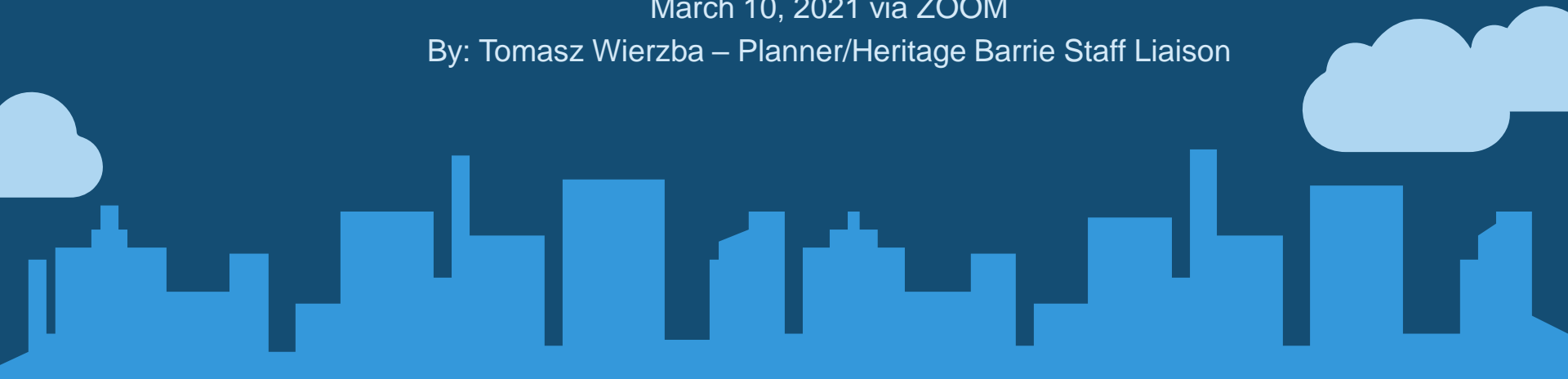


DEVELOPMENT APPLICATIONS 101

Presented to Heritage Barrie Committee

March 10, 2021 via ZOOM

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Outline



- Legislation and Policy
- What is a development application?
- Application Types & Approval Streams
- Role of Heritage Barrie Committee
- Questions



Legislation and Policy

- *Planning Act, R.S.O. 1990* – is legislation that defines mechanisms and processes for regulating use of land in Ontario.
- Provincial Planning framework applicable in Barrie:
 - Ontario Planning Act (legislation)
 - Provincial Policy Statement (Policy)
 - A Place to Grow: A Growth Plan for the Greater Golden Horseshoe (Policy)
 - South Georgian Bay Lake Simcoe Region Source Water Protection Plan (Policy)
- Municipal (Barrie's) Planning policy framework
 - City of Barrie Official Plan (Policy)
 - City of Barrie Zoning By-Law (Applicable Law)
 - Town of Innisfil Zoning By-Law (Applicable Law)
 - Community Improvement Plans and numerous by-laws (e.g. Site Plan Control)



Development Applications



- A development application can be a proposal to:
 - change use of land
 - subdividing land to create lots
 - construct buildings and structures
- Planning staff review applications and make recommendation regarding approval to Councils or Committees.
- Building and demolition permits are governed by Ontario Building Code (legislation). They are not development applications in the land-use planning context.

Planning Application Types & Approval Stream



- Council Approval

- Official Plan Amendments
- Zoning By-Law Amendments
- Draft Plan of Subdivision
- Draft Plan of Condominium
- Site Plan Control (can be delegated to staff)
- Part Lot Control (can be delegated to staff)

- Committee of Adjustment

- Consent to Sever (create lots)
- Minor Variance

- Staff Level

- Pre-consultation
- Site Plan Control
- Part Lot Control



Committee Input



- Council Approval

- Official Plan Amendments ★
- Zoning By-Law Amendments ★
- Draft Plan of Subdivision ★
- Draft Plan of Condominium ★
- Site Plan Control (can be delegated to staff)
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- Consent to Sever (create lots) ★
- Minor Variance ★

- Staff Level

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Committee Input

- Heritage Barrie is an advisory committee, and is to advise Council on matters related to heritage, and at times on development applications if there is an impact on a cultural heritage resource.
- Comments from committee should focus on:
 1. Assisting Council with matters related to the Ontario Heritage Act
 2. Application of in-effect land-use policy



Questions and Discussion