

EMPLOYMENT LANDS CONVERSION

PUBLIC MEETING
JUNE 1ST, 2015

Presented by:
Merwan Kalyaniwalla, Manager of Policy Planning

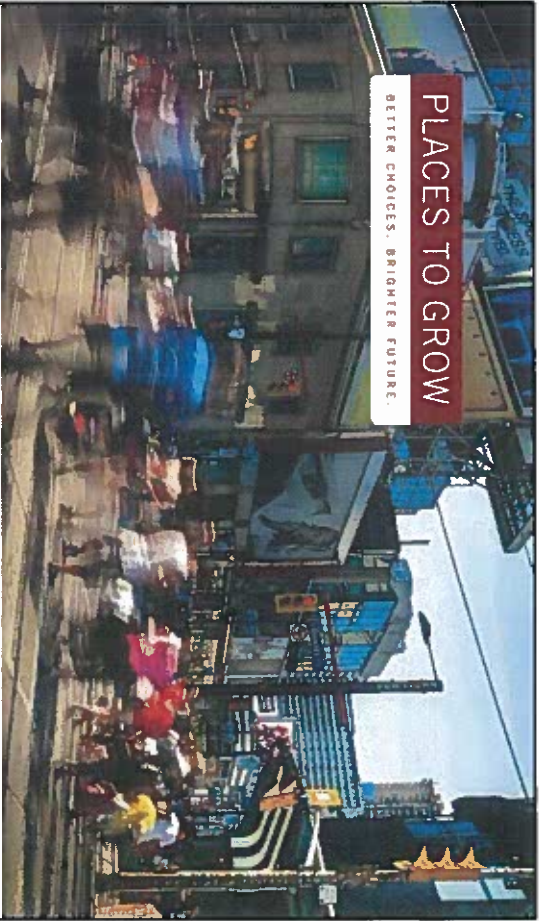
PURPOSE

To consider and seek input on amendments to
City of Barrie Official Plan intended to enhance
employment land conversion policies.

2014 Provincial Policy Statement

Under the Planning Act

Ontario.ca/PPS



PLACES TO GROW
BETTER CHOICES. BRIGHTER FUTURE.

Growth Plan
for the Greater Golden Horseshoe, 2006
OFFICE CONSOLIDATION, JUNE 2013



Ontario
Ministry of Infrastructure

The City of Barrie Official Plan

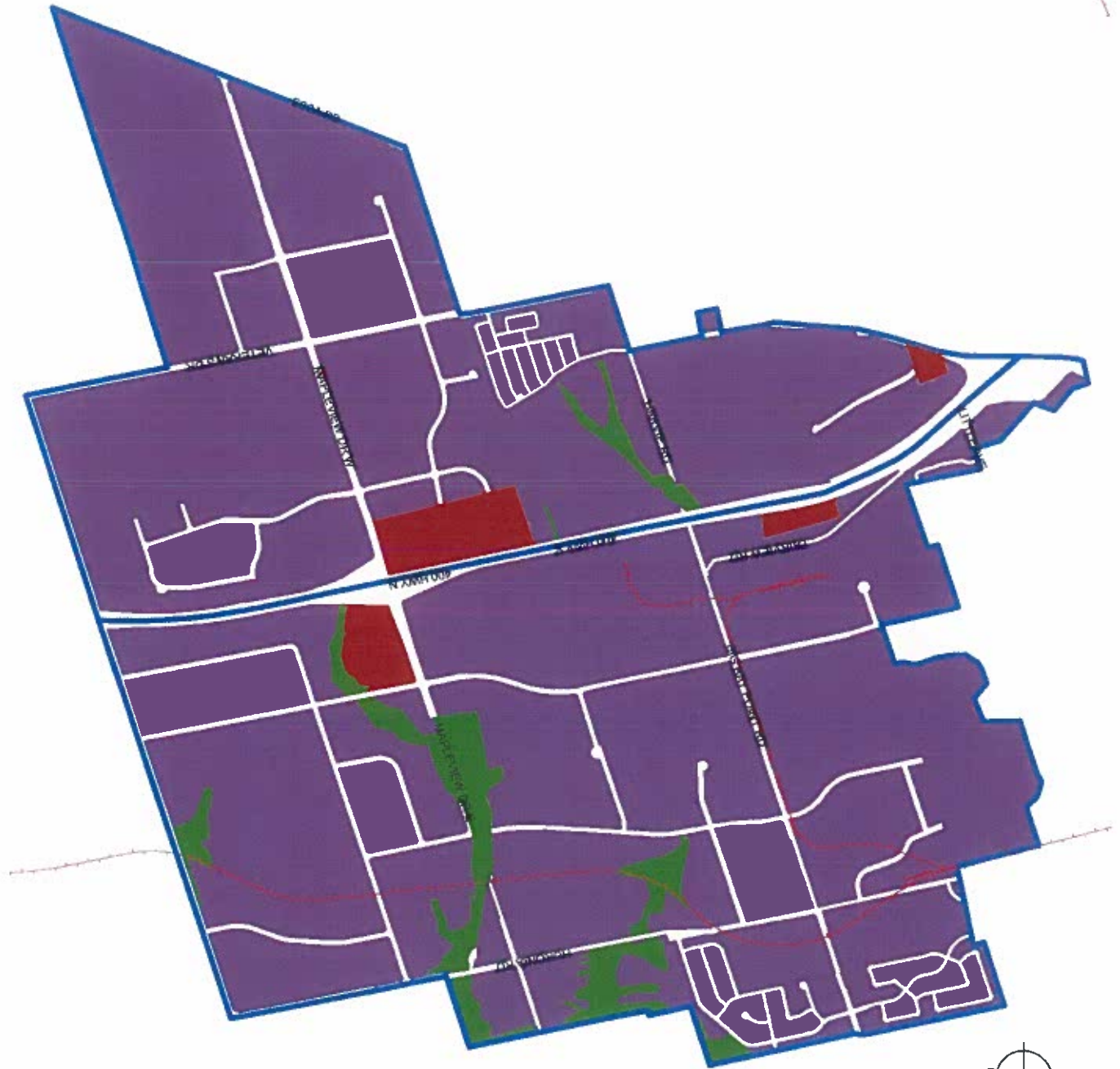


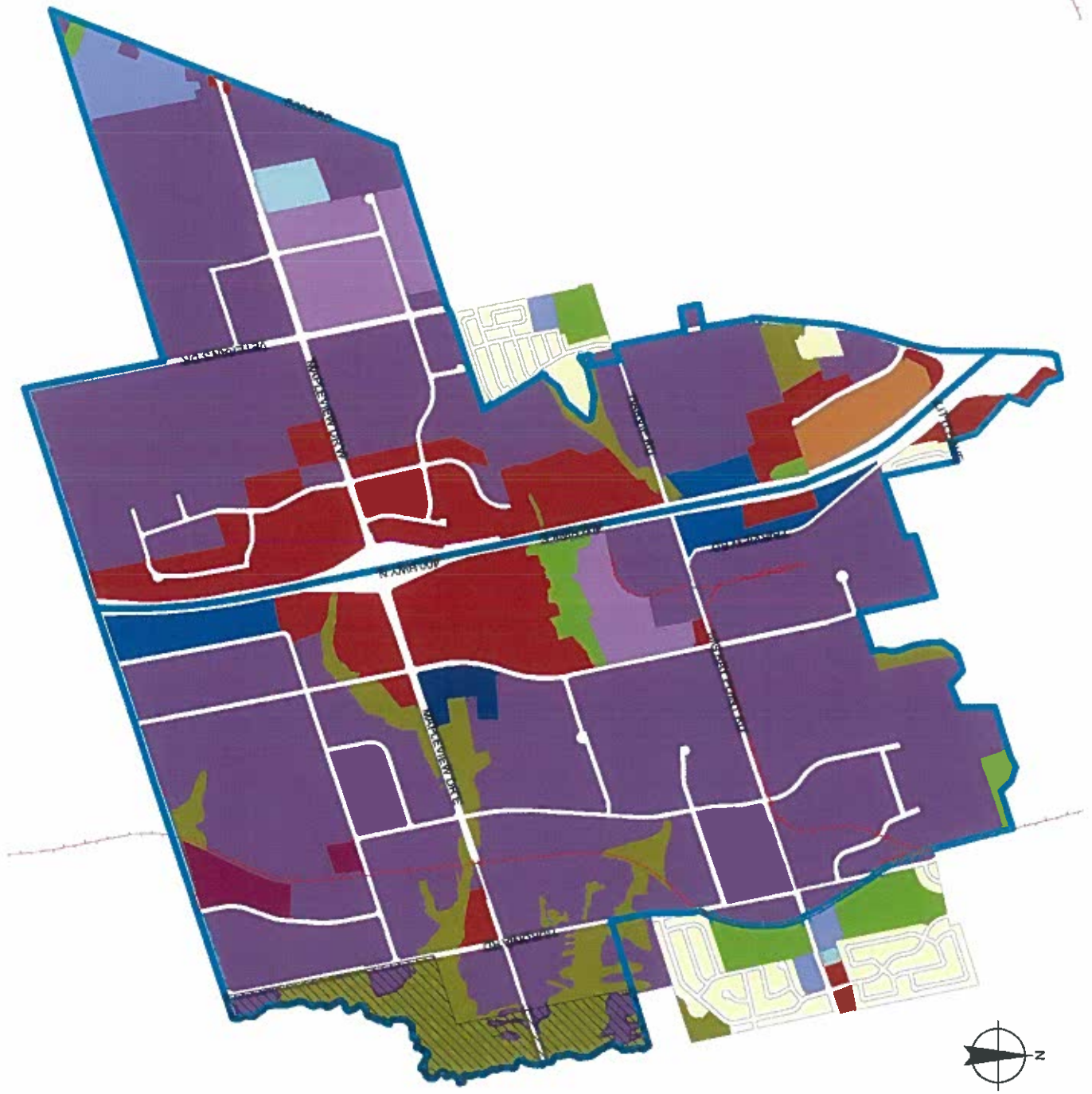
Prepared by the Planning Services Department
June 2009

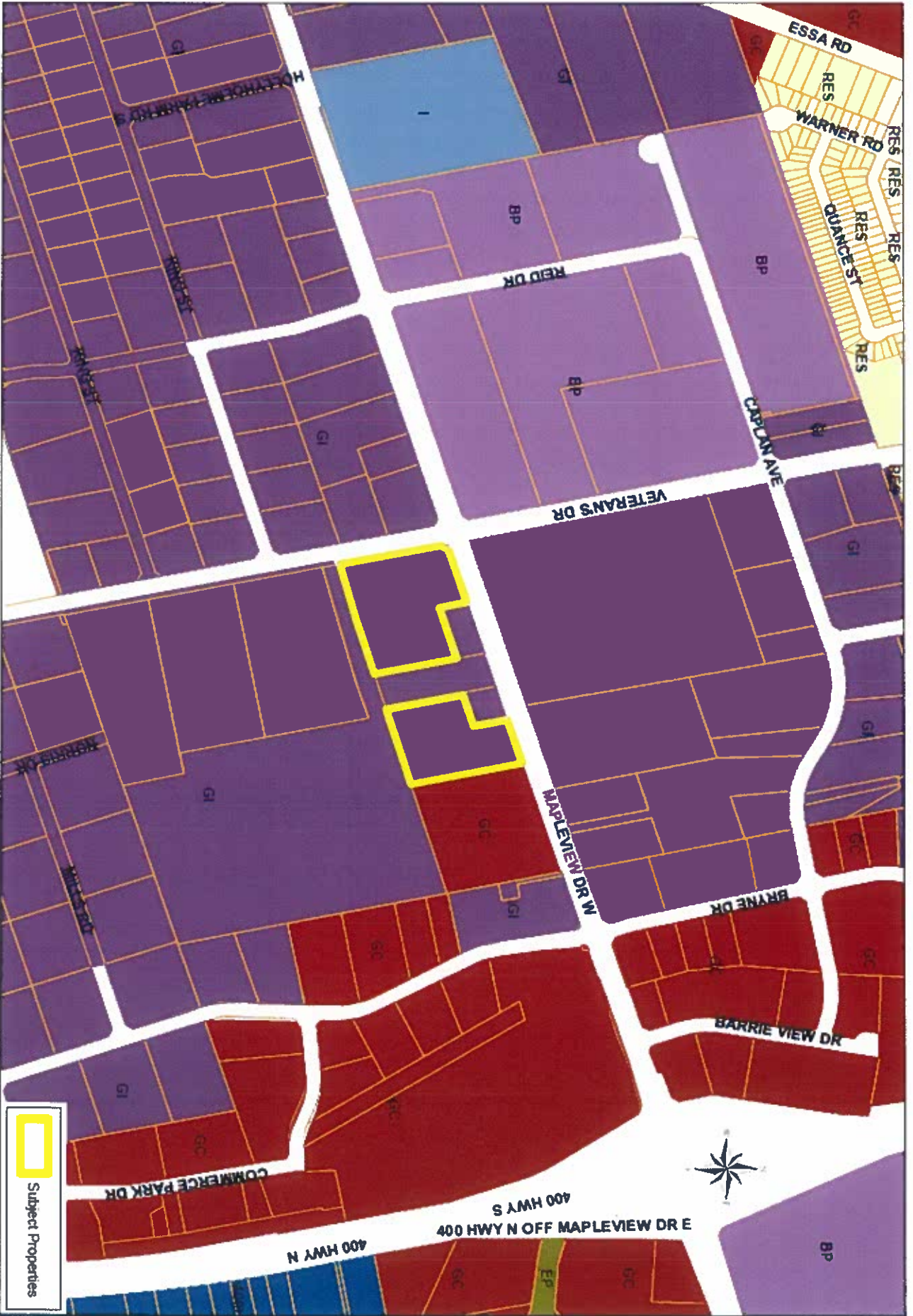
3.1.2.1(b) Applications to redesignate employment lands to non-employment uses will be discouraged. The City may permit the conversion of lands within employment areas to non-employment uses only through a municipal comprehensive review, where it has been demonstrated that - **(Mod D (c))**

- 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.







BARRIE
2031

**CITY OF BARRIE
GROWTH MANAGEMENT
STRATEGY**

**EMPLOYMENT LANDS MUNICIPAL
COMPREHENSIVE REVIEW
PHASE 3**

Final

IN ASSOCIATION WITH

MACAULAY BRIDGMAN HOWSON LTD.
CONSULTING ENGINEERS ARCHITECTS

W. Scott Morgan & Associates Limited

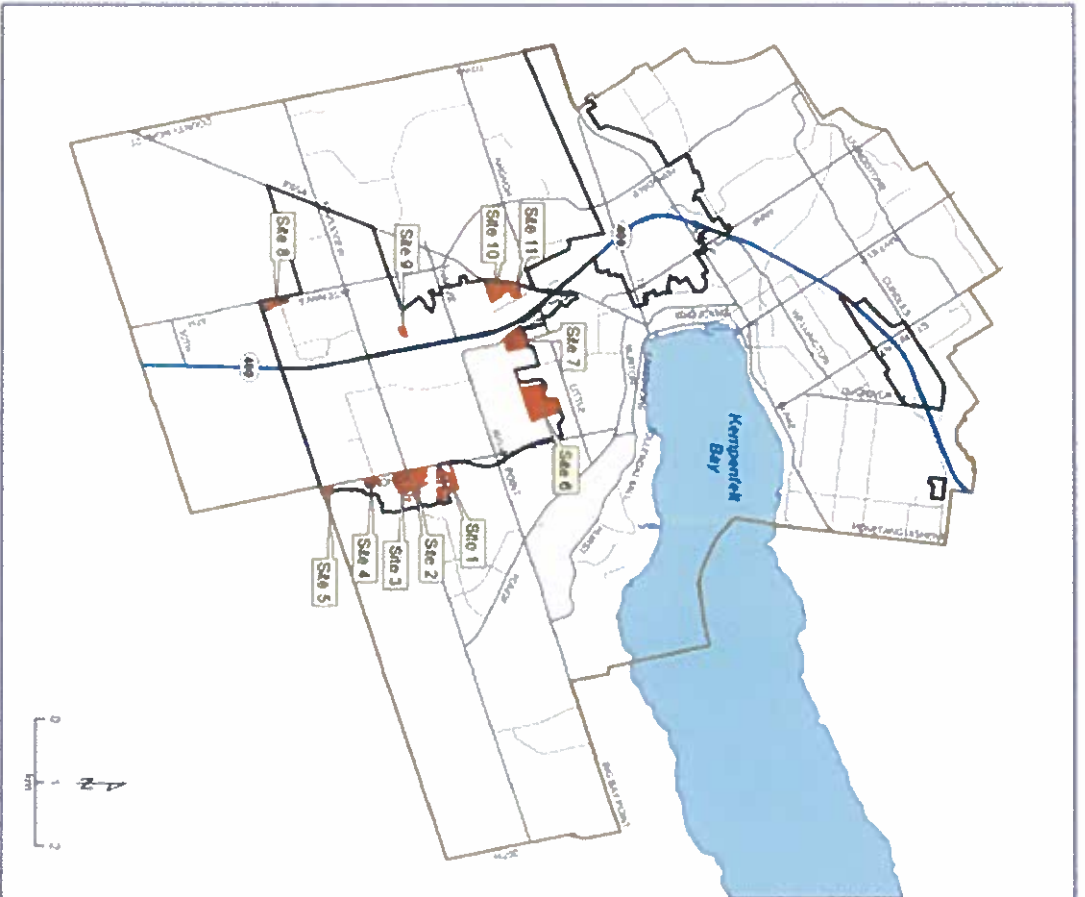
NOVEMBER 3, 2011

**Watson
& Associates**
ECONOMISTS LTD.



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 Planning for growth



MAP 7-1
CITY OF BARRIE
VACANT EMPLOYMENT LANDS
REVIEWED FOR CONVERSION
 Growth Management Strategy
 Phase 3 - Employment Lands
 Interim Comprehensive Review

Watson & Associates
 ECONOMISTS LTD.

AN ASSOCIATE OF
McGILL & Associates Inc.
 W. Scott Morgan & Associates Limited

Evaluation Criteria

- The site is located outside or on the fringe of a designated Employment Area;
- The site is isolated from surrounding designated employment lands;
- The conversion will not create incompatible land uses;
- The conversion will not negatively affect employment lands in the area;
- The conversion will be consistent/supportive of City policy planning objectives;
- The site offers limited market choice for employment lands development due to its size, configuration, physical conditions or other reasons;
- The site does not offer potential for future expansion on existing neighbouring employment lands;
- The site has been vacant for an extended period of time and is a brownfield (previously used now vacant) industrial site; and
- The site is an opportunity for intensification in an area designated for intensification.

Further Amendments

- Section 4.4.1 Goals: (New Goal)
 - (c) To ensure the primacy of industrial uses as the principal driver of economic prosperity in the City of Barrie.”
- Section 4.4.2.1 (a): (New Sentence at end)

“Conversion of lands within these employment areas from industrial to any other land use including, commercial, institutional and residential shall be discouraged. Where applications for conversion are received they will be evaluated based on the criteria established in Section 3.1.2.1(b), (c), and (d).”
- Section 4.4.2.1(e): (Deleting the word “or” and replacing the word “and”)

“Commercial uses such as retail stores which are not directly related to the function of industrial areas, and which are more appropriate in commercial zones, are discouraged.”
- Section 4.4.2.1(e): (New Sentence)

“Institutional uses which are not directly related to the function of industrial areas and which are more appropriate on Institutionally zoned lands are discouraged.”

Next Step

- Receive input
- Report back to GC in Fall
- Adopt amendment
- Lift moratorium on processing applications for conversion of employment lands.