



Bill No. 010

BY-LAW NUMBER 2013-

**A By-law of The Corporation of the City of Barrie to
adopt an amendment to the Official Plan (O.P.A. #10)**

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, by Motion 12-G-356 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. 10 to 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 the 14th day of January, 2013.

READ a third time and finally passed this 14th day of January 2013.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

AMENDMENT NO. 10

TO THE

CITY OF BARRIE

OFFICIAL PLAN

OFFICIAL PLAN
FOR THE CITY OF
BARRIE
Amendment No. 10

Amendment No. 10 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 ___ day of ___, 2013.

Mayor

City Clerk

This amendment was adopted by the Corporation of the City of Barrie by By-law No. -----in accordance with the provisions of the Planning Act, on the --day of -----, 2013.

Mayor

City Clerk

BY-LAW NUMBER 2013-XX

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. No. 10).

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

AND WHEREAS, by Resolution 12-G-356 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. Amendment No. 10 to the City of Barrie Official Plan attached to and forming part of this by-law, is hereby adopted.

READ a first and second time this __ day of _____, 2013

READ a third time and finally passed this __ day of _____, 2013

THE CORPORATION OF THE CITY
OF BARRIE

Mayor

Clerk

This Amendment No. 10 to the City of Barrie Official Plan which has been recommended by the 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. 10 to the Official Plan for the Barrie Planning Area.

Date

City Clerk

AMENDMENT NO. 10

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**AMENDMENT NO. 10
TO THE CITY OF BARRIE
OFFICIAL PLAN**

INTRODUCTION

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT, consisting of the following text constitutes Amendment No. 10 to the City of Barrie Official Plan.

Also attached is **PART C - THE APPENDIX**, which does not constitute part of this amendment. This appendix contains the Public Meeting Minutes, Staff Report, and the Council Resolution associated with this amendment.

PART A - THE PREAMBLE

Purpose

The purpose of this amendment is to amend Section 3.8 of the City of Barrie Official Plan to introduce policies in the Official Plan to encourage and facilitate remediation, cleanup and redevelopment of brownfield sites.

Location

The amendment is a text amendment to Section 3.8 of the Official Plan to introduce new policies to encourage brownfield redevelopment.

Basis

A working group was formed in 2010 by Planning Services staff to discuss brownfield policy and site development with internal departments including Engineering, Building, Environmental Operations, and Real Estate and Legal Services within the City. The focus was to evaluate processes and requirements used by Planning and other departments for identifying brownfield sites, the analysis of site specific applications, and development regulations. It was determined that there is not a clear process within the municipality for brownfields identification or development.

Brownfield sites are often strategically located in the core areas of cities, with access to existing infrastructure and services, and in close proximity to water and other transportation networks. Left abandoned or vacant, brownfield sites can represent lost property tax revenue, residential intensification and employment opportunities.

As key brownfield properties are developed, it is anticipated that these developments may influence and affect the surrounding properties and community as whole, therefore promoting intensification and desirable living and employment opportunities.

The current Official Plan policy states:

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.

These policies do not identify goals and opportunities for the redevelopment of brownfield, but rather the requirements that an identified contaminated site must meet through the development process.

The introduction of brownfield specific policies in the plan will provide further guidance and outline the expectations for brownfield development.

Provincial Policy Statement (PPS) (2005)

The PPS defines brownfields as:

“Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.”

It is important to recognize that there is a wide range of properties that qualify as a brownfield in accordance with the provincial definition. The perception of a brownfield as being a contaminated property is not entirely accurate, rather it is an aspect of development review that should be investigated in more detail through the Planning process.

The Provincial Policy Statement encourages the intensification and redevelopment of brownfield sites as a means of promoting the efficient use of land and supporting long-term economic prosperity.

The Provincial Policy Statement states that contaminated sites are to be remediated prior to any activity on the site associated with a proposed use such that there will be no adverse effects.

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) encourages intensification and redevelopment to occur within the built-up area, including brownfield sites as a means of ensuring the development of healthy, safe and balanced communities.

PART B – THE AMENDMENT

Details of the Amendment

The Official Plan is amended by deleting Section **3.8 Contaminated Sites** and inserting the following wording:

3.8 BROWNFIELDS

3.8.1 GOALS

- (a) To protect community health and advocate environmental sustainability through the clean-up of contaminated sites.
- (b) To encourage urban revitalization by developing vacant, underutilized and degraded properties.
- (c) To ensure that the development or redevelopment of contaminated sites or potentially contaminated sites is completed in a manner consistent with provincial standards and regulations and to the satisfaction of the City.

3.8.2 POLICIES

3.8.2.1 DEFINITION

Brownfields are undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

3.8.2.2 GENERAL POLICIES

- (a) Where a brownfield site is identified as a contaminated site, the City shall encourage the clean-up of both public and private brownfields to:
 - i. Protect the general health of the community;
 - ii. Mitigate potential impacts of brownfields on environmental features;
 - iii. Promote intensification and infill in areas that have access to existing municipal infrastructure, social and recreational activities;
 - iv. Revitalize properties to create pride and enjoyment in core neighborhoods.
- (b) The City may facilitate the redevelopment of brownfield sites to encourage the effective use of underutilized lands and further the intensification goals and policies of this plan. The City may establish programs to assist the private sector in the redevelopment of brownfield sites through community improvement plans.

3.8.2.3 CONTAMINATED SITES

- (a) Where a change to a sensitive land use (as described in the Environmental Protection Act and amended from time to time) is proposed, and either the previous or current use has the potential to have caused environmental contamination, the City shall require the following conditions be met prior to final approval of the development application:
 - i. A site risk assessment and/or remediation shall be conducted by the owner to the satisfaction of the Ministry of Environment.
 - ii. A Record of Site Condition and Certificate 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.
- (b) Where a change to a sensitive land use (as described in the Environmental Protection Act and amended from time to time) is proposed, and either the previous or current use has the potential to have caused environmental contamination, the City may:
 - i. Where applicable, establish conditions of planning approval for any planning application to ensure satisfactory verification of suitable environmental site condition is received as per Policy 3.8.2.3(a).
 - ii. Where applicable, impose a holding provision to be removed following the satisfactory verification of suitable site condition is received as per Policy 3.8.2.3(a).
- (c) In instances where the City is deeded land for public highways, road widenings, parkland, stormwater management, easements, or for any other public use, the City may require evidence as a condition of the transfer that no environmental contamination has occurred on the subject lands, or that the lands have been satisfactorily remediated in accordance with Policy 3.8.2.3(a).

Implementation

The foregoing policies may be implemented in a variety of ways, including but not limited to:

- a) the application of a holding provision through a zoning by-law which will stipulate amongst other items, site assessments needed, remediation or phasing of site development, prior to removal of the hold;
- b) The use of conditions of development; and
- c) The use of financial incentives offered through community improvement plans.

Interpretation

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

PART C - THE APPENDIX

PART C - THE APPENDIX

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Minutes of the General Committee Public Meeting



City Clerk's Office
COUNCIL DIRECTION MEMORANDUM

TO: Director of Planning
FROM: Dawn McAlpine, City Clerk
DATE APPROVED
BY COUNCIL: October 3, 2011

11-G-280 OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE DOWNTOWN: NEXT WAVE AND ALLANDALE COMMUNITY IMPROVEMENT PLANS - THE CITY OF BARRIE (October 3, 2011) (File: D09-OPA 10)

Celeste Terry, Senior Planner for the City of Barrie noted that the purpose of the Public Meeting is to outline new Official Plan polices regarding Brownfields sites and to implement these polices through financial incentives and other programs. Ms. Terry provided the provincial definition for Brownfield sites and commented that in many communities these sites are focused in historic areas such as along the waterfront or in the downtown core. She explained that the intent of the Official Plan Brownfield policies is to promote the redevelopment of vacant, derelict and potentially contaminated properties and to promote environmental responsibility. Ms. Terry outlined the proposed policies to be incorporated in the Official Plan.

Kathy Brislin, Senior Policy Planner for the City of Barrie stated there are a number of implementation opportunities for Brownfield policies through amendments to the existing Downtown Next Wave and Allandale Community Improvements Plans (CIP). She outlined a number of proposed financial incentives for consideration and described the next steps in the process.

Direction:

Director of Planning – note

Staff Report



STAFF REPORT PLN010-11
May 2, 2011

Page:
File: A09-BRO
Pending #:

TO: GENERAL COMMITTEE

SUBJECT: BROWNFIELDS OFFICIAL PLAN POLICY

PREPARED BY AND KEY CONTACT: C. TERRY, SENIOR PLANNER
EXTENSION #4430

SUBMITTED BY: S. NAYLOR, MES, M.C.I.P., R.P.P., DIRECTOR OF PLANNING

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE, DEVELOPMENT & CULTURE

CHIEF ADMINISTRATIVE OFFICER APPROVAL: JON M. BABULIC, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That an Open House and Public Meeting be held to introduce Official Plan policies for Brownfields that encourage redevelopment and provide an opportunity for increased market exposure for sites that participate on a voluntary basis. (Appendix "A").
2. That staff investigate the opportunity for Community Improvement Plan Financial Incentives for the clean-up and redevelopment of Brownfields in the City through the Downtown: The Next Wave and Allandale Centre Community Improvement Plans.
3. That staff be directed to initiate improvements to the development application process that enhance the early identification of Brownfield sites and provides a framework for the effective processing of Brownfield redevelopment opportunities.

PURPOSE & BACKGROUND

4. The purpose of this report is to recommend that a public consultation process be initiated to introduce more detailed Brownfield policies into the City's Official Plan and investigate the opportunity for the City to provide Financial Incentives for the clean-up and redevelopment of Brownfields in the Downtown. It is the intent of these policies to promote the proactive treatment of Brownfields through owner and community awareness and to provide direction that encourages the redevelopment of Brownfield sites.

Provincial Policy Statement (2005)

5. The Provincial Policy Statement defines Brownfields as:

"undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant."
6. It is important to emphasise that there is a wide range of properties that qualify as a Brownfield in accordance with the provincial definition. The perception of a Brownfield as being a contaminated property is not entirely accurate rather it is an aspect of development review that should be investigated in more detail through the Planning process.

7. Provincial Policy Statement (2005) Policy

1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, **including Brownfields sites**, and the ability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Places to Grow (2005)

8. The City of Barrie Urban Growth Centre needs opportunities for the development community to foster the growth necessary to meet our intensification goals as set out in the Growth Plan. Through the implementation of Official Plan policy and development application improvements for Brownfields, it is expected that the process will be more candid and proactively discussed as part of any redevelopment project that meets the criteria of a Brownfield site.

City of Barrie Official Plan (April 2010)

9. The title for the Brownfield policy section was changed to Contaminated Sites through the review process of the new Official Plan, as approved by the Ministry of Municipal Affairs and Housing in April 2010. It was determined that the Brownfield policies in Official Plan (2006) did not represent the goals and opportunities for the redevelopment of Brownfield, but rather the requirements that an identified contaminated site must meet through the development process.

3.8.1.1.1 CONTAMINATED SITES

- 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 the Environment.
- b) A Record of Site Condition and Certificate 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.

ANALYSIS

10. A working group was formed by Planning with internal departments including; Engineering, Building, Environmental Operations, Real Estate and Legal to discuss Brownfields policy and site development. The focus was to evaluate processes and requirements used by Planning and other departments for identifying Brownfield sites, the analysis of site specific applications, and development regulations. It was determined that there is not a process for Brownfields identification or development.
11. Brownfield sites are often strategically located in the core areas of cities, with access to existing infrastructure and services, and in close proximity to water and other transportation networks. Left abandoned or vacant, Brownfield sites can represent lost property tax revenue, residential intensification and employment opportunities. Unfortunately the redevelopment of a Brownfield can be a challenge to the developer due to the legal, financial and environmental obstacles involved.

12. Through the implementation of Official Plan policy, the goal of Planning staff is to develop and promote the coordination of departments through Brownfield policy and a new proactive development process for Brownfield redevelopment. As key properties are developed, it is anticipated that the influence of this development will affect the surrounding properties and community as whole, therefore promoting intensification and desirable living and employment opportunities.

Community Improvement Plans - Financial Incentives

13. Part IV of the *Planning Act* outlines the municipal permissions for Community Improvement, including the preparation of Community Improvement Plans. To aid in the implementation of Community Improvement Plans, grants or loans for "eligible costs" can be offered to land owners, including awarding financial incentives for the completion of environmental site assessment and environmental remediation.
14. A number of Ontario municipalities have included Brownfields redevelopment opportunities in their Community Improvement Plans or have created a specific Brownfields Plan for the municipality, including Financial Incentives for the redevelopment of Brownfields sites. In an effort to further encourage the redevelopment of Brownfields in the City of Barrie, staff have proposed investigating the opportunity for adding Financial Incentives for Brownfields to our existing Community Improvement Plans, Downtown: The Next Wave and Allandale Centre. The Plans focus on the Downtown where intensification and infill development are an integral part of achieving our Growth Plan objectives.

Brownfields Inventory

15. The creation of an inventory of Brownfield sites is being considered as a future step in this process; however there remains a question of liability for the City as there could be a significant impact on property owners and the surrounding community if a property is categorized as a Brownfield. A Brownfield is perceived by many as an indication that the property has existing contamination. As noted previously, this is not necessarily the case, and the value of a property as well as the surrounding lands could decrease as a result.
16. Other municipalities (Oshawa, Kingston, Hamilton, Cambridge, Kitchener and Niagara) have been surveyed to determine if and how an inventory was developed to implement their Brownfield policies. The liability issue has been a deterrent for creating an inventory in the surveyed municipalities with the exception of Hamilton, which started an inventory but has stopped collecting and updating the information due to the potential liability placed on the City.
17. However, there are investment companies that specialize in the clean-up and development of contaminated properties. One of the proposed Official Plan policies is to encourage property owners to participate in a voluntary registry so that a listing of investment opportunities could be provided to developers that have a specific interest in the redevelopment of Brownfields.

Next Steps

18. Investigate an expansion to the Financial Incentives Program for Downtown: The Next Wave and Allandale Centre Community Improvement Plans to include grant or loan opportunities for the clean-up and redevelopment of Brownfields sites in the existing CIP areas.
19. Through the implementation of new Official Plan policy, promote the redevelopment of Brownfields sites and the coordination of City departments using an enhanced development application process that aids in the early identification of Brownfields and specialized design alternatives on a site specific basis.

20. Encourage property owners to add their Brownfield property to a voluntary registry to be kept by the City for inventory purposes. This inventory can then be provided to interested land developers that are looking for properties with the challenge of contamination, as well as being utilized for the City's own investigations for infill opportunities.

ENVIRONMENTAL MATTERS

21. The following environmental matters have been considered in the development of the recommendation:
- a) To protect community health through the investigation and treatment of contaminated properties.
 - b) Actively advocate the clean-up of potentially contaminated sites along the waterfront and in the downtown.

ALTERNATIVES

22. There is one alternative available for consideration by General Committee:

Alternative #1 General Committee could maintain the existing policy and with respect to contaminated sites. (i.e. Status Quo)

This alternative is not recommended as it is not a proactive approach to redeveloping potential Brownfields in the City, particularly in the Urban Growth Centre where intensified development is encouraged to locate.

FINANCIAL

23. There are no immediate financial implications for the Corporation resulting from the proposed recommendations.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

24. The recommendations included in this Staff Report support the following goals identified in the 2010-2014 City Council Strategic Plan:
- Manage Growth and Protect the Environment
 - Create a Vibrant and Healthy City Centre
 - Improve and Expand Community Involvement and City Interactions
25. It is the intent of the proposed policies to provide basic direction for the consideration of Brownfield development opportunities and initiate candid discussion about how the City can improve our development process to identify and process these more complex applications. It is important to garner proactive public support from both citizens and the development community for the redevelopment of Brownfield sites in the City.

Attachments:

Appendix A – Proposed Official Plan Policies

APPENDIX "A"

Proposed Official Plan Policies

3.8 BROWNFIELDS

3.8.1 GOALS

- (a) To protect community health and advocate environmental sustainability through the clean-up of contaminated sites.
- (b) To encourage urban revitalization by developing vacant, underutilized and degraded properties.

3.8.2 POLICIES

3.8.2.1 DEFINITION

Brownfields are undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

3.8.2.2 GENERAL POLICIES

- (a) The City shall encourage the clean-up of both public and private Brownfields to:
 - i. Protect the general health of the community;
 - ii. Mitigate potential impacts of Brownfields on environmental features;
 - iii. Promote intensification and infill in areas that have access to existing municipal infrastructure, social and recreational activities;
 - iv. Revitalize properties to create pride and enjoyment in core neighborhoods.
- (b) The City shall facilitate the redevelopment of Brownfield sites through effective project management that is focused on the coordination of reports, studies and the detailed actions required for the success of a Brownfields project.
- (c) The City shall initiate a voluntary registry of Brownfields sites to promote the redevelopment of properties that are potentially contaminated and/or require remediation for documented contamination.

3.8.2.3 CONTAMINATED SITES

- (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), a site risk assessment and/or remediation shall be conducted by the owner to the satisfaction of the City and the Ministry of the Environment.
- (b) A Record of Site Condition and Certificate 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.



STAFF REPORT PLN011-12
December 10, 2012

Page:
File: A09-BRO
& D09OPA-10
Pending #

TO: GENERAL COMMITTEE

SUBJECT: PROPOSED OFFICIAL PLAN AMENDMENT NO. 10 – BROWNFIELD POLICIES

PREPARED BY AND KEY CONTACT: K. BRISLIN, SENIOR POLICY PLANNER, EXTENSION 4440 AND A. SHAIKH, PLANNER, EXTENSION 4434

SUBMITTED BY: S. NAYLOR, MES, M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

GENERAL MANAGER APPROVAL: R. W. MCARTHUR, P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE, DEVELOPMENT & CULTURE

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Official Plan be amended by introducing a new Section 3.8 Brownfields as detailed in Appendix "A" attached to Staff Report PLN011-12. The purpose and intention of the proposed Official Plan policies are as follows:
 - (a) To protect community health and advocate environmental sustainability through the clean-up of contaminated sites.
 - (b) To encourage urban revitalization by developing vacant, underutilized and degraded properties.
 - (c) To ensure that the development or redevelopment of contaminated sites or potentially contaminated sites is completed in a manner consistent with provincial standards and regulations and to the satisfaction of the City.

PURPOSE & BACKGROUND

2. The purpose of this staff report is to recommend amendments to the City of Barrie Official Plan which will establish new policies to address the rehabilitation and redevelopment of brownfield sites within the City.

Policy Context

3. The Provincial Policy Statement encourages the intensification and redevelopment of brownfield sites as a means of promoting the efficient use of land and supporting long-term economic prosperity.
4. The Provincial Policy Statement states that contaminated sites are to be remediated prior to any activity on the site associated with a proposed use such that there will be no adverse effects.
5. The Growth Plan for the Greater Golden Horseshoe (Growth Plan) encourages intensification and redevelopment to occur within the built-up area, including brownfield sites as a means of ensuring the development of healthy, safe and balanced communities.

City of Barrie Official Plan (April 2010)

6. The current Official Plan does not specifically reference brownfield policies and simply refers to "Contaminated Sites" as follows:

"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. **(Mod D (vv))"**
7. While this provides requirements that an identified contaminated site must meet through the development process, it does not reflect the opportunities for the redevelopment of brownfield sites, particularly in significant redevelopment areas of the City such as the Urban Growth Centre (UGC) which encompasses the City Centre and Allandale Centre Planning Areas.
8. The proposed Official Plan amendment, which deals specifically with brownfields, is necessary to clarify the expectations, support a more sustainable option for growth, and provide a policy framework to facilitate revitalization within the built boundary.
9. Staff report PLN032-10 "Brownfields Official Plan Policy" dated October 4, 2010, recommended an open house and public meeting be held to consider draft Official Plan policies for brownfields, provides additional background information regarding brownfields.

Public Meeting

10. A public meeting was held on October 3, 2011, to consider the proposed Official Plan and Community Improvement Plan (CIP) amendments. No correspondence and no questions were raised by the public in relation to the proposed Official Plan amendments. Questions that were raised about the proposed CIP amendments to provide incentives for brownfield redevelopment in the Downtown and Allandale CIP areas will be addressed in a separate report that includes a general review of the funding policy for financial incentives.

ANALYSIS

11. Brownfields are derelict or underutilized former industrial and commercial lands, where redevelopment is made difficult by real or perceived environmental contamination. They often have the advantage of being located in desirable and strategic core areas of cities, with access to existing infrastructure, services, and transportation networks. Due to their key locations, they often create opportunities for sustainable communities with a mix of new employment and residential uses that can support local economics through urban intensification.
12. Left abandoned or vacant, brownfield sites can represent lost property tax revenue, residential intensification and employment opportunities. In addition, they have the potential to lower surrounding land values and thus add to neighbourhood deterioration. They may place additional strains on municipal services such as enforcement, fire, and other services as they are potential sites for illegal dumping, vandalism, or arson and create gaps in community "eyes on the street" adding to actual or perceived safety considerations.
13. Brownfield redevelopment can result in economic benefits derived through increased property tax revenue, an increase in surrounding property values, and the creation of new employment and residential opportunities. Brownfield redevelopment can also be a catalyst triggering the

development of surrounding properties, stimulating wider neighbourhood revitalization and intensification.

14. Environmental benefits are realised through the reuse of underutilized land, curbing urban sprawl and protecting valuable greenfield areas. Both environmental and human health is benefitted through air, water, and soil quality improvements achieved through the removal of contaminants left behind from previous uses.
15. The redevelopment of brownfields can be a challenge to developers due to the financial, environmental, and procedural obstacles involved. The recommendations of this staff report intend to address these obstacles through the following approach:
 - a) Create certainty with respect to the City's support of brownfield redevelopment, and ensure clarity in the methods and procedures involved in the remediation and redevelopment of brownfield sites.
 - b) Ensure consistency with the standards set out in criteria provided through provincial regulations.
 - c) To provide policy level support for programs and measures that will encourage and facilitate development of brownfields.
16. In addition, the proposed Official Plan amendment will bring the Official Plan into greater alignment with the Provincial Policy Statement and Growth Plan, and provincial legislation by reinforcing the role of brownfield sites as an important component of long term economic prosperity and directing growth within the built boundary.

ENVIRONMENTAL MATTERS

17. The following environmental matters have been considered in the development of the recommendation:
 - a) To protect community health through investigation and treatment of contaminated properties.
 - b) Provide a policy framework to actively encourage the clean-up of potentially contaminated sites along the waterfront and in the downtown.

ALTERNATIVES

18. There is one alternative presented below for consideration by General Committee:

Alternative #1

General Committee could maintain the existing policy with respect to contaminated sites and not deal with specific policies for brownfields development in the City (i.e. status quo).

This alternative is not recommended, as it does not facilitate, at a policy level, a significant component of the City's growth management strategy which includes intensified mixed use developments planned for within older parts of the City, which generally include brownfields.

FINANCIAL

19. There are no financial implications associated with the recommended motion. This report does not contemplate, and does not intend to promote, the introduction of financial incentives or other financial support from the City of Barrie for brownfield redevelopment. If Council wishes to provide such financial support, staff will recommend an approach and a financing plan to accomplish this in a future report.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

20. The recommendations included in this staff report support the following goals identified in the 2010-2014 City Council Strategic Plan:
- Manage Growth and Protect the Environment
21. The proposed policies are intended to provide clear direction for those interested in brownfield opportunities within the City, and further provide policy support for the City to facilitate brownfield redevelopment.

Attachment: Appendix "A" – OPA No. 10 Brownfield Policies – Part B The Amendment

APPENDIX "A"

Official Plan Amendment No. 10 Brownfield Policies

Part B – The Amendment

Details of the Amendment

The Official Plan is amended by deleting Section 3.8 Contaminated Sites and inserting the following wording:

3.8 BROWNFIELDS

3.8.1 GOALS

- (a) To protect community health and advocate environmental sustainability through the clean-up of contaminated sites.
- (b) To encourage urban revitalization by developing vacant, underutilized and degraded properties.
- (c) To ensure that the development or redevelopment of contaminated sites or potentially contaminated sites is completed in a manner consistent with provincial standards and regulations and to the satisfaction of the City.

3.8.2 POLICIES

3.8.2.1 DEFINITION

Brownfields are undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

3.8.2.2 GENERAL POLICIES

- (a) Where a brownfield site is identified as a contaminated site, the City shall encourage the clean-up of both public and private brownfields to:
 - i. Protect the general health of the community;
 - ii. Mitigate potential impacts of brownfields on environmental features;
 - iii. Promote intensification and infill in areas that have access to existing municipal infrastructure, social and recreational activities;
 - iv. Revitalize properties to create pride and enjoyment in core neighborhoods.
- (b) The City may facilitate the redevelopment of brownfield sites to encourage the effective use of underutilized lands and further the intensification goals and policies of this plan. The City may establish programs to assist the private sector in the redevelopment of brownfield sites through community improvement plans.

3.8.2.3 CONTAMINATED SITES

- (a) Where a change to a sensitive land use (as described in the Environmental Protection Act and amended from time to time) is proposed, and either the previous or current use has the potential to have caused environmental contamination, the City shall require the following conditions be met prior to final approval of the development application:
 - i. A site risk assessment and/or remediation shall be conducted by the owner to the satisfaction of the Ministry of Environment.
 - ii. A Record of Site Condition and Certificate 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.
- (b) Where a change to a sensitive land use (as described in the Environmental Protection Act and amended from time to time) is proposed, and either the previous or current use has the potential to have caused environmental contamination, the City may:
 - i. Where applicable, establish conditions of planning approval for any planning application to ensure satisfactory verification of suitable environmental site condition is received as per Policy 3.8.2.3(a).
 - ii. Where applicable, impose a holding provision to be removed following the satisfactory verification of suitable site condition is received as per Policy 3.8.2.3(a).
- (c) In instances where the City is deeded land for public highways, road widenings, parkland, stormwater management, easements, or for any other public use, the City may require evidence as a condition of the transfer that no environmental contamination has occurred on the subject lands, or that the lands have been satisfactorily remediated in accordance with Policy 3.8.2.3(a).

Implementation

The foregoing policies may be implemented in a variety of ways, including but not limited to:

- a) the application of a holding provision through a zoning by-law which will stipulate amongst other items, site assessments needed, remediation or phasing of site development, prior to removal of the hold;
- b) The use of conditions of development; and
- c) The use of financial incentives offered through community improvement plans.

Interpretation

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

Council Resolution



City Clerk's Office
COUNCIL DIRECTION MEMORANDUM

TO: Director of Planning Services – note
Director of Legal Services - note

FROM: Dawn McAlpine, City Clerk

DATE APPROVED
BY COUNCIL: December 17, 2012

12-G-356 PROPOSED OFFICIAL PLAN AMENDMENT NO. 10 - BROWNFIELD POLICIES

That the Official Plan be amended by introducing a new Section 3.8 Brownfields as detailed in Appendix "A" attached to Staff Report PLN011-12 with the purpose and intention of the proposed Official Plan policies are as follows:

- a) To protect community health and advocate environmental sustainability through the clean-up of contaminated sites;
- b) To encourage urban revitalization by developing vacant, underutilized and degraded properties; and
- c) To ensure that the development or redevelopment of contaminated sites or potentially contaminated sites is completed in a manner consistent with provincial standards and regulations and to the satisfaction of the City. (PLN011-12) (File: P00)