

AMENDMENT NO. 004

TO THE

CITY OF BARRIE

OFFICIAL PLAN

OFFICIAL PLAN
FOR THE
CITY OF BARRIE
Amendment No. 004

Amendment No. 004 to the City of Barrie Official Plan was prepared by the Barrie General Committee and was recommended to the Council of the City of Barrie under the provisions of the *Planning Act*, on the 4th day of June, 2025.

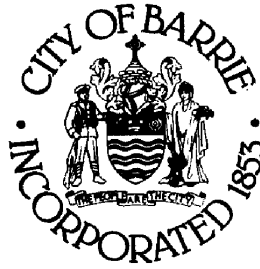
Mayor – Alex Nuttall

City Clerk – Wendy Cooke

This amendment was adopted by the Corporation of the City of Barrie by By-law No. 2025-XXX in accordance with the provisions of the *Planning Act*, on the 4th day of June, 2025.

Mayor – Alex Nuttall

City Clerk – Wendy Cooke



Bill No. 045

BY-LAW NUMBER 2025-

A By-law of The Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. 004)

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

AND WHEREAS, Motion 25-G-127 of the Council of The Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan.

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

1. **THAT** Amendment No. 004 the Official Plan for the Barrie Planning Area attached to and forming part of this by-law, is hereby adopted.
2. **THAT** this By-law shall come into force and have effect immediately upon the final passing thereof.

READ a first and second time this 4th day of June, 2025.

READ a third time and finally passed this 4th day of June, 2025.

THE CORPORATION OF THE CITY OF BARRIE

Mayor – Alex Nuttall

Clerk – Wendy Cooke

This Amendment No. 004 to the Official Plan for the City of Barrie which has been recommended by the City of Barrie General Committee and adopted by the Council of the Corporation of the City of Barrie, is hereby approved in accordance with the *Planning Act* as Amendment No. 004 to the City of Barrie Official Plan.

Date

City Clerk – Wendy Cooke

OFFICIAL PLAN AMENDMENT NO. 004

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**AMENDMENT NO. 004
TO THE CITY OF BARRIE
OFFICIAL PLAN**

THE CONSTITUTIONAL STATEMENT

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

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

PART B - THE AMENDMENT sets out the actual Amendment and consists of the following text and schedules which constitute AMENDMENT NO. 004 to the Official Plan of the City of Barrie.

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

PART A - THE PREAMBLE

PURPOSE

The purpose of this Official Plan Amendment is to amend section 4.8 Defined Policy Area and Map 2 – Land Use Designations to identify a Defined Policy Area for the lands known municipally as 112 King Street that would permit retail, and office uses to occupy 100% of the gross floor area of the building in the Employment Area – Non-Industrial designation.

An Amendment to the City of Barrie Zoning By-law and Site Plan Control approval are required for this development proposal to proceed.

LOCATION

The lands that are subject to this amendment (the “subject lands”) are generally located at the northeast corner of King Street and Hollyholme Farm Road, south of Maplevue Drive West, and municipally known as 112 King Street in the City of Barrie at the time of this amendment.

BASIS

The City of Barrie Official Plan under which this application has been made identifies the subject lands as being within an Employment Area on Map 1 – Community Structure and designates the lands ‘Employment Area – Non-Industrial’ on Map 2 – Land Use.

Land use policies that guide development in the Employment Area – Non-Industrial designation are provided in Section 2.6.9 of the Official Plan which indicates these lands are intended to support Barrie’s economic competitiveness by primarily facilitating a wide range of non-industrial employment uses that either support industrial-type uses, serve the general public, or create new economic development opportunities.

Policy 2.6.9.1 permits a variety of employment uses, including but not limited to office, training centres, research and development centres and laboratories, hospitality and tourism, commercial and retail, major retail. Policy 2.6.9.2(f)(i) &(ii) permits new retail uses where there were no prior major retail, retail and/or commercial uses, while restricting these uses to multi-tenanted buildings and where no more than 30% of the gross floor area of the building/structure within which it exists. As such, Map 2 – Land Use and Section 2.8 – Defined Policy Area of the Official Plan is to be amended to include retail, and office uses to occupy 100% of the gross floor area of the building.

The subject lands are developed with an existing building totalling 859.59 square metres in size. The building is currently vacant with a previous use consisting of a bus repair garage and office. The proposed automotive sales and leasing establishment would be located within the entirety of the building.

The proposed automotive sales and leasing establishment would not interfere or detract from the commercial and light industrial uses in the surrounding area. Further, the proposed use would provide a service for the general public and existing industrial users in the area on an otherwise underutilized site. For these reasons and those described above, staff are of the opinion that the proposed development generally conforms with the Employment Area – Non-Industrial policies of the Official Plan which apply to the subject lands. Based on the above, Planning staff are satisfied that the requested Official Plan Amendment to amend Map 2 and add text to Section 2.8 – Defined Policy Area to permit retail and office uses to occupy the entirety of the building in the Employment Area – Non-Industrial designation is appropriate.

PART B – THE AMENDMENT

DETAILS OF THE AMENDMENT

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

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

Section 2.8.11 112 King Street

Notwithstanding Section 2.6.9.2 (f)(i) & (ii) of this Plan, the lands known municipally as 112 King Street are permitted to have retail and office uses occupy 100% of the gross floor area of the building/structure from which it exists.

2. Amend Map 2 – Land Use to include a Defined Policy Area (2.8.11) overly over the existing Employment – Non-Industrial Designation on the lands known municipally as 112 King Street.

IMPLEMENTATION

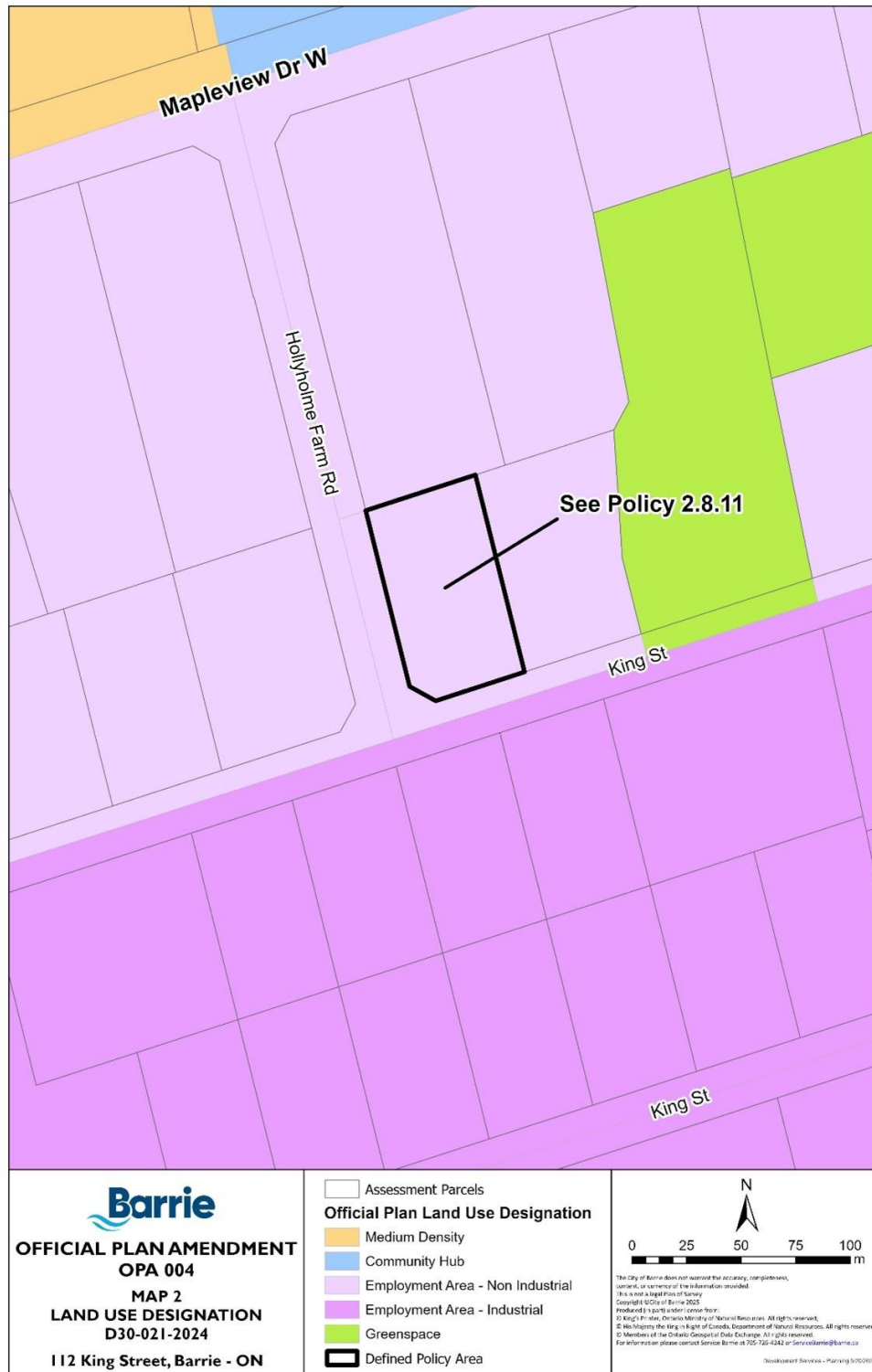
Subsequent to the adoption of this Amendment, an implementing Zoning By-law to rezone the lands from 'Light Industrial' (LI) to 'Light Industrial with Special Provisions' (LI)(SP-673) will be presented to Council in accordance with this proposed Amendment.

In addition, Site Plan Control will be required to ensure that any future development or redevelopment of the lands shall be subject to detailed design standard requirements.

INTERPRETATION

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

Schedule 'A' to attached By-law 2025-XXX
Map 2 – Land Use Designation- Defined Policy Area



PART C - THE APPENDIX

RECORD OF COUNCIL ACTIONS

1. On March 19, 2025, a Public Meeting was held for the proposed Official Plan Amendment and Zoning By-law Amendment (25-G-127).
2. On May 28, 2025, General Committee received Staff Report DEV017-25 and accepted the recommendation of staff to approve the applications to:
 - a) Amend Map 2 – Land Use by adding “See Policy 2.8.X” to the lands known municipally as 112 King Street.
 - b) Add text to Section 2.8 – Defined Policy Area of the Official Plan as follows:

Section 2.8.X 112 King Street

Notwithstanding Section 2.6.9.2 (f)(i) & (ii) of this Plan, the lands known municipally as 112 King Street are permitted to have retail and office uses occupy 100% of the gross floor area of the building/structure from which it exists.
3. On June 04, 2025, Council ratified the decision of General Committee to approve the applications for Official Plan Amendment and Amendment to the Zoning By-law as recommended by staff in Staff Report DEV017-25 (25-G-127).