

# Staff Memorandum



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To	Mayor A. Nuttall, Deputy Mayor R. Thomson and Members of Council
Subject	
Date	April 15, 2026
Ward	Wards 1, 3, 4, 5
From	K. Oakley, P.Eng., Acting General Manager, Infrastructure and Growth Management M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	K. Oakley, P.Eng., Acting General Manager, Infrastructure and Growth Management M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer

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The purpose of this memorandum is to provide members of the Affordability Committee with information related to the Public Meeting for a proposed staff-initiated Amendment to Official Plan 2051 (May 2024) hereafter referred to as the 'Official Plan'.

On January 1, 2026, the *Barrie-Oro-Medonte-Springwater Boundary Adjustment Act, 2025* came into effect, transferring 1,673 hectares of land from the Townships of Springwater and Oro-Medonte to the City of Barrie. City staff hosted an Open House on April 8, 2026 to share draft Official Plan mapping and associated policy direction for the new lands. The Open House provided an early opportunity for landowners, stakeholders, and the public to advance of the statutory Public Meeting.

The proposed Official Plan Amendment seeks to incorporate lands transferred through the *Barrie-Oro-Medonte-Springwater Boundary Adjustment Act, 2025* into the City's Official Plan. Details of the proposed amendments to the Official Plan are provided within 'Appendix A - Excerpt of the Proposed Amendments to the City of Barrie Official Plan 2051 (May 2024)' including:

- Establishing specific management authority and environmental protections for Little Lake;
- Permitting, only within the Bill 76 lands, the temporary provision of communal services or private septic where municipal services are not available, planned or feasible, in order to support expedited development;
- Removing and amending wording to align Designated Greenfield Areas with the *Provincial Planning Statement, 2024* Designated Growth Area policies;
- Amending the transportation network to include reference to Highway 11 as a portion of that highway is now within the City's boundary; and

- Recognizing Penetanguishene Road and Highway 11, and Partridge Road and Highway 400 as gateway locations to the City.

Official Plan Schedules have been updated to reflect the boundary adjustment and are included as 'Appendix B' to this memorandum. Existing land use designations have been extended into the new lands with consideration given to existing uses, adjacent established neighbourhoods, natural heritage features and the long-term employment and community needs of the City.

In addition, revisions are proposed to certain properties already within the City's boundary. Specifically Map 2 – Land Use Designations includes amendments to align land use designations at 418, 428, 436, 444 and 445 Blake Street, 406 and 416 Georgian Drive, 247 and 256 Steel Street and 138 Penetanguishene Road with those proposed for the new Barrie lands.

### **Next Steps**

Following the Public Meeting on April 15, 2026, staff will review and consider all feedback received and make refinements to the proposed Official Plan Amendment and mapping, as appropriate. A staff report will then be prepared for Council's consideration of the Official Plan Amendment on April 22, 2026.

Any person seeking further information or clarification regarding the proposed Official Plan Amendment can find the details at <https://barrie.ca/OfficialPlan> or by contacting Logan Juffermans, RPP, Growth Management Program Manager at: [logan.juffermans@barrie.ca](mailto:logan.juffermans@barrie.ca) or by phone at: 705-739-4220 x4447.

### **Appendix:**

Appendix A – Excerpt of the Proposed Amendments to the City of Barrie Official Plan 2051 (May 2024)

Appendix B – Proposed Amendments to Official Plan 2051 (May 2024) Maps:

- Map 1 – Community Structure
- Map 2 – Land Use Designation
- Map 3 – Natural Heritage Protection Overlays
- Map 4a – Mobility Network (Alternative Transportation Networks)
- Map 4b – Mobility Network (Road Classification)
- Map 5 – Right-of-Way Widths
- Map 6 – Greenspace Network
- Map 7 – Drinking Water System Vulnerable Areas
- Map 8 – Cultural City Features

### **Memo Author:**

L. Juffermans, RPP, Growth Management Program Manager, Office of the

Chief Administrative Officer

**File #:**

D30-005-2026

**Pending #:**

Not Applicable