

Staff Memorandum



To: Mayor A. Nuttall and Members of Council

Subject and Ward(s): CIHA / MZO Update for
175 AND 199 Essa Road and 50 Wood Street (8)

Date: January 22, 2025

Executive Management Approval: M. Banfield, RPP, Executive Director of Development Services

CAO Approval: M. Prowse, Chief Administrative Officer

The purpose of this Memorandum is to provide members of Council with an update concerning the City's March 21, 2024, request to the Minister of Municipal Affairs and Housing to approve a Community Infrastructure and Housing Accelerator (CIHA) to establish the land use permissions on the properties municipally known as: 175 and 199 Essa Road and 50 Wood Street. Shortly after that request, the CIHA process at the Provincial level was replaced with a new Minister's Zoning Order (MZO) framework in April 2024.

While the applicant provided information to the Province that the project met the new MZO framework, on January 10, 2025, we were advised that the MZO was not approved. The Minister noted that he appreciates the City's efforts to increase housing. Provincial staff have raised some matters that require further consideration that the Minister believed would be better resolved through the municipal planning process.

Mayor Nuttall responded to Minister Calandra and provided correspondence to Minister Dunlop to obtain information necessary to resolve some of the outstanding matters for this development project, including the local issue surrounding the matter regarding school sites.

The City of Barrie remains committed to getting more homes built faster. City staff and the property owner have been meeting to determine the next steps to bring this project forward for Council's consideration. In time the project's website will be updated with relevant information, reports, plans and studies along with key dates.

Appendix:

Appendix A – January 10, 2025 letter from Minister Calandra to Mayor Nuttall
Appendix B – January 13, 2025 letter from Mayor Nuttall to Minister Calandra
Appendix C – January 15, 2025 letter from Mayor Nuttall to Minister Dunlop

Memo Author:

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File #:

175 & 199 Essa Road: D09-OPA080, D14-1685, D12-451

50 Wood Street: D09-OPA081, D14-1697