensitivity to the natural environment and efficiency of City services and operations.
- To minimize any negative impact that a public utility may have on human health, the natural environment and cultural heritage resources.

#### **5.1.2 POLICIES**

##### **5.1.2.1 GENERAL POLICIES**

- (a) Public Utilities, including sanitary sewage facilities, stormwater management facilities, municipal water, the electrical power utility, the TransCanada Pipeline, telecommunications/communications infrastructure, or any other utilities shall be permitted within any land use designation of this Plan. Wherever possible, public utilities/facilities shall not be located on lands designated Environmental Protection or Open Space. Where the location of public utilities on lands designated Environmental Protection or Open Space is efficient, cost effective and in the public interest, an EIS shall be undertaken in accordance with the policies of Section 6 of this Plan.
- (b) If the availability of any urban service is to be restricted, industrial/commercial/institutional development shall take precedence over other land uses to receive the available capacity.
- (c) The City will encourage, and work in co-operation with the County and neighbouring municipalities for overall co-ordination of the transportation system including any active transportation and public transit initiatives.



- (d) Development occurring adjacent to the TransCanada Pipeline easement shall be required to maintain an appropriate setback for all permanent structures and excavations. Specific standards will be included in the City's Zoning By-law.
- (e) Unless there are no other options, no new development shall be permitted on individual on-site sewage services with the exception of a limited amount of residential infill. Expansions or additions to existing development on individual on-site sewage services may be permitted only when they do not exceed the capacity of the existing system.
- (f) The provision and expansion of services shall be co-ordinated with planned future development to ensure that growth and redevelopment take place in an efficient, cost effective and environmentally sound manner.
- (g) The provision and expansion of services shall be planned to minimize conflicts with other land uses through their location, design and buffering.
- (h) Development in the City shall be dependant upon the availability of sanitary sewage capacity in the City's Water Pollution Control Centre. Flows to this facility shall be monitored as new development proceeds.
- (i) Draft approval of a plan of subdivision does not in itself constitute a commitment by the City, its electrical power utility, or the Ministry of the Environment to provide access to the City's Water Pollution Control Centre or the Water Supply Plant. Draft plans may proceed to registration provided there is sufficient plant capacity and capability to serve the development. Plant capacity will be allocated for new development on a priority basis at the time of payment of development charges. The provisions of Section 3 will be used to assist in determining the priority of individual development proposals.
- (j) Expansions to the existing serviced area shall progress logically from the extremities of the existing system outwards to the City boundaries subject to the provisions of Section 5.1.2.1 (e) and (f) above.
- (k) All sanitary sewers should be designed to accommodate sewage flows from the ultimate development expected in the contributory area.
- (l) No stormwater from any source including roof or foundation drains of buildings or parking lots shall be connected to the sanitary sewer system. Capture and reuse of stormwater will be encouraged. Separation of any stormwater systems attached to municipal sanitary sewer systems shall be a requirement of redevelopment.
- (m) The design of services shall comply with the approved standards of the City and its electrical power utility as revised from time to time.

- (n) The City will encourage the development of TransCanada's right-of-way for passive parkland or open space purposes subject to TransCanada's easement rights.

## 5.2 WATER AND WASTEWATER

### 5.2.1 GOALS

- To maintain a high standard of water quality in Kempenfelt Bay and in the numerous watercourses within the City.
- To provide safe, sanitary, environmentally sound and efficient methods of water treatment and distribution and sanitary sewage collection and treatment for residents, businesses, institutions and industries.
- To encourage measures which promote the conservation of water through appropriate engineering and building requirements.

### 5.2.2 POLICIES

#### 5.2.2.1 GENERAL POLICIES

- (a) The goals and policies of this section will apply to the lands designated Water Treatment Centre on Schedule A – Land Use of this Plan.
- (b) In addition to sanitary sewage treatment facilities, water treatment and storage facilities and accessory structures, this designation shall permit minor installations associated with the City of Barrie, its electrical power utility, and other utilities.
- (c) The City shall endeavour to use modern and cost effective water pollution abatement measures in order to provide safe, sanitary and efficient methods of water treatment and waste water disposal.
- (d) The City may augment its water supply system as required by means of the construction of surface water treatment plants.
- (e) Lands designated Water Treatment Centre shall be zoned in a separate category in the implementing Zoning By-law.
- (f) Sufficient revenue shall be generated to recover the full cost of maintaining the provision of full water and wastewater services to properties in the City.
- (g) The City shall develop a water conservation strategy in order to most efficiently utilize its water supply infrastructure and water resources.

### 5.3 STORMWATER MANAGEMENT

#### 5.3.1 GOALS

- To protect and enhance the water quality and environmental, aesthetic and recreational potential of the City's watercourses, Little Lake, Kempenfelt Bay and Lake Simcoe.
- To encourage effective stormwater management in order to control flooding, erosion, sedimentation and maintain and enhance water quality in the receiving watercourses and water bodies.
- To promote the incorporation of natural waterways, valleys, and ponds into continuous green corridors for wildlife habitat, open space, and parkland.
- To ensure stormwater management practices minimize stormwater peak flows, contaminant loads including phosphorous, and maintain or increase the extent of vegetative and pervious surfaces.

#### 5.3.2 POLICIES

##### 5.3.2.1 DEFINITION

Watercourse shall mean any route natural or enhanced including streams, creeks and channels in which a flow of stormwater, groundwater, runoff and precipitation flow is either intermittent or continuous; encompassing that area occupied by the Regulatory Storm floodlines established by the most current "Drainage and Storm Sewage Policies and Criteria" or appropriate setbacks as determined through detailed review at the time of a development application, whichever is greater.

##### 5.3.2.2 GENERAL POLICIES

- (a) The City will require the preparation of stormwater management studies and plans for all major developments. These studies shall be consistent with the City's various Master Drainage Studies and the requirements of the applicable Conservation Authority.
- (b) In order to facilitate effective stormwater management, the City may pass by-laws, acquire lands, undertake public works or impose appropriate conditions for the preparation of a stormwater management plan for development proposals and draft plans of subdivision.
- (c) The channelization of natural water courses is not encouraged and will be considered only in cases where this provides flood relief, erosion control, protects fisheries or constitutes environmental enhancement, as approved by the City in consultation with the Conservation Authorities.

- (d) Stormwater management facilities for development proposals shall not be located on lands designated Environmental Protection or Open Space unless in accordance with provincial policy. Existing stormwater management facilities that are located on lands designated Environmental Protection or Open Space may be recognized in the implementing Zoning By-law.
- (e) Where lands are under private ownership, reasonable access shall be provided to watercourses for maintenance purposes. The City shall seek to acquire lands through which a watercourse flows as a condition of development approvals.
- (f) The City shall endeavour to control flooding in all hazard lands and areas where erosion or bank instability is evident and shall seek to acquire such lands by dedication.
- (g) The City shall continue to control watercourse areas to allow for maintenance operations and will require the dedication of such areas as a condition of development applications.
- (h) Where deemed necessary, existing stormwater ponds shall be retrofitted for quality and quantity controls in order to meet City standards and the requirements of senior government legislation.

#### 5.3.2.3 DESIGN CRITERIA

- (a) New development shall be directed away from flood prone areas and where permitted be designed to protect properties from damage from stormwater and floodwater by incorporating best management practices in accordance with the City's stormwater management policies, the Ministry of the Environment Planning and Design Manual and the policies of the Conservation Authorities. New development shall be restricted to areas outside the regulatory storm. The regulatory storm is the floodplain resulting from the greater of the Regional storm or the 1:100 year storm.
- (b) Temporary ponding on flat roofs and the creation of green roofs will be encouraged in higher density residential, institutional, commercial and industrial developments. Parking lot detention storage areas may be considered in these types of developments.
- (c) Development upon aquifers or lands having capacity for groundwater recharge will incorporate best management practices and be designed to:
  - i) minimize the reduction of groundwater recharge;
  - ii) maintain groundwater quality; and
  - iii) promote aquifer recharge by among other things means of runoff retention or detention ponds.

## 5.4 TRANSPORTATION

### 5.4.1 GOALS

- To provide a transportation system for the safe, efficient, and convenient, movement of people and goods including linkages to the overall Provincial and County transportation system.
- To provide a transportation system that supports the maximum economic development of the City with minimum social, health and environmental impacts.
- To promote healthy communities, active living and energy efficiency; public transit, car pooling, all forms of active transportation, safe integration and connectivity between these various modes of transportation will be encouraged.
- To develop the Intensification Nodes and Corridors identified on Schedule I of this Plan at densities that are transit supportive and provide linkages to major transportation hubs and routes such as the major transit station area.

### 5.4.2 POLICIES

#### 5.4.2.1 GENERAL POLICIES

- (a) The road network existing and proposed is shown on Schedule D, Roads Plan and Schedule E. These maps, together with the following policies, will be the basis for the provision of roads and right-of-way widths within the City. Development proposals may be subject to conditions related to transportation improvement as outlined in the City's Transportation Study, updates thereto and the Development Charges By-law. Roads must be in place before development proceeds.
- (b) It is intended that the street system servicing the City will be developed in accordance with the pattern shown on Schedule D. As a condition of approval of applications for development under the *Planning Act*, the City will acquire road widenings in accordance with Schedule E.
- (c) Numerous individual access points should be discouraged along existing and future arterial roads. Shared access, rear service development and reverse frontage are considered suitable alternate development strategies. Areas of reverse frontage shall be accompanied by the provision of 0.3m reserves along the right-of-way in order to restrict access from the abutting lots and may be required to provide adequate buffering.
- (d) Due to the potential impact of road and utilities crossings on watercourses, such crossings will be avoided whenever possible.

However, when necessary, every effort will be made to construct these crossings at right angles to the watercourse and in such a manner as to accommodate Design Flood Frequencies recommended in the Master Drainage Plans or, in the absence of which, the recommendation of the latest City Drainage Policies; and minimize the impact on natural heritage features and functions.

- (e) New development adjacent to rail corridors may, where feasible, be permitted subject to conditions relating to safety, visual and/or physical separation including noise attenuation, vibration reduction, berms, landscape buffers, fencing, and building setbacks. Developers shall consult with appropriate railway operators in determining these requirements in accordance with this Section and Section 4.2.2.4 (c).
- (f) Any development in any land use designation located within the Ministry of Transportation Highway 400 permit control area will be subject to Ministry approval. Ministry permits may be conditional on, but not limited to, the review and approval of traffic studies and/or storm water management reports which assess site impacts on Highway 400 and identify the need for development-driven highway improvements in accordance with Ministry Guidelines.
- (g) Approval of new industrial, commercial and institutional development; including new educational facilities, community facilities or new development within Industrial, Regional Centre, Community Centre and Institutional designations and other new high activity uses shall be subject to the provision of adequate transportation service for all modes of transportation including public transit, active transportation and vehicular modes. Such transportation services shall be designed for safe accessible routes and shall provide connectivity to existing and planned infrastructure for all modes of transportation.

#### 5.4.2.2 ROAD CLASSIFICATION

- (a) Provincial Highways fall under the jurisdiction of the Ministry of Transportation and include Highway 400. Any development adjacent to this highway shall require approval from the Ministry of Transportation.
- (b) County Roads fall under the jurisdiction of the County of Simcoe and include County Roads 4, 27, 30, 40, 54, 90 and 93. Any development adjacent to a County Road may be subject to conditions imposed by the County of Simcoe.
- (c) Arterial Roads are primarily traffic carrying facilities, providing through routes across and within the City. Development of property adjacent to Arterial Roads should be encouraged to design access onto the site which would minimize the impact on the adjacent Arterial Road. Such designs may include shared access points, controlled directional access and the use of access points onto Collector or Local Roads. Where

driveways are provided on Arterial Roads six lanes or greater, access shall be restricted to right in and right out.

- (d) Parkways are major facilities which can carry significant volumes of traffic but they have restricted access and special design considerations.
- (e) Collector Roads carry traffic between the Arterial Roads and the Local Roads. Collector Roads, however, may also be used to service property. Collector Roads are designated as Major Collector and Minor Collector on Schedule D.
- (f) Local Roads provide access to abutting lands and shall be designed to restrict major volumes of through traffic.
- (g) Service Roads shall be located adjacent and running parallel to Highways and Arterial Roads and shall be designed to function as Local Roads. Direct access to the abutting Highway or Arterial Roads shall be restricted. A landscaped boulevard shall be provided, where possible, between the Service Road and abutting major road. Reverse frontage control may be considered as an alternate means of development.

#### 5.4.2.3 PUBLIC TRANSIT

- (a) The City shall promote the use of existing and the development of new public transit corridors, wherever possible to link communities in the interests of fiscal responsibility, energy conservation and environmental protection.
- (b) Higher density residential development and major activity centres shall be encouraged to locate adjacent to public transit routes.
- (c) New development shall offer convenient and direct access to public transit routes by integrating pedestrian walkways, trails and intersections of major roads with transit stops.
- (d) Facilities that generate extensive use of public transit such as Major Institutional uses, senior citizen residences and Regional and Community Commercial Centres may be required to enhance public transit interface in the design of these facilities.
- (e) The City recognizes the need for special transit service to the physically challenged and infirm and will consider means to provide this service in land use planning decisions.
- (f) The City will provide for the efficient connection between the local transit system and the inter-regional transit systems such as GO Transit.



**5.4.2.4 ACTIVE TRANSPORTATION**

- (a) The City shall promote the use of bicycles, wheelchairs and pedestrian movement as an alternate means of transportation by the development of a linked open space network as identified in Section 4.6 of this Plan.
- (b) Pedestrian, including barrier-free, and bicycle route linkages shall be encouraged in consideration of new development or redevelopment.
- (c) An Active Transportation Plan shall be developed for the City and shall include the following elements:
  - Identification of an Active Transportation System on a map showing existing and proposed sidewalks, multi-use trails and connectivity to primary activity nodes outside of and within neighbourhoods and secondary plan areas.
  - Policies, criteria and standards for new development to provide sidewalks and multi use trails, dedication requirements to complete trail areas.
  - Design standards for and safety measures for new trails walkways; parking areas; and interfaces with public transit modes that reflect Ontario Provincial Standards and Accessibility Act requirements.
  - Requirements for new developments to plan for Active Transportation and transit accessibility at the time of development application.
  - An implementation and phasing strategy.

**5.4.2.5 FREIGHT RAIL**

- (a) The City shall protect the use of existing and the development of new freight rail corridors wherever possible to link industry in the interests of fiscal responsibility, economic development, public safety, and environmental protection.
- (b) Industrial development shall be encouraged to locate adjacent to freight rail corridors in the interest of economic development and environmental protection.
- (c) The City recognizes the need to maintain freight rail corridors and service to support local and regional national and international movement of goods and economic development.

## 5.5 WASTE MANAGEMENT FACILITY

### 5.5.1 GOALS

- To provide facilities for the clean, safe, economic and efficient disposal and/or recycling of waste.
- To provide for the safe and compatible development of lands adjacent to the Waste Management Facility.
- To ensure that the City is continually provided with landfill facilities by pursuing long-term plans for the location and development of alternative sites and the efficient reduction of unnecessary or non-recyclable waste.

### 5.5.2 POLICIES

#### 5.5.2.1 GENERAL POLICIES

- (a) In order to provide for a sensible, cost efficient method of managing local waste, the City shall pursue expanded waste reduction, re-use and re-cycling programs.
- (b) A buffer strip of trees shall be maintained where possible around the perimeter of the site.
- (c) The City shall endeavour to employ modern and cost effective methods of waste disposal to minimize odour, provide for proper venting, and control leachate.
- (d) Proposed land uses adjacent to and in proximity to the Waste Management Facility should be assessed as to their compatibility with a landfill operation.
- (e) Rehabilitation should occur shortly after completion of the landfill site to minimize erosion, odour and wind-borne litter and dust.
- (f) Upon full rehabilitation of the landfill site, public open space, recreational or environmental protection uses will be permitted without amendment to this Plan. No other uses will be permitted.
- (g) To recognize the need to take a fiscally responsible strategy to protect landfill sites as a valuable resource which require protection from encroachment of surrounding lands and buffering of adjacent lands.

## SECTION 6: IMPLEMENTATION

## 6.0 IMPLEMENTATION

### 6.1 GENERAL POLICIES

#### 6.1.1 INTRODUCTION

- (a) The goals and policies of this Plan and any amendments thereto shall be implemented through the powers conferred on the City by the *Planning Act*, the *Municipal Act*, and any other applicable Provincial statutes.
- (b) Following the adoption of this Plan, a new Zoning By-law shall be enacted to establish land use zones and development standards that are consistent with the intent of this Plan.
- (c) It is intended that the City will prepare a Capital Works Program in conformity with the policies of this Plan, in order to assess its immediate and long term requirements and plan its major expenditures within its financial resources and in accordance with the phasing policies of this Plan.

#### 6.1.2 AMENDMENTS TO THE PLAN

- (a) Amendments may be made to this Plan at any time in accordance with the *Planning Act* to revise it and/or incorporate new objectives, policies and specific designations. The City shall from time to time, and not less frequently than every five years, hold a special meeting open to the public for the purpose of determining if there is a need for a revision of this Plan.
- (b) In preparing and adopting all amendments to this Plan and any Secondary Plan, notice of all public meetings shall be given in accordance with the *Planning Act* and will include at least one of the following: by publication in local newspaper(s) and/or personal service or prepaid first class mail to every owner of land within 120 metres of the proposed amendment and, in addition thereto, through the posting of a notice sign on the property subject to the amendment in order to inform the public of the amendment.
- (c) In addition to specific studies as referred to in this Plan, the City may specify requirements for special studies to be undertaken for Official Plan amendment applications, which shall be carried out at the applicant's expense and such application shall include a fee to provide for peer review of the study by a suitably qualified expert.

#### 6.1.3 DEVELOPMENT AGREEMENTS

- (a) The City and or the Committee of Adjustment may require, as a condition of approval, that applicants enter into agreements as considered appropriate. Such agreements may be registered against

the title of the subject lands and may take the form of a subdivision agreement, a site plan agreement or a development agreement. Items in an Agreement could include but are not limited to the following:

- installation of necessary services, roads, and facilities;
- payment of levies, fees, guarantees, and other financial obligations;
- dedication of lands;
- the placement, massing and conceptual design and scale of buildings, site facilities, landscaping, storm drainage; and
- other such matters as may be required by the City including the implementation of urban design guidelines.

- (b) As a condition of any approval, a developer may be required to prepare studies relating to the proposed development. These studies shall include but are not restricted to those identified in Section 6.11.

#### **6.1.4 NON-CONFORMING USES**

- (a) Nothing in this Plan shall interfere with the continuation of a land use which is legally existing at the time of the passing of this Plan. In some instances, it may be desirable to permit the extension or enlargement of such a nonconforming use in order to avoid unnecessary hardship provided other aspects of the Plan can be satisfied, such as safe access, parking requirements and protection of the natural environment. However, any existing land use that does not conform to this Official Plan should cease to exist in the long term.
- (b) Non-conforming uses located within Environmental Protection Areas, hazard lands, or environmentally sensitive areas shall be discouraged from extensions and expansions unless otherwise permitted by this Plan.

#### **6.1.5 DENSITY CALCULATIONS**

Density calculations relating to proposed development within the City shall not include lands designated as Open Space and/or Environmental Protection Areas in this Plan.

## 6.2 LOT CREATION

### 6.2.1 CONSENT POLICIES

The intent and specific policies of this Official Plan and the implementing Zoning By-law shall guide the Committee of Adjustment when considering applications for the conveyance of land and granting of minor variances.

#### 6.2.1.1 INFILL

- (a) Infill shall be considered to be lot creation occurring between two existing residential lots on the same side of the road. The distance between the existing lot lines shall be approximately 150 metres or less.
- (b) Severances, other than for infill purposes, shall be discouraged particularly in those areas of the City designated for Future Urban use.
- (c) Notwithstanding the policies of Section 4.2.2.6 relating to Intensification, in order to maintain the integrity of established residential planning areas, the lot size, frontage, and configuration of both the parcel(s) to be severed and the parcel to be retained should be in keeping with existing, proposed and anticipated development in the area.

#### 6.2.1.2 GENERAL CRITERIA

- (a) Consents to sever may be granted for public uses or public utilities as permitted in accordance with the relevant policies of this Plan.
- (b) The Committee of Adjustment may include, where necessary, as a condition of severance or minor variance, conditions deemed appropriate and in keeping with the intent of the Official Plan.
- (c) Consents to sever may be granted on residential lots dependant on individual septic systems subject to a condition that connection will be made to the municipal sanitary system when available at the expense of the property owner. When such consents are granted, approval will be required from the City. In this instance the provisions of Section 4.2.2.4 (b) and 5.1.2.1 (d) shall also apply.
- (d) Consents shall not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades.
- (e) Consents shall not be granted for land which is subject to flooding, erosion or other physical hazards when the intended use of the parcel is for the erection of a permanent building or structure. This policy does not apply in the case of buildings or structures used for the purposes of erosion or flood control.

- (f) Severances in urbanized areas may be permitted, however development is encouraged to take place by registered plans of subdivision, particularly if one of the following apply:
  - i) where more than 10 building lots, including the retained parcel, would be created;
  - ii) where the extension of a public road or a new road allowance would be required; and
  - iii) where the extension of municipal water or sewer is required.
- (g) Consents shall be discouraged in favour of development by means of a plan of subdivision if it is apparent that an application for a severance could be one of several similar applications from the original holding.
- (h) The Committee of Adjustment shall require, where necessary, as a condition of severance, full road widening dedications from both the parcel to be severed and the parcel to be retained (note Schedule E).
- (i) As a condition of consent, the Committee of Adjustment may require a development agreement pursuant to Section 6.1.3 of this Plan.
- (j) The Committee of Adjustment shall require, where necessary, as a condition of severance, an application for a Tree Removal Permit for the parcel to be severed and the parcel to be retained.

## **6.2.2 PLANS OF SUBDIVISION**

### **6.2.2.1 CRITERIA**

- (a) New plans of subdivision will not be granted draft approval unless they can be supplied with adequate services such as water supply, sewage disposal, storm drainage, fire and police protection, parks, schools, solid waste collection and disposal, and other community facilities.
- (b) New plans of subdivision shall be developed in accordance with the policies of this Plan with the objective of developing complete communities while minimizing impacts on the City's existing property tax base.
- (c) New plans of subdivision must be designed efficiently to minimize operating costs and so that they do not adversely impact on the transportation system, the natural environment, or adjacent land uses.
- (d) New plans of subdivision must be integrated with adjacent lands, subdivisions, and roads.

**6.2.2.2 GENERAL POLICIES**

- (a) New plans of subdivision must indicate the proposed use for all lots, blocks and parcels within the subdivision.
- (b) The City may require a subdivider of land to enter into one or more agreements to ensure the provision of the required works and facilities as well as maintenance thereof. Subdivision agreements shall be registered against the title of land to which they apply.
- (c) Approval of draft plans of subdivision may include provisions which require a subdivider to satisfy certain conditions prior to final approval and registration of the plan of subdivision. The developer will be required to satisfy these conditions within a specified time period, following which the draft plan approval will lapse if the conditions are not satisfied.
- (d) Developers may be required to prepare studies relating to the proposed plan of subdivision in accordance with Section 6.11.



## 6.3 SITE PLAN CONTROL

### 6.3.1 GOALS

Site Plan Control shall be employed to achieve the following objectives:

- to ensure that the massing, location, and exterior design of development is of high quality and generally compatible with adjacent uses and the natural environment;
- to ensure an efficient pedestrian and vehicular flow;
- to ensure the appropriate grading or alteration in elevation or contour of the land and provision for the disposal of storm or surface water;
- to ensure storage facilities, loading facilities, garbage disposal areas, parking areas and driveways are provided in an appropriate manner so as not to impede traffic flow and to facilitate a positive visual effect;
- to ensure the appropriate use of lighting, walls, fences, hedges, trees, shrubs or other ground cover or facilities for the landscaping of areas to enhance land use compatibility and facilitate a safe and visually pleasing environment;
- to ensure the conveyance of road widenings and easements required by the City or a public utility;
- to ensure the provision and appropriate design of servicing;
- to achieve an aesthetically pleasing urban environment through the implementation of Urban Design Guidelines;
- to address exterior design elements of buildings including, but not limited to character, scale, appearance, massing, design features, roof pitch, materials and screening of rooftop mechanical and electrical equipment, sustainable exterior design of buildings, sustainable design elements on any adjoining boulevards /municipal right-of-ways;
- to address the provision of interior walkways, stairs, elevators, and escalators to which members of the public have access from streets, open spaces, and interior walkways in adjacent buildings, and to do so in a barrier free manner;
- to ensure development of sustainable design elements on any adjoining highway under the City's jurisdiction, including without

limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers, and bicycle parking facilities; and

- to ensure that facilities are designed to have regard for persons with disabilities.

### **6.3.2 POLICIES**

#### **6.3.2.1 CRITERIA**

- (a) All lands within the City of Barrie are designated as potential site plan control areas.
- (b) The City may, by by-law, designate any or all areas within any land use designation as a site plan control area.
- (c) In general, minor additions, alterations or renovations to existing buildings or structures may not be subject to site plan control.
- (d) Properties subject to Site Plan Control shall be reviewed by the City in accordance with the City's Site Plan Application and Urban Design Manuals and any other applicable design guidelines.

#### **6.3.2.2 GENERAL POLICIES**

- (a) The City may require, as a condition of site plan control, road widenings, day-lighting triangles and Environmental Protection (EP) dedications. The location and extent of such widenings are described on Schedule E.
- (b) As a prerequisite or as a condition of approval of site plans, the City may require developers to provide sufficient information pertaining to any or all the items relating to the development of a site including but not limited to traffic, noise, pedestrian accessibility, functional servicing and environmental, tree preservation and shadow studies, and exterior design elements including but not limited to character, scale, appearance, massing, design features, roof pitch design, building materials, and screening of mechanical and electrical equipment.
- (c) The City may require a developer of land subject to site plan control to enter into one or more agreements to ensure the provision of the required works and facilities as well as maintenance thereof. Site plan agreements shall be registered against the title of land to which they apply.
- (d) Where a site plan control by-law is in effect, approval of site plans shall be required in accordance with City Policy prior to the issuance of a building permit.

#### 6.4 PARKLAND DEDICATION REQUIREMENTS

- (a) As a condition of development of land for residential or institutional purposes, the City may require the conveyance of land for park purposes or the equivalent cash-in-lieu in accordance with the provisions of the *Planning Act* and the following criteria or combination thereof:
  - i) development of densities of less than fifteen units per net hectare will require up to a five percent land dedication.
  - ii) development of densities greater than fifteen units per net hectare will require a dedication of up to one hectare per 300 units.
- (b) As a condition of development in the Industrial or Commercial land use designations, the City may require up to two percent land dedication for park purposes or the equivalent cash-in-lieu in accordance with the provisions of the *Planning Act*.
- (c) Parkland dedications as required under the *Planning Act* shall not include hazard lands, conservation areas or environmentally significant or sensitive areas, or requisite environmental buffer areas. Lands utilized for drainage purposes or stormwater management are not acceptable as part of the parkland dedication.
- (d) Hazard lands, conservation areas or environmentally sensitive areas may be deeded to the City and may be considered as part of the additional parkland referred to in Section 4.6.2.3(b) required beyond the standard parkland dedication under the *Planning Act*.
- (e) In calculating a parkland requirement where the Owner is prepared to dedicate Environmental Protection lands to the City, only lands considered suitable for development shall be included in calculating the amount of parkland on the basis of the City's parkland formula.
- (f) Parkland dedication requirements pursuant to the *Planning Act* will be utilized wherever necessary and feasible for the conservation of significant cultural heritage resources.

## **6.5 URBAN DESIGN GUIDELINES**

### **6.5.1 GOALS**

- To provide, through urban design policies and guidelines, a framework for the development and maintenance of a healthy, safe, convenient, efficient and aesthetically pleasing urban environment.
- To initiate an overall visual improvement program for the Planning Areas with emphasis on the Special Policy Areas and major entrances to the City through public works programs incorporating such matters as boulevard landscaping, street furniture, lighting, signage, sidewalks and park/plaza development.
- To provide guidelines for environmentally sensitive development or redevelopment proposals that minimize disruption to significant natural heritage features and utilize existing vegetation where possible.

### **6.5.2 POLICIES**

#### **6.5.2.1 GENERAL POLICIES**

- (a) Specific Urban Design policies may be established through the secondary planning process or Community Improvement Plans. In addition, the City may establish Special Policy Areas that contain policies relating to Urban Design. The location of Special Policy Areas is shown on Schedule C.
- (b) It is intended that the urban design objectives of the City will be achieved through co-operation with developers, landowners and residents.

#### **6.5.2.2 GENERAL DESIGN GUIDELINES**

##### **(a) BUILDING AND SITING**

- Buildings should be designed to complement and contribute to a desirable community character in terms of massing and conceptual design.
- The design of a building's roof should screen mechanical equipment from public view and contribute to an attractive streetscape.
- Large exposed blank walls should be avoided. All visible sides of a building should be finished and treated similarly to the front. Where exposed walls exist, screening through landscaping should be encouraged.

- Building entrances should be well-defined and accessible to pedestrians and the handicapped persons with disabilities.
- Pedestrian links should be designed to promote the safety of the user and be fully accessible between the commercial and residential properties.
- Corner locations should emphasize the building, not the car, as the dominant feature of the site. Setbacks at these corner locations should accommodate space for landscaping, pedestrian amenities and interesting architectural features.

(b) PARKING AREAS

- Linking parking areas, driveways and access points should be encouraged to reduce the number of turns onto and off the major road. These mutual entrances will be encouraged and clearly identified.
- Adequate disability parking spaces will be provided where required.
- Properties of depths greater than 60 metres (200 feet) should have smaller parking areas, divided by landscaped islands and strips. The visual impact of these parking lots should be softened through berming and planting.
- Major parking, loading and delivery areas, as well as garbage enclosures should be confined to the rear of the buildings.

(c) LANDSCAPING

- Minimum planting strips in accordance with the Urban Design Manual shall be provided along the street frontage and should contain planting materials and street furniture (lighting, seating and bus shelters) consistent with any themes established by the municipality.
- Where commercial uses abut residential uses, they should be properly screened through a combination of landscaping, berming and fencing measures.
- No Environmental Protection Area should be included in the minimum landscaping standard.
- Landscaping should seek to utilize native vegetation, and water conservation practices wherever feasible.

(d) ENVIRONMENTAL FEATURES

- Redevelopment proposals including infill, and intensification, or change of use should address opportunities to re-naturalize piped or channelized watercourses in the design.
- All contiguous woodlands greater than 0.2 hectares are protected by the City's Tree Preservation By-law, irrespective of ownership, maturity, composition and density. The City will control development adjacent to woodlands to prevent destruction of trees.
- The City shall encourage the maintenance and preservation of woodlands which are not designated Environmental Protection Area through land dedication for Open Space purposes. Where development is permitted, it should be sensitive to the requirements of the woodlands and should consider woodlands retention. Woodlands should be evaluated to determine their suitability for acquisition and incorporation into the municipal open space system.
- Wherever possible the protection of treed areas, hedgerows and other natural areas shall be incorporated into the design, and the planting of new trees shall be encouraged.
- Development adjacent to an Environmental Protection Area should be designed to incorporate the Area's natural features and provide for their long term protection. Environmentally sensitive features such as woodlands, locally significant wetlands and mature vegetation should be incorporated as integral components to proposed development.
- The City may consider the reduction or re-allocation of development densities in order to preserve existing woodlands, mature trees, and other natural areas and features which are not identified within the Environmental Protection Area designation of this Plan.
- Where existing trees have been substantially removed and land stripping and/or the removal of topsoil has occurred prior to an application for development or during the process of obtaining approval for any development of a site, Council may impose conditions of such approval in accordance with the intent of the City's tree cutting by-law.

(e) SIGNAGE

- Signs shall complement the architectural design and materials of the buildings and be satisfactorily located on site in accordance with the Sign By-law.

(f) UTILITIES

- Consideration shall be given to the location of utilities within the public rights-of-way as well as on private property within appropriate easements. Utilities shall be clustered or grouped where possible to minimize visual impact. The City encourages utility providers to consider innovative methods of containing utility services on or within streetscape features such as gateways, lamp posts, and transit shelters.

(g) ENERGY EFFICIENT URBAN DESIGN

- Energy efficiency shall be encouraged through community, site, and building design measures that use energy efficient building materials, energy conserving landscaping, building orientation that uses shade and sunlight to advantage, panels for solar energy, appropriate lighting, “green” roofs, and other methods.
- In reviewing development applications, the City may request a report on energy efficiency with the objective of achieving a high level of energy conservation in a sustainable manner.
- The maintenance and upgrading of existing buildings to increase energy efficiency is encouraged.
- Energy efficiency is promoted through the development of a compact urban form that encourages the use of transit, cycling, and walking, a mix of housing and employment uses to shorten commuting trips, and focusing major developments on transit routes.

6.5.2.3 CITY CENTRE GUIDELINES

- (a) In addition to the General Design Guidelines of Section 6.5.2.2, development and redevelopment within the City Centre will be guided by recommendations of the Next Wave Revitalization Plan, the Downtown Commercial Master Plan, the applicable sections of the Waterfront Open Space Master Plan and Urban Design Studies to be prepared for the Downtown.
- (b) New development shall be of high quality design to maintain and enhance the Downtown's image as an enjoyable, safe, accessible, pedestrian-oriented place, and designed and built to complement pedestrian activity and historical attributes.
- (c) Buildings and public areas shall be designed to consider pedestrian scale, comfort, safety and access.

- (d) Development proposals shall take into consideration protection of view sheds to the lake from prominent landmarks, gateways and public spaces within the City Centre and similarly shall consider protecting views of the City skyline and views to important landmarks and public spaces in the City Centre, so as to enhance visual connectivity to the City Centre when viewed from the bay and waterfront open space area.
- (e) New development shall connect the Downtown to the waterfront and create an attractive urban presence along the waterfront.
- (f) The construction of new buildings compatible with heritage structures shall be encouraged to blend new development with existing streetscapes and add to the area's character.
- (g) Street furniture such as garbage bins, bike racks, benches, street lamps, tree lighting, banners and sidewalks, crosswalks, bike paths, signage and landscaping shall achieve a high standard of design and be located to link the Downtown and the waterfront in a consistent manner.
- (h) The City will promote pedestrian orientation through the development of open space systems that incorporate bicycle and barrier-free walking paths linking the downtown to the waterfront.
- (i) The City will attempt to enhance streetscape aesthetics by addressing sign size, lighting, lettering and placement.
- (j) New development shall be encouraged to locate all utilities underground, where feasible, or in locations that do not visually detract from the Downtown.
- (k) Site-specific urban design studies may be required as part of a development proposal to investigate and recommend a design for compatibility with surrounding uses, micro-climate effects, pedestrian safety, and issues of human scale and views.



## 6.6 HEIGHT CONTROL

- (a) Those areas which are designated as areas subject to height control on Schedule C of this Plan will be governed by the height provisions of the Zoning By-law.
- (b) Any development proposal shall preserve and enhance major public views including, but not limited to:
- The street end views of Kempenfelt Bay;
  - The Algonquin Ridge from Kempenfelt Bay and the mainland;
  - Major geographical and building landmarks from Kempenfelt Bay and principal viewing areas such as the Nelson Street and Vancouver Street Lookouts;
  - The waterfront from Kempenfelt Bay and along the Lakeshore; and
  - Major entrances to the City.
- (c) In order to achieve the objectives of the Height Control Special Policy Area, the City may require the following to accompany any rezoning or site plan applications in the City Centre and adjacent areas;
- i) A BLOCK PLAN defined as the block on which the proposed development is to be built. The Block Plan shall have regard for: servicing, grading and drainage; land use; building form and massing (including shadow, and noise analysis and may have regard for wind analysis); traffic circulation; parking/loading; ingress/egress; through-block pedestrian connections at grade and above grade; public spaces with facilities; visual enhancement of existing views, and street and internal landscaping (including lighting, planting, furniture and surface treatments).
- ii) A CONTEXT PLAN defined as including all adjacent blocks to the site such that the plan can have sufficient regard to traffic circulation, pedestrian connections, open space linkages, view corridors, shadow/wind/noise impacts, and land use compatibility.

## 6.7 HOLDING PROVISIONS

### 6.7.1 PURPOSE

- (a) The City may utilize the Holding Provisions of this Plan in accordance with the *Planning Act* where the specific use of land has been identified but where the details of the development of such lands have not yet been fully resolved. The Holding symbol, H, may be utilized in conjunction with any land use designation, to specify the use to which lands, buildings or structures may be put at such time as the Holding symbol is removed by by-law.
- (b) Until such time as the Holding symbol is removed, the by-law may permit an interim use. The interim use may include an existing use or another use which will not jeopardize the ultimate intended use. Any regulations applying to the lands during the period of the Holding Provision is in place may also be set out in the by-law.

### 6.7.2 CRITERIA

- (a) Any land within the City, whether developed or undeveloped, may be subject to Holding Provisions.
- (b) A Holding Provision may be applied when the City has determined the specific land use for an area or parcel of land, but has determined that development of the lands for the intended use is premature until certain appropriate requirements and/or conditions are fulfilled. Such requirements and conditions may include, but shall not be limited to, the following:
  - i) Provision of adequate water, sewer and other services as required for the proposed development.
  - ii) Appropriate phasing of the development.
  - iii) Completion of specific studies related to traffic, drainage and/or environmental issues, urban design, or an archaeological study.
  - iv) Entering into a Subdivider's or Site Plan Agreement or Cost Sharing Agreement.
- (c) A by-law to remove the Holding Provisions may be passed only when the City is satisfied that the reasons for the use of the Holding symbol no longer apply and/or have been met.
- (d) Notwithstanding the generality of the foregoing, in an area intended to be developed by means of plans of subdivision, the Holding symbol may be removed only after the owner has entered into a subdivision agreement with the City.

- (e) When lot creation occurs through the consent procedures of this Plan, the Holding Provisions may be removed when the developer has satisfied all of the conditions of approval including any requirements to enter into development agreements.

**6.8 BONUSING POLICIES**

- (a) The City may pass a zoning by-law authorizing increases in the height and density of a development beyond what is otherwise permitted by the by-law, in return for the provision of such facilities, services or matters as set out in the Zoning By-law.
- (b) The City will consider negotiating for the provision of facilities, services or matters set out in a site specific by-law in exchange for increased height or density, only in situations where the need for such facilities, services or matters has been identified by the City.
- (c) The City may increase the height of buildings permitted in the Zoning By-law subject to fulfilment of the policies contained within the Urban Design Guidelines of this Plan. In evaluating the merits of such applications, the City shall also have regard for the impact of on-site constraints to development such as soil conditions, drainage and topography.

## 6.9 TEMPORARY USE POLICIES

### 6.9.1 PURPOSE

The City shall authorize the temporary use of land, buildings or structures where it is considered to be positive in nature and of minimal impact to the surrounding area.

### 6.9.2 CRITERIA

- (a) The City may pass a by-law to authorize the temporary use of land, buildings or structures for any purpose set out in the by-law that might otherwise be prohibited. Such a by-law must describe the area affected and set an expiry date for the by-law of no more than three years after the passing thereof.
- (b) The City may pass subsequent by-laws granting extensions of up to three years, however, once the by-law has lapsed, the use permitted by the by-law must cease and any use which continues will be viewed as an illegal use in regard to the City's Comprehensive Zoning By-law.
- (c) Notwithstanding the other policies contained in this Plan, temporary use by-laws may be passed provided the following requirements which are relevant to the specific application are fulfilled:
  - i) That the proposed development must be consistent with the temporary nature of the proposal;
  - ii) That the proposed use will be compatible with adjacent uses;
  - iii) That the size of the parcel of land or building to be used is appropriate for the proposed use;
  - iv) That services such as water, sewage disposal, roads are sufficient;
  - v) That items such as noise, fumes, smoke, dust, odours, lighting and traffic generating capacity be considered to ensure that the impact of any such use will not be detrimental in regard to adjacent uses or the wider community;
  - vi) Where necessary, neighbouring uses will be protected by the provision of areas for landscaping, buffering or screening; appropriate setbacks for buildings, structures or uses; devices and measures to reduce nuisances; regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs; and
  - vii) That the by-law establish suitable regulations in regard to setbacks, lot coverage, parking and other such matters as may be required either through the text of the by-law or by reference to the Zoning By-law.

**6.10 INTERIM CONTROL BY-LAWS**

- By-laws may be passed by the City to direct the conduct of a review or study in respect of land use planning policies in the municipality or in any defined area or areas thereof in accordance with the Interim control by-law provisions of the *Planning Act*.
- The duration of such by-laws shall not exceed 1 year; however, the by-law may be amended to increase the time up to 1 additional year.

## 6.11 REQUIRED STUDIES IN SUPPORT OF DEVELOPMENT APPLICATIONS

In order for a development application to be considered complete in accordance with Sections 22, 34, 41, 51 or 53 of the *Planning Act*, the City of Barrie may require the following reports or studies be prepared to the City's satisfaction:

- (a) Needs/planning justification report except for applications for new aggregate operations
- (b) Functional servicing report
- (c) Stormwater management report
- (d) Environmental evaluation study
- (e) Environmental impact study
- (f) Traffic impact study
- (g) Hydrogeological/hydrology study
- (h) Agricultural assessment
- (i) Fisheries impact study
- (j) Archaeological study
- (k) Architectural/cultural heritage report
- (l) Affordable housing report
- (m) Urban design report
- (n) Aggregate potential assessment
- (o) Wellhead protection area – risk assessment report
- (p) Hazards lands/slope and soil stability report
- (q) Tree preservation plan/inventory
- (r) Noise/vibration impact analysis
- (s) Odour/dust/nuisance impact analysis
- (t) Illumination study
- (u) Shadow/shading study
- (v) Wind study
- (w) Market study
- (x) Fiscal evaluation and staging of development, including analysis of municipal revenues and expenditures
- (y) Digital plan according to City specifications
- (z) Energy conservation and efficiency evaluation

The need for any or all of the studies listed from (a) to (z) shall be determined by the City of Barrie following consultation between the City and the applicant.

Studies, reports, and plans in support of an application are to be submitted in digital and paper formats in quantities determined by the City.

### 6.11.1 OTHER IMPLEMENTATION MEASURES

The City may pass other by-laws from time to time to implement and supplement the goals and objectives of this Plan. Such by-laws may include but are not limited to tree-preservation by-laws, pesticide use by-laws, animal control by-laws, fencing by-laws, drainage by-laws and emissions by-laws.

## SECTION 7: INTERPRETATION



## 7.0 INTERPRETATION

- (a) This document has been prepared as a policy guide for the long range planning of the City. The text represents broad concepts and the land use designations shown on the Schedules of this Plan represent relationships rather than strict and absolute conditions. Accordingly, unless specifically provided for in the text of the Plan, and so long as the overall intent is maintained;
- land use designations shall be considered as representing predominant land uses and shall not preclude small pockets of other land uses consistent with the pertinent policies of this Plan;
  - boundary lines unless coinciding with specific major features such as roads, watercourses or railways, shall be construed as representing relationships between land uses, not exact geographic locations;
  - where new information becomes available through floodplain mapping, Natural Heritage mapping, or as a result of more detailed Environmental Evaluation Study (EES) or Environmental Impact Study (EIS), the most up to date Environmental Protection Area mapping shall take precedence in considering development applications. Under these circumstances, mapping or development limits may be amended without amendment to the Official Plan;
  - numbers and quantities shall generally be considered as approximate rather than absolute. However, consideration shall be given to the intent of the policy in which the number or quantity is quoted and it shall be determined that the intent is not compromised before any variance is granted from the number or quantity; and,
  - uses quoted under definitions in each of the land use categories should not be considered all inclusive. They are intended to illustrate the general intent of the policy.
- (b) Indication of municipal services or facilities in this Plan shall not be construed as a commitment by the City to construct or provide such services within a certain time frame. Rather such commitments shall be subject to the decisions of Council in its annual capital budget considerations.
- (c) All references to Provincial statutes are based on the most current R.S.O. and include all applicable Regulations.
- (d) If a term is not defined in the text of this Plan then the definition found in the Provincial Policy Statement and Growth Plan shall apply. Unless otherwise stated, for the purposes of this Plan, the term “development” shall be construed to include “re-development”.