

City Initiated Official Plan Amendment to be Consistent with the New Provincial Planning Statement (2024)

Public Meeting – February 26, 2025

Presented by:

Michelle Banfield, Executive Director, Development Services

Celeste Kitsemetry, Supervisor of Growth Management

Public Meeting Overview

- Official Plan 2051 (May 2024) is required to be consistent with the new Provincial Planning Statement, 2024 (PPS 2024), which came into full force and effect on **October 20, 2024** ([Provincial Planning Statement, 2024 | ontario.ca](#)).
- PPS 2024 repealed the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (Growth Plan)

Why do we need an Official Plan Amendment?

- To delete all document references to the Provincial Policy Statement, 2020 (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (Growth Plan)
- To revise definitions to read as included in the PPS 2024
 - with the exception of **Employment Area**, the intent of the City's Official Plan policies are not impacted by the updated definitions.
- To remove the **Employment Area – Non-Industrial** lands from Employment Area, and rename this designation **Business Commercial**

Employment Area Definition as Amended

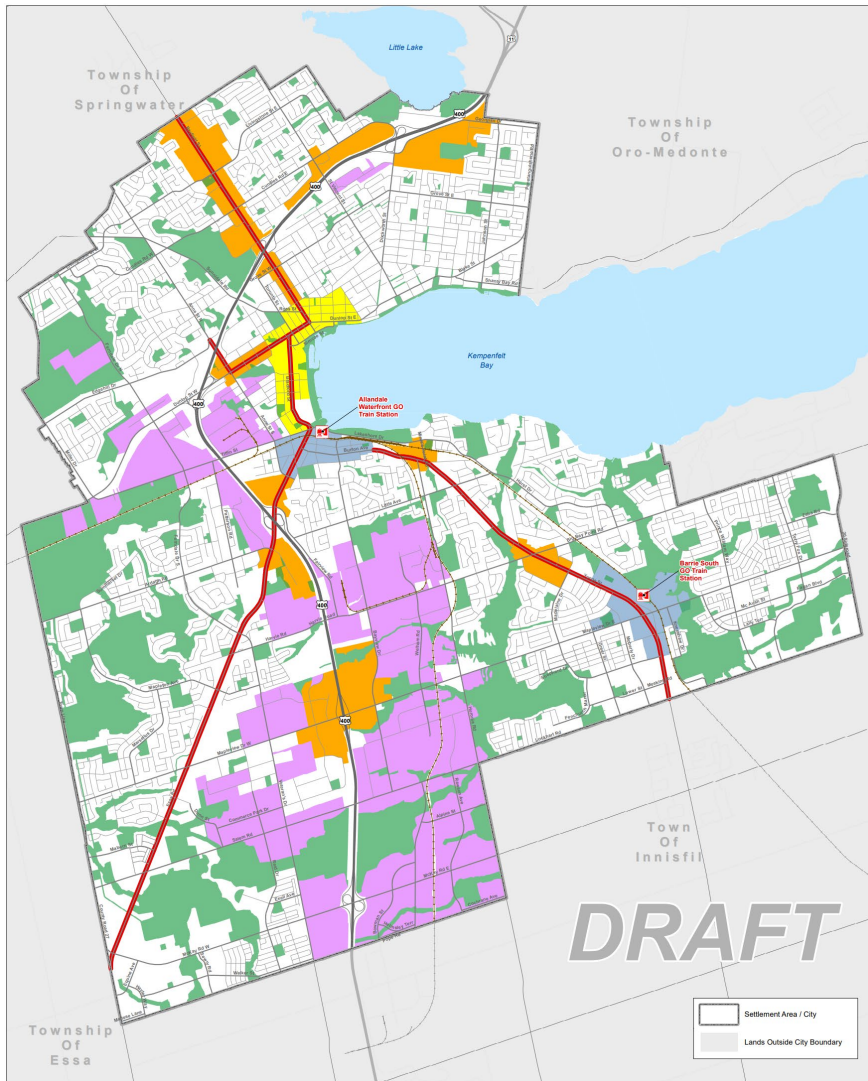
- Those areas designated in an Official Plan for clusters of business and economic activities including, ~~but not limited to,~~ **manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities.** An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use **listed above.** ~~warehousing, offices, and associated retail and ancillary facilities~~

new text in **bold** and deleted text in ~~strike-thru~~

Amendment to Map 1 – Community Structure

Change to the amount of lands identified as Employment Area as the new definition excludes commercial and institutional uses.

304.42 ha of lands designated as Employment Non-Industrial on Map 2 has been removed from this Map as Amended.



	Major Transit Station		Major Transit Station Area (MTSA)		Natural Heritage System and Green Space
	Intensification Corridor		Strategic Growth Area		
	Urban Growth Centre		Employment Area		

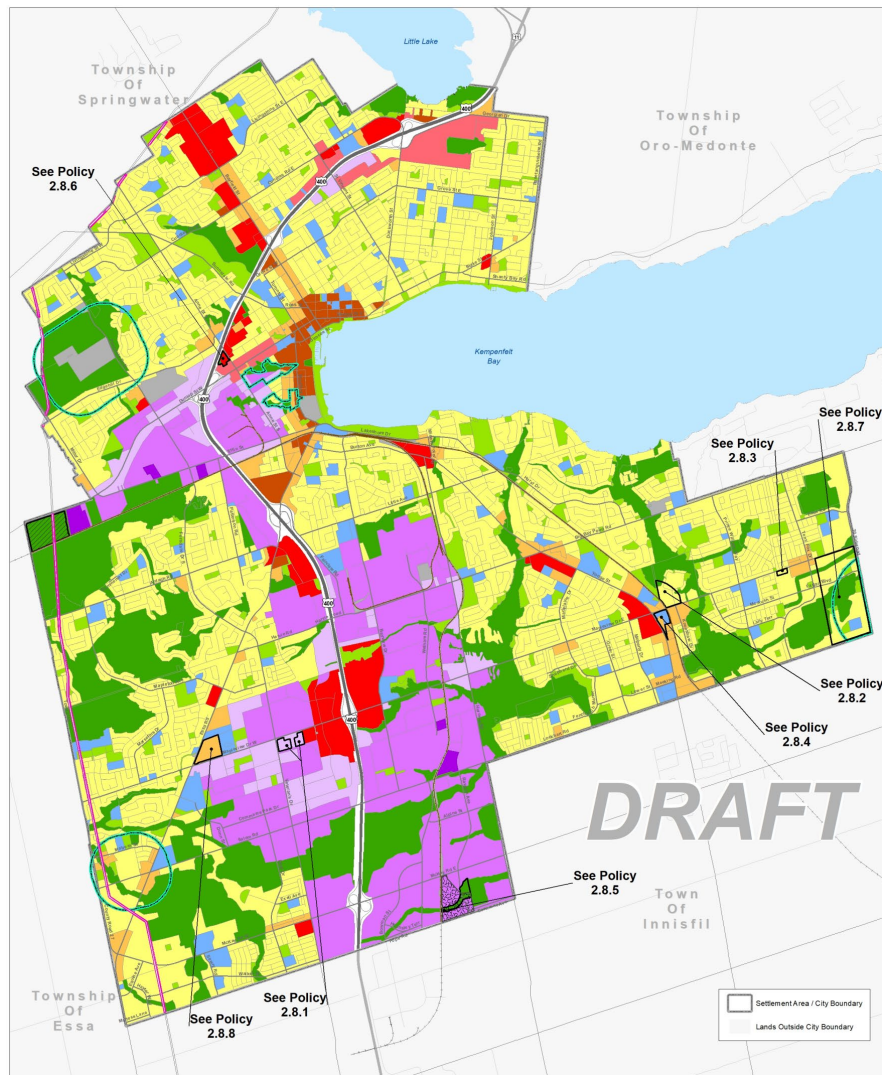
* The built-up area was released on April 2, 2008 and corresponds to any area within the settlement area boundary that is not designated greenfield area.

** Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.

New Land Use Designation – Business Commercial

- Renaming of the **Employment Area – Non-Industrial** designation to **Business Commercial** because the permitted and existing land uses do not align with the new Employment Area definition in PPS 2024.
- The lands in the **Business Commercial** designation are still intended to generate employment opportunities by supporting businesses, commercial development, institutional uses, and light industrial uses.
- Residential is not permitted in the **Business Commercial** designation to provide a buffer to protect the existing and future uses in the Employment Area – Industrial and Employment Area – Restricted lands from encroaching sensitive land use.

Amendment to Map 2 – Land Use Designation



Change in Land Use Designation category from **Employment Area – Non-Industrial** to **Business Commercial**

No additional changes to designations are recommended as part of this City initiated amendment.



* All land use designations extend to the centre line of the right-of-way for streets. Land use designations, where applicable, extend to/terminate at the boundary of the right-of-way for provincial highways, rail corridors and utility corridors.

** Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.

Transition for Employment – Industrial Land Use

Revise wording of 2.6.10.2 j):

- **Notwithstanding the definition of Employment Area**, retail and commercial uses that **lawfully** existed in Employment - Industrial areas prior to the implementation of this Plan may be permitted to expand **and/or change tenants to a similar type use.** ~~change, and redevelop~~

new text in **bold** deleted text in ~~strike-thru~~

Delete entirety of 9.3 c):

- Notwithstanding any other policies of this Plan, legal non-conforming retail and commercial uses located within the Employment Area – Industrial land use designation may not be permitted for extension or enlargement.

Next Steps

- Staff will review all comments received
- Staff will prepare a Staff Report with a final version based on feedback and technical comments and report back to Council in early 2025 for consideration
- Notice of Decision
- Ontario Land Tribunal Appeal Process is available

Further information is available at:

<https://www.barrie.ca/government-news/adopted-strategies-plans/official-plan>