City of Barrie
Meeting Agenda
Affordability Committee

Wednesday, April 15, 2026
05:00 PM
Council Chambers

1. CALL TO ORDER

2. PUBLIC MEETING(S)

2.1 City-Initiated Official Plan Amendment - Bringing Boundary Expansion Lands into the Official Plan

The purpose of the Public Meeting is to review a city-initiated amendment to the Official Plan 2051 (May 2024) to incorporate lands transferred to the City of Barrie as a result of the *Barrie-Oro-Medonte-Springwater Boundary Adjustment Act, 2025,* and other adjacent lands.

The proposed Official Plan Amendment seeks to incorporate lands brought into the City as of January 1, 2026 as a result of the *Barrie-Oro-Medonte-Springwater Boundary Adjustment Act, 2025*, that were formerly within the Township of Oro-Medonte and Township of Springwater into the City of Barrie's Official Plan. It is proposed that those lands support the City's long term needs for Employment and Community Areas as established through a Joint Land Needs Analysis and Study completed in the fall of 2025. Adjacent lands within the City's current Built Up Area including 418, 428, 436, 444 and 445 Blake Street, 406 and 416 Georgian Drive, 247 and 256 Steel Street and 138 Penetanguishene Road are also proposed for amendment to their designation.

The Official Plan Amendment proposes adding the boundary adjustment lands to the City of Barrie Official Plan schedules and mapping; establishing appropriate Official Plan land use designations for the new lands and adjacent parcels identified and introducing or modifying policies to guide the long□term planning, servicing, and development of the new lands. Consideration has been given with regard to existing uses, adjacent established neighbourhoods, natural areas and the long-term employment needs of the City.

Presentation by L. Juffermans, Growth Management Program Manager

3. OPEN DELEGATIONS

Nil.

4. PRESENTATIONS BY STAFF/ OFFICERS/AGENTS OF THE CORPORATION

4.1 Presentation by the County of Simcoe concerning Bridge Housing Program at 113 Tiffin Street

5. CONSENT AGENDA

6. DEFERRED/REFERRED ITEMS

Nil.

7. REPORTS OF ADVISORY COMMITTEES

7.1 Report of the Heritage Barrie Committee dated March 24, 2026

8. REPORTS TO COMMITTEE

Nil.

9. ITEMS FOR DISCUSSION

Nil.

10. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:
Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739 4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

March 25, 2026
File: **D30-005-2026**

NOTICE OF OPEN HOUSE AND PUBLIC MEETING PURSUANT TO SECTION 17 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED CITY-INITIATED AMENDMENT TO THE OFFICIAL PLAN

TAKE NOTICE that the City of Barrie has proposed an amendment to the City's Official Plan 2051 (May 2024) and will hold an in-person open house on **Wednesday April 8, 2026**, from **3:30-6:00 p.m.** in the City Hall Rotunda, 1st Floor.

AND TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, April 15, 2026 at 5:30 p.m**. for the city-initiated amendment to the Official Plan 2051 (May 2024) to incorporate lands transferred to the City of Barrie as a result of the *Barrie-Oro-Medonte-Springwater Boundary Adjustment Act, 2025*, and other adjacent lands at City Hall Council Chambers.

THE PURPOSE of the Official Plan Amendment is to incorporate lands brought into the City as of January 1, 2026 as a result of the *Barrie-Oro-Medonte-Springwater Boundary Adjustment Act, 2025,* that were formerly within the Township of Oro-Medonte and Township of Springwater into the City of Barrie's Official Plan. It is proposed that those lands support the City's long term needs for Employment and Community Areas as established through a Joint Land Needs Analysis and Study completed in the fall of 2025. Adjacent lands within the City's current Built Up Area including 418, 428, 436, 444 and 445 Blake Street, 406 and 416 Georgian Drive, 247 and 256 Steel Street and 138 Penetanguishene Road are also proposed for amendment to their designation.

The Official Plan Amendment proposes adding the boundary adjustment lands to the City of Barrie Official Plan schedules and mapping; establishing appropriate Official Plan land use designations for the new lands and adjacent parcels identified and introducing or modifying policies to guide the long-term planning, servicing, and development of the new lands. Consideration has been given with regard to existing uses, adjacent established neighbourhoods, natural areas and the long-term employment needs of the City.

Open House

The open house is being held to provide an early opportunity for affected landowners and members of the public to learn about the City's proposed plans for the transferred lands and provide feedback. No registration is needed for the in-person open house. This is a drop-in session, being held at City Hall, within the 1st Floor Rotunda, located at 70 Collier St., Barrie, ON, L4M 4T5. For additional information about the Boundary Expansion please visit: https://barrie.ca/boundaryexpansion

Public Meeting

The public meeting will be held in person at City Hall and virtually with electronic participation. The meeting will be livestreamed on the City of Barrie YouTube Channel http://youtube.com/citybarrie.

Any person may attend the meeting and make representation or present submission respecting this matter. If you wish to make a written submission concerning this matter, please email or mail written comments to cityclerks@barrie.ca or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **Wednesday April 15, 2026 by 12:00 p.m.**

If you would like to participate virtually, you will need access to a computer with internet service or a telephone. If you wish to provide oral comments at the public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 x5500 during regular office hours prior to **Wednesday April 15, 2026 by 12:00 p.m**. Once you register, you will be provided information from the Legislative Services Branch on how to make your submission.

Notification of the approval of the Official Plan Amendment by the City will be provided upon written request to the undersigned

If a person or public body who would otherwise have an ability to appeal the decision of the Council of the City of Barrie to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Barrie in respect of the proposed Amendment to the Official Plan before the Corporation of the City of Barrie gives or refuses to give approval of the Amendment to the Official Plan:

(a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Land Tribunal (OLT); and

(b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

Information will be made available inclusive of the proposed Official Plan Amendment, updated Official Plan Maps and other supporting documents. All information including studies, presentations, and reports, are considered part of the public record. A complete package is posted

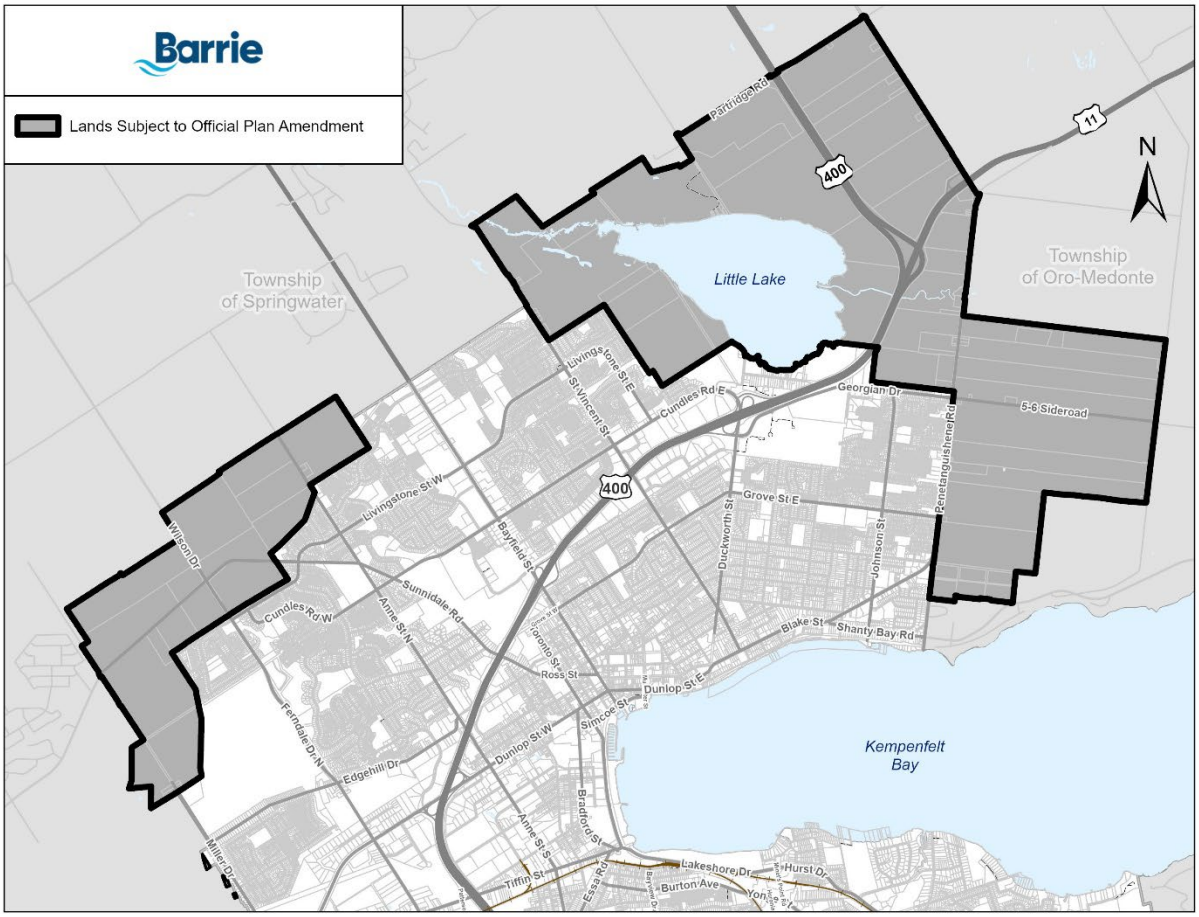
on the City's **Official Plan** webpage at: https://barrie.ca/OfficialPlan. A key map of the study area is provided for reference within this notice.

Any person seeking further information or clarification regarding the Official Plan Amendment can contact the undersigned directly:

Logan Juffermans, RPP
Growth Management Program Manager
705-739-4220, 4447
logan.juffermans@barrie.ca

Office of the Chief Administrative Officer
City of Barrie, 70 Collier Street, P.O. Box 400
Barrie, Ontario, L4M 4T5

KEY MAP OF BOUNDARY ADJUSTMENT LANDS



Item 2.1

City Initiated Official Plan Amendment to Integrate the Barrie-Oro-Medonte-Springwater Boundary Adjustment Act (2025)

Public Meeting – April 15, 2026

Presented by:
Logan Juffermans, RPP, Growth Management Program Manager

Barrie

Public Meeting Overview

- On January 1, 2026, the *Barrie-Oro-Medonte-Springwater Boundary Adjustment Act, 2025* came into effect transferring 1,673 hectares of land to the City
- City is now proceeding to update our Official Plan to support comprehensive planning
- Required Statutory public meeting to engage with the public and commenting agencies

Why do we need an Official Plan Amendment?

Item 2.1

- Integrate former Township of Springwater and Oro-Medonte lands into the City's Official Plan 2051 (May 2024)
- Support existing and planned uses, preparing for future employment and community needs
- Establish a framework whereby development may proceed in a way which is responsible, sustainable and in alignment with community goals

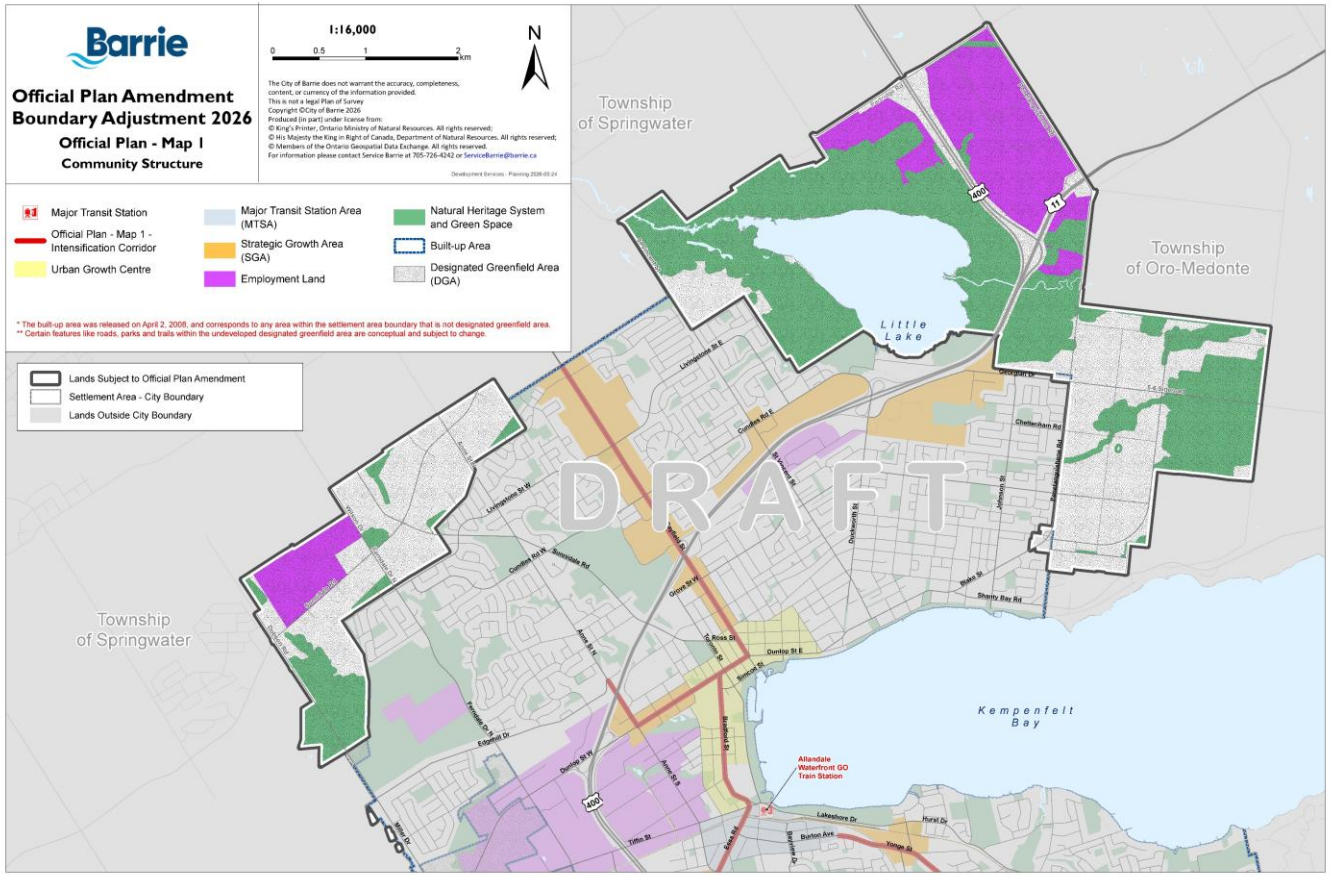
Proposed Policy Amendments

Item 2.1

- Allowing for temporary communal or private septic in limited areas
- Make use of existing policies to require landowner coordination and allow for area specific development charges
- Managing Little Lake Park
- Aligning the Official Plan with PPS 2024

Amendment to Map 1 – Community Structure

Item 2.1



Designate new lands as *Designated Greenfield Areas* using existing development policies

Establishing the Little Lake Park Natural Heritage System

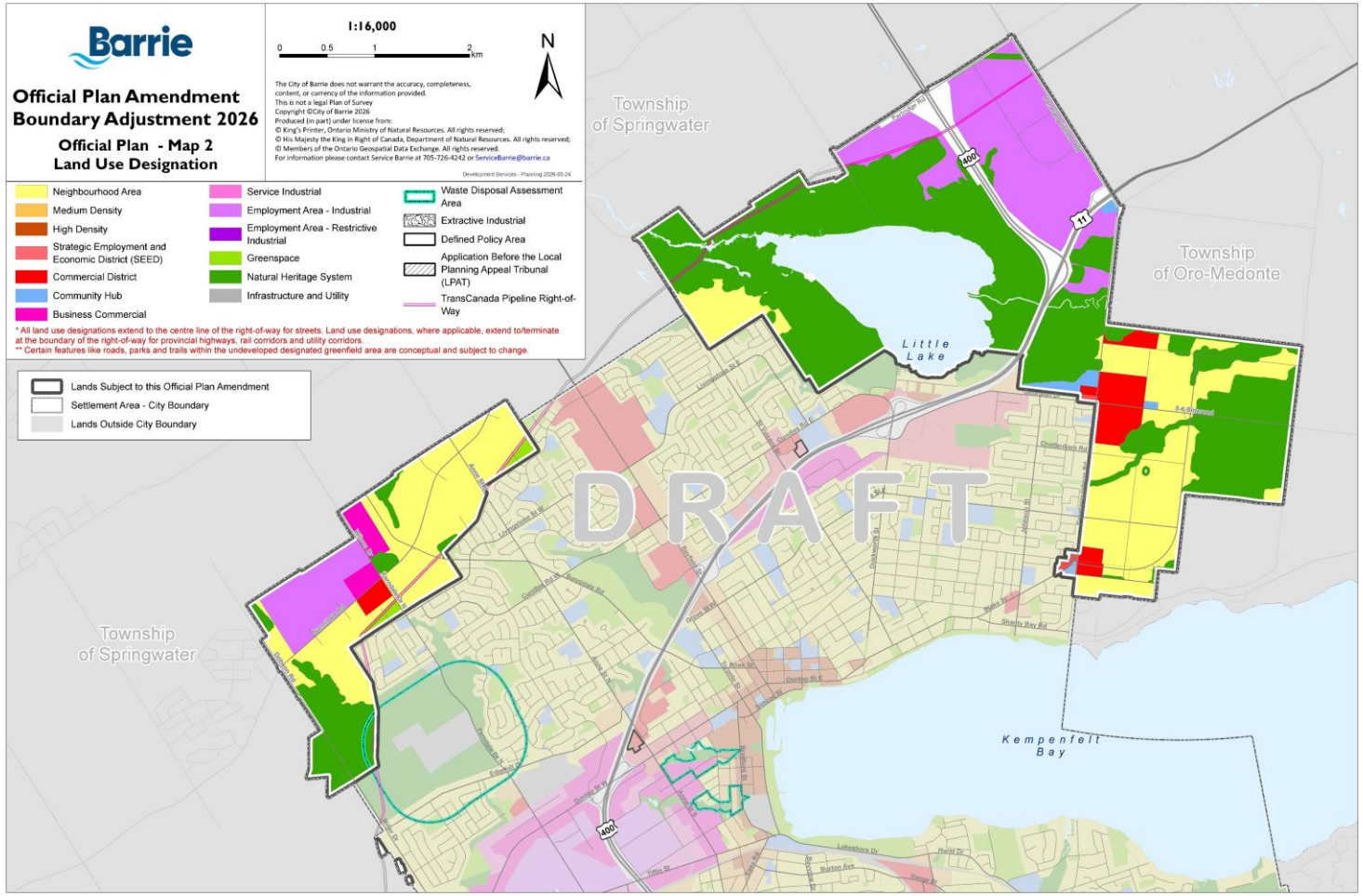
Planning for both *Employment Area* and Community Area lands

Amendment to Map 2 – Land Use Designation

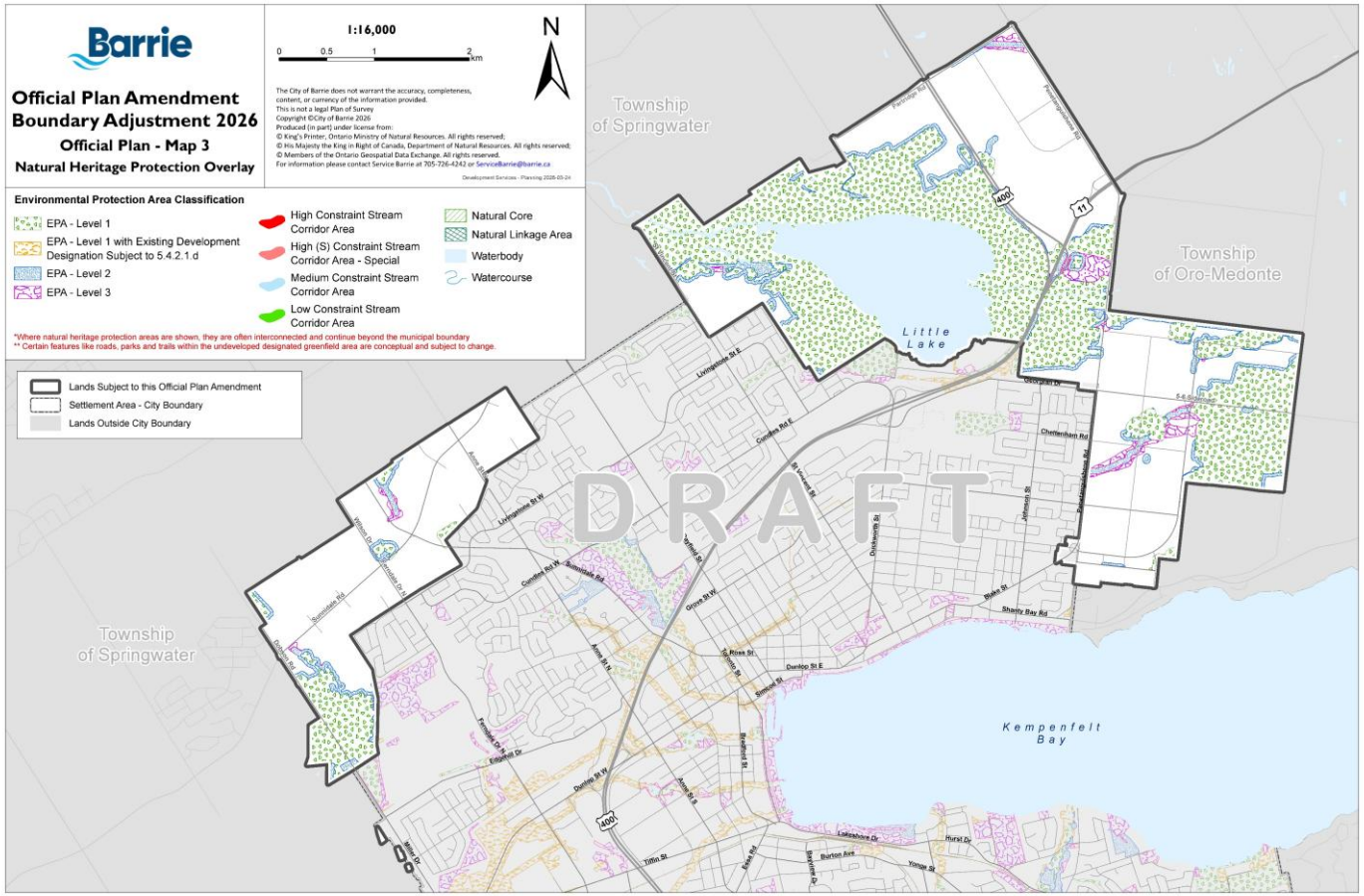
Item 2.1

Extension of existing land use designations

Amendments to properties within the Built-Up Area to support active applications



Amendment to Map 3 – Natural Heritage Protection Overlay



Natural Heritage systems and features were defined through work by North South Environmental in 2025

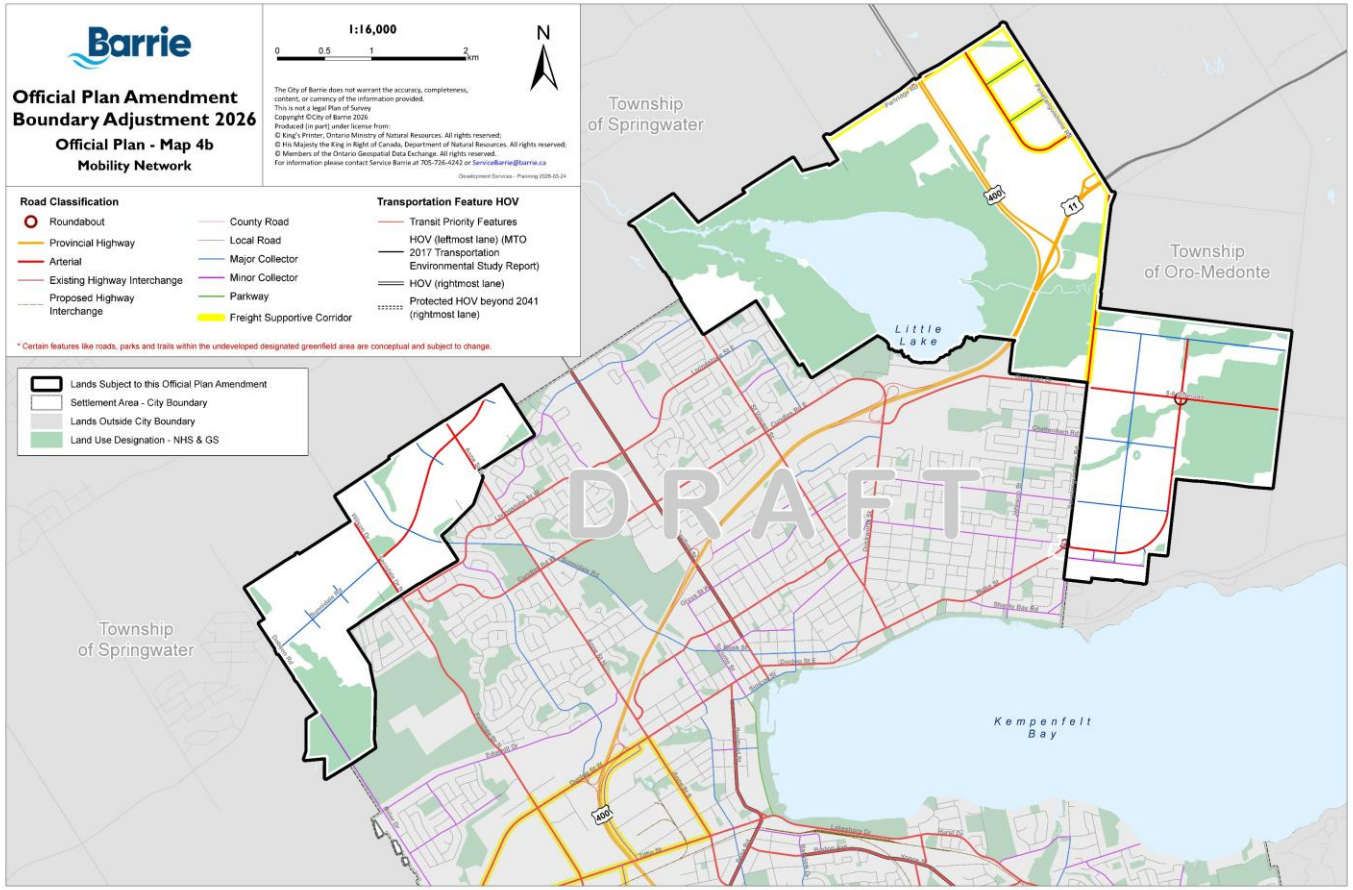
Continuing with existing environmental protection classifications, while considering refinements through development applications

Amendment to Map 4b – Mobility Network

Item 2.1

Envisioning Arterial and Collector connections within the new lands and making connection with adjacent municipalities to support the movement of people and goods

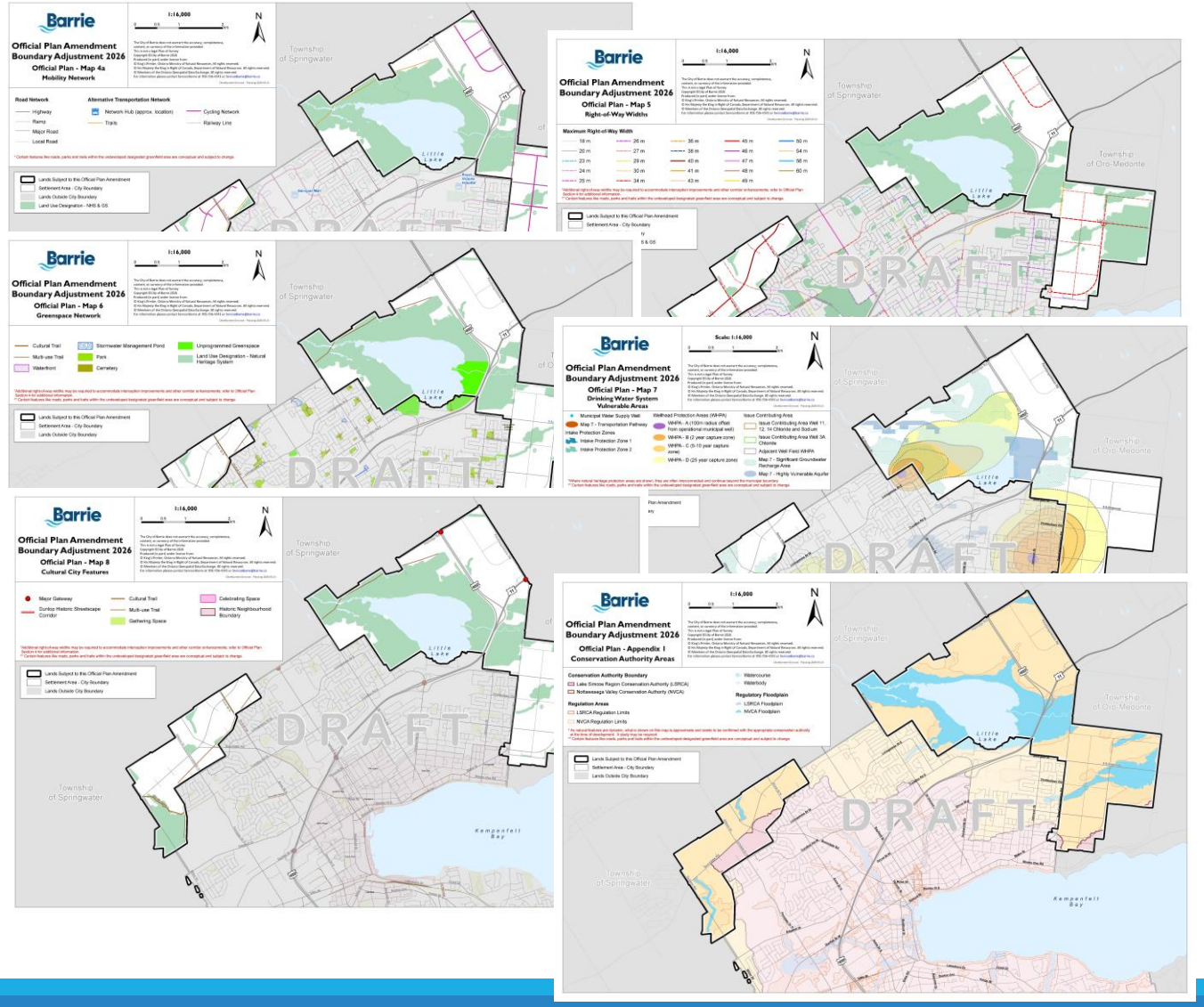
Protection for a future Highway 400 interchange at Partridge Road to support employment areas



Amendment to Remaining Maps and Appendix 1

Item 2.1

Modifications are proposed to all Official Plan Schedules to integrate the new lands into the City's Official Plan



Next Steps

Item 2.1

- Staff will receive comments and feedback
- Undertake updates to the OPA and draft maps based on community input and technical comments
- Council consideration is anticipated prior to the summer recess
- Notice of Decision
- Ontario Land Tribunal (OLT) Appeal Process is available

Further information is available at:
https://www.barrie.ca/government-news/adopted-strategies-plans/official-plan

Staff Memorandum

Item 2.1

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

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 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

Item 2.1

File #:

D30-005-2026

Pending #:

Not Applicable

Appendix A

Excerpt of the Proposed Amendment to the City of Barrie Official Plan 2051 (May 2024) for the Boundary Adjustment

The chart is intended to represent the draft amendment proposed for Section 2.4 Growth Management, Section 2.5 General Land Use Policies, Section 2.6.11 Employment – Industrial, Section 3.2 General Urban Design Policies, Section 4.3 Mobility Network, Section 4.5 Freight-Supportive Corridors, Section 5.6 Greenspace, Section 6.6 Infrastructure Resilience, Section 9.5 Guidance for Different Types of Development Applications and Land Use Controls and Section 10.2 Definitions to integrate within the City's Official Plan lands as defined within the *Barrie-Oro-Medonte-Springwater Boundary Adjustment Act, 2025*.

Section	Amendment – New Text in **BOLD** and Deleted Text in ~~STRIKE-THRU~~
Applicable Sections	
2.4.2.2 Built-Up Area	The City has a ~~delineated built boundary as defined by the Minister which is shown on Map 1. The lands within that boundary are the~~ Built-Up Area **which is shown in Map 1**.
2.5 General Land Use Policies h)	All new development shall be on full municipal services. **Individual or communal services may be considered on a temporary basis in advance of municipal servicing in *Designated Greenfield Areas*.**
2.6.11 Employment Area – Industrial 2.6.11.2 Land Use Policies	After e) **Lands surrounding the proposed Partridge Road and Highway 400 interchange will be planned to accommodate industrial-type employment uses that require convenient and unobstructed access to Highway 400.**
3.2.4.2 Gateways	d) The following are considered major gateways: **ix) Where Partridge Road intersects with Highway 400** **x) Where Penetanguishene Road intersects with Highway 11**
4.3.1.1 Highway 400	4.3.1.1 Highway 400 **and Highway 11** Highway 400 **and Highway 11 are** ~~is a~~ provincially owned and managed controlled access freeway**s**, and act~~s~~ as a significant corridor for people and goods movement through Barrie connecting northern Ontario with the south and major international trade routes. To guide the function of ~~Highway 400~~**provincial highways**, as well as appropriate development adjacent to the highway, the following policies apply: a) Any development within the Ministry of Transportation's permit control area as prescribed in the *Public Transportation and Highway Improvement Act* will be subject to Ministry

	approval. Ministry permits may be conditional on, but not limited to, the review and approval of traffic studies and/or storm-water management reports which assess site impacts on ~~Highway 400~~ **provincial highways** and identify the need for development-driven highway improvements in accordance with Ministry guidelines. b) The City will work with the Province to secure improvements to accommodate the City's broader mobility network objectives, including to existing and new ~~Highway 400~~**provincial highway** interchanges and at *Strategic Growth Areas* as shown on Map 1. The City will seek to secure land for such purposes, where warranted, through the development approval process. c) The City will work with the Province to ensure the use and function of Highway 400 **and Highway 11** as ~~a~~ regional transportation corridor**s** and gateway**s** to northern Ontario by optimizing the municipal road network to accommodate intra-city passenger and goods movement travel needs. d) The City will work with the Province to provide restoration and enhancement of the landscape within and adjacent to the right-of-way of ~~Highway 400~~ **provincial highways**. e) The City will encourage and support grade separated crossings of ~~Highway 400~~ **provincial highways**, as needed, at arterial and collector streets that would accommodate all modes of travel in areas of high demand or strategic need; furthermore: i) The City will seek to secure land for such purposes, where warranted, through the development approval process; and, ii) The City will work with the Province to ensure mobility network options are given consideration in the design of new or replacement crossings. f) Due to noise, environmental, and truck traffic concerns, areas directly adjacent to the provincial highway right-of-way should generally be protected for non-residential purposes. g) Low-rise housing, such as single detached, semi-detached and townhouses, shall be strongly discouraged adjacent to ~~Highway 400~~ **provincial highways**.

	h) New development proposed on *adjacent lands* to ~~Highway 400~~ **provincial highways** should be compatible with, and supportive of, the long-term purposes of the highway as a key provincial corridor and should be designed to avoid, mitigate or minimize *negative impacts*.
4.3.1.7.1 Cycling Network	c) The City will strive to include cycling facilities on Highway 400 **and Highway 11** crossings where feasible
4.3.1.7.4 Municipal Responsibilities for Active Transportation Infrastructure	e) The City will work with the Province to co-ordinate, prioritize, and secure investment in active transportation infrastructure to improve connectivity and mobility at all Highway 400 **and Highway 11** crossings wherever feasible.
4.5 Freight-Supportive Corridors	Barrie's *freight-supportive* corridors, identified on Map 4b of this Plan, link *Employment Areas* to *major goods movement facilities and corridors* and therefore play an important role in the safe and efficient movement of goods. They are a foundational part of Barrie's economy. These corridors were identified on the basis of proximity to *Employment Areas* and direct access to Highway 400, **Highway 11** and rail corridors. The corridors complement the in-effect Traffic By-law, which contains permissions with respect to heavy truck routes throughout the City. Protecting these routes from major traffic congestion that would otherwise be brought about by use from private automobiles thereby allows for ease of truck traffic movements supporting just-in-time delivery and successful businesses in the City.
5.6.3.1 Little Lake Park (to be renumbered)	**Little Lake Park, consists of provincially significant wetlands and shoreline within the Willow Creek Subwatershed Area of the Nottawasaga Watershed. For this Waterfront area the following polices shall be considered:** **a) The city shall establish a management authority to promote its protection, restoration and expansion** **i. The land shall be held for conservation purposes, and development of the land for non-conservation uses shall be prohibited.**
6.6.2 Development Control (Infrastructure and Resilience)	c) New development shall not be permitted on individual on-site *sewage* services where municipal *sewage* services and municipal water services are not provided. Expansions or additions to existing development on individual on-site *sewage* services may be permitted only when they do not exceed the capacity of the existing on-site system and where they do not constitute a significant drinking water threat. Development will be required to connect to municipal services when they become available.

	To be inserted after c): *d) New development within Designated Greenfield Areas for the lands included in Bill 76 may be permitted to use private communal services and/or individual services, on a temporary basis where municipal services are not available, planned, or feasible; subject to ensuring that temporary, private servicing connections are ultimately discontinued in favour of municipal services for long term connection when municipal services become available. Any costs associated with private services will be at the sole expense of the Owner.*
9.5.2 Phasing	~~g) Development shall proceed in accordance with the phasing plan in Appendix 2 for the new *Designated Greenfield Area* lands. Prior to the commencement of development in each phase, the policies of Section 9.5.1 shall be satisfied, required sub-watershed impact studies shall be completed, the availability of water and wastewater services confirmed, the availability of internal and external transportation infrastructure to support the level of development proposed shall be confirmed, and the City shall be satisfied that development can be undertaken in a financially responsible manner in conformity with the principle that growth pays for growth to the greatest extent possible within the law.~~
10.2 Definitions	*Designated Greenfield Areas*: Lands within settlement areas ~~(not including rural settlements)~~ but outside of delineated built-up areas that have been designated in an Official Plan for development and are required to accommodate forecasted growth to the horizon of this Plan. ~~Designated Greenfield Areas do not include excess lands~~. **For added clarity, *designated greenfield areas* has the same intent and meaning as "*designated growth areas*" in the Provincial Planning Statement.**

Section	Amendment – New Text in BOLD and Deleted Text in STRIKE-THRU
Map 1	Community Structure Recommended for amendment attached as Appendix 1 to Part B of the Official Plan Amendment No. XX
Map 2	Land Use Designations Recommended for amendment attached as Appendix 2 to Part B of the Official Plan Amendment No. XX
Map 3	Natural Heritage Protection Overlays

	Recommended for amendment attached as Appendix 3 to Part B of the Official Plan Amendment No. XX
Map 4a	Mobility Network Recommended for amendment attached as Appendix 4 to Part B of the Official Plan Amendment No. XX
Map 4b	Mobility Network Recommended for amendment attached as Appendix 5 to Part B of the Official Plan Amendment No. XX
Map 5	Right of Way Widths Recommended for amendment attached as Appendix 6 to Part B of the Official Plan Amendment No. XX
Map 6	Greenspace Network Recommended for amendment attached as Appendix 7 to Part B of the Official Plan Amendment No. XX
Map 7	Drinking Water System Vulnerable Areas Recommended for amendment attached as Appendix 8 to Part B of the Official Plan Amendment No. XX
Map 8	Cultural City Features Recommended for amendment attached as Appendix 9 to Part B of the Official Plan Amendment No. XX

Official Plan Amendment Boundary Adjustment 2026

Official Plan - Map 1

Community Structure

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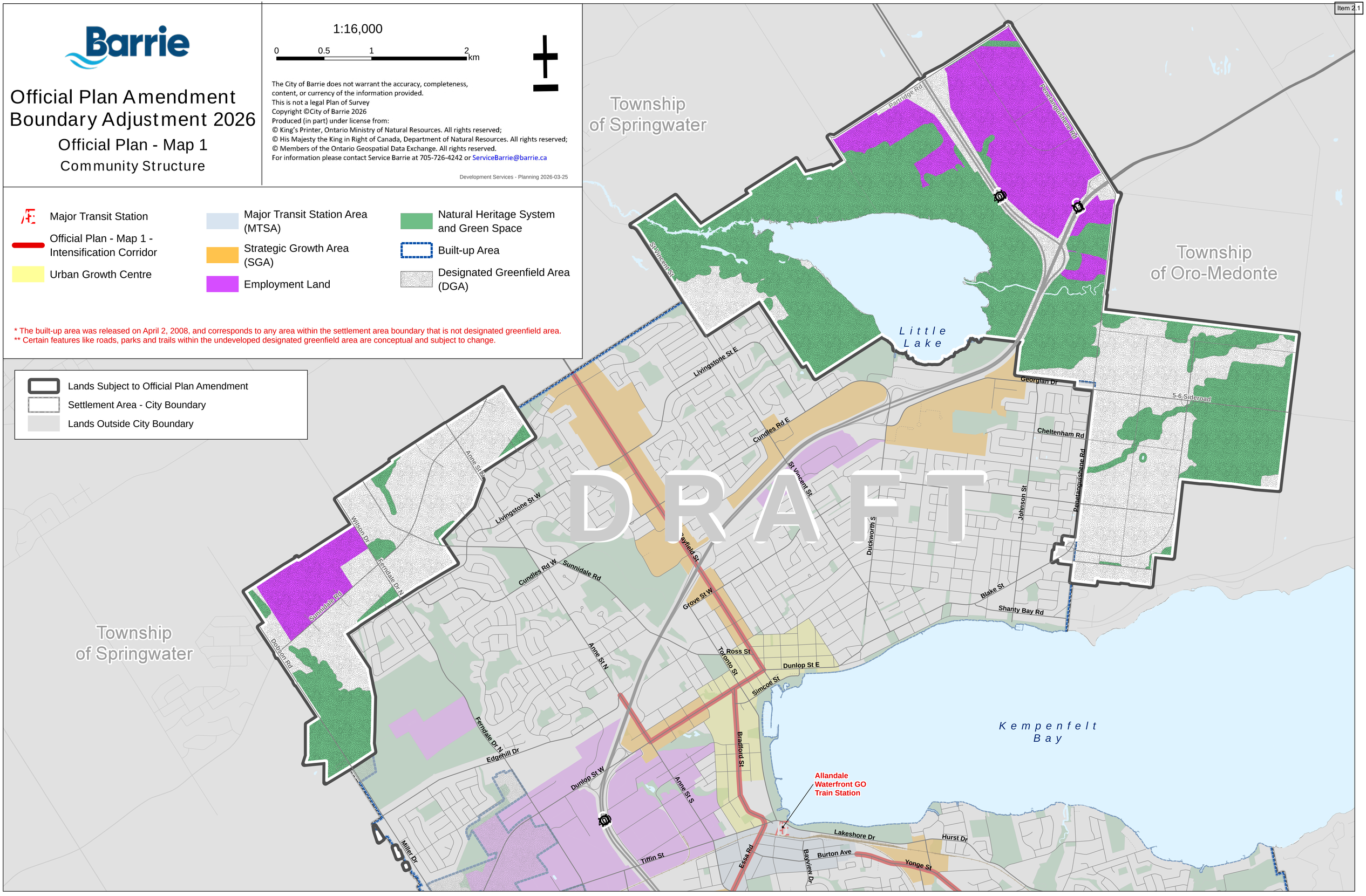
Development Services - Planning 2026-03-25

- Major Transit Station
- Official Plan - Map 1 - Intensification Corridor
- Urban Growth Centre
- Major Transit Station Area (MTSA)
- Strategic Growth Area (SGA)
- Employment Land
- Natural Heritage System and Green Space
- Built-up Area
- Designated Greenfield Area (DGA)

* 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.

- Lands Subject to Official Plan Amendment
- Settlement Area - City Boundary
- Lands Outside City Boundary



Official Plan Amendment Boundary Adjustment 2026

Official Plan - Map 2 Land Use Designation

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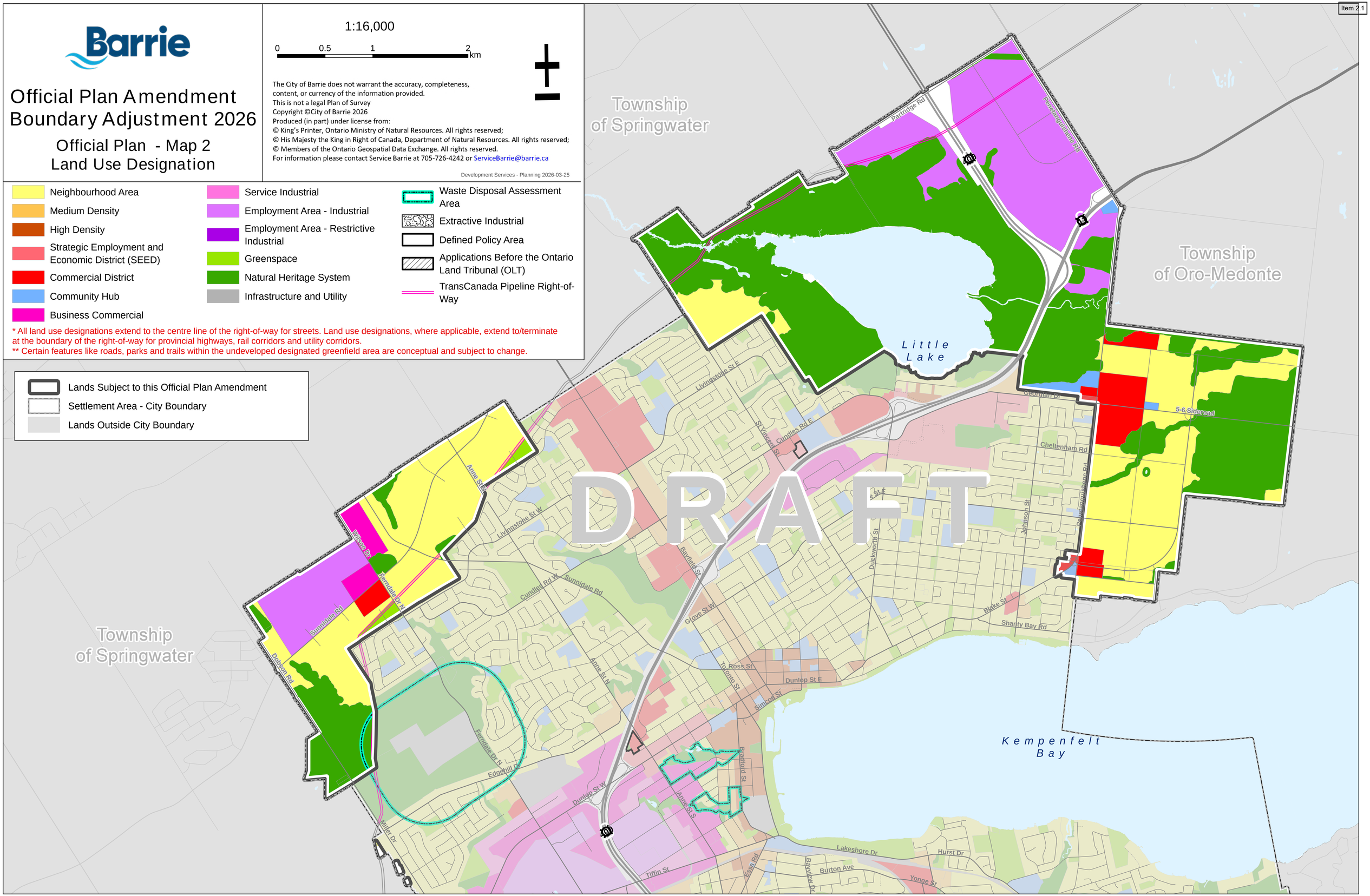
Development Services - Planning 2026-03-25

- Neighbourhood Area
- Medium Density
- High Density
- Strategic Employment and Economic District (SEED)
- Commercial District
- Community Hub
- Business Commercial
- Service Industrial
- Employment Area - Industrial
- Employment Area - Restrictive Industrial
- Greenspace
- Natural Heritage System
- Infrastructure and Utility
- Waste Disposal Assessment Area
- Extractive Industrial
- Defined Policy Area
- Applications Before the Ontario Land Tribunal (OLT)
- TransCanada Pipeline Right-of-Way

* 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.

- Lands Subject to this Official Plan Amendment
- Settlement Area - City Boundary
- Lands Outside City Boundary



Official Plan Amendment Boundary Adjustment 2026

Official Plan - Map 3

Natural Heritage Protection Overlay

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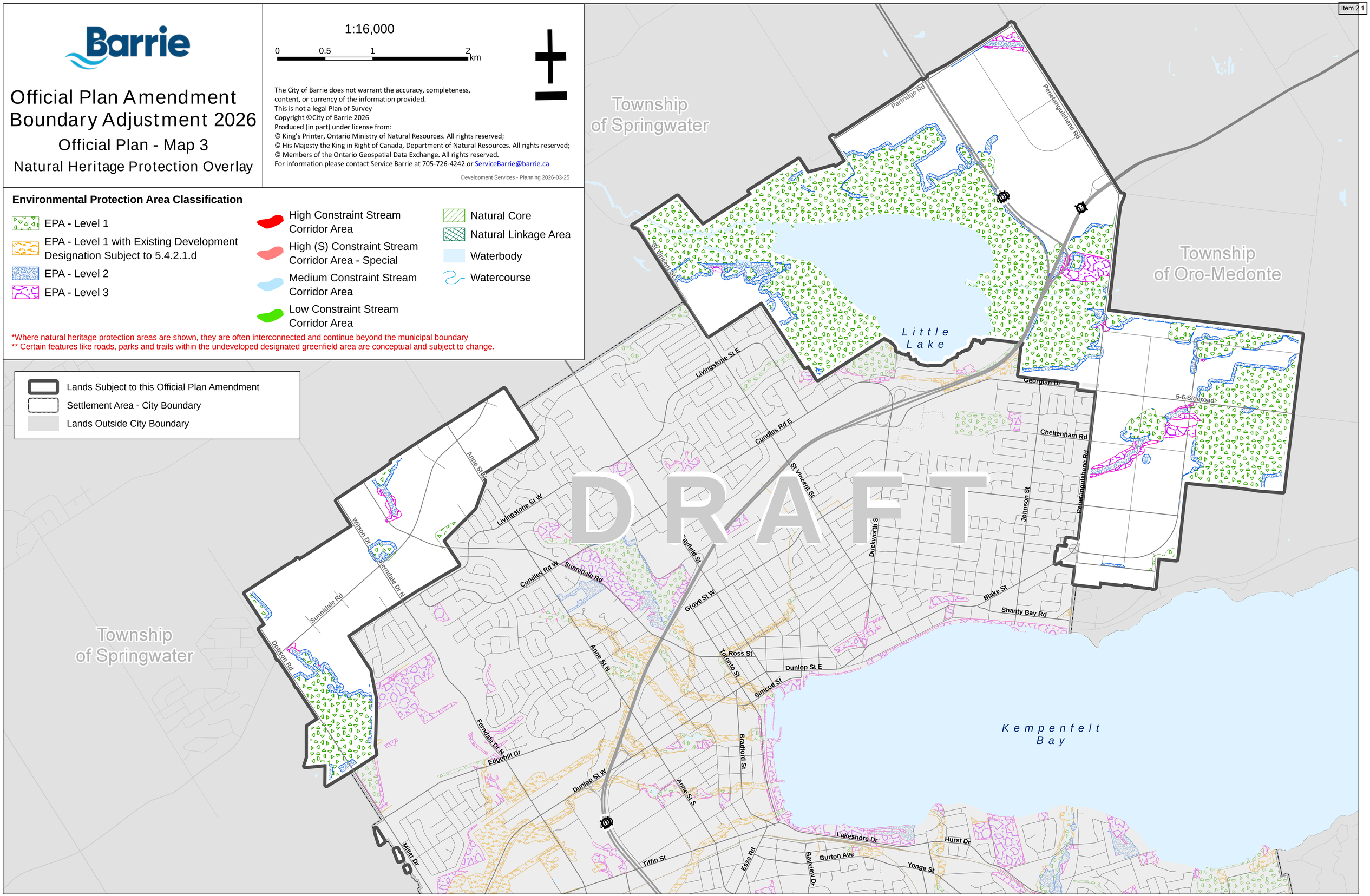
Development Services - Planning 2026-03-25

Environmental Protection Area Classification

- EPA - Level 1
- EPA - Level 1 with Existing Development Designation Subject to 5.4.2.1.d
- EPA - Level 2
- EPA - Level 3
- High Constraint Stream Corridor Area
- High (S) Constraint Stream Corridor Area - Special
- Medium Constraint Stream Corridor Area
- Low Constraint Stream Corridor Area
- Natural Core
- Natural Linkage Area
- Waterbody
- Watercourse

*Where natural heritage protection areas are shown, they are often interconnected and continue beyond the municipal boundary
** Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.

- Lands Subject to this Official Plan Amendment
- Settlement Area - City Boundary
- Lands Outside City Boundary



Official Plan Amendment Boundary Adjustment 2026

Official Plan - Map 4a

Mobility Network

1:16,000

0 0.5 1 2 km

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Development Services - Planning 2026-03-25

Road Network

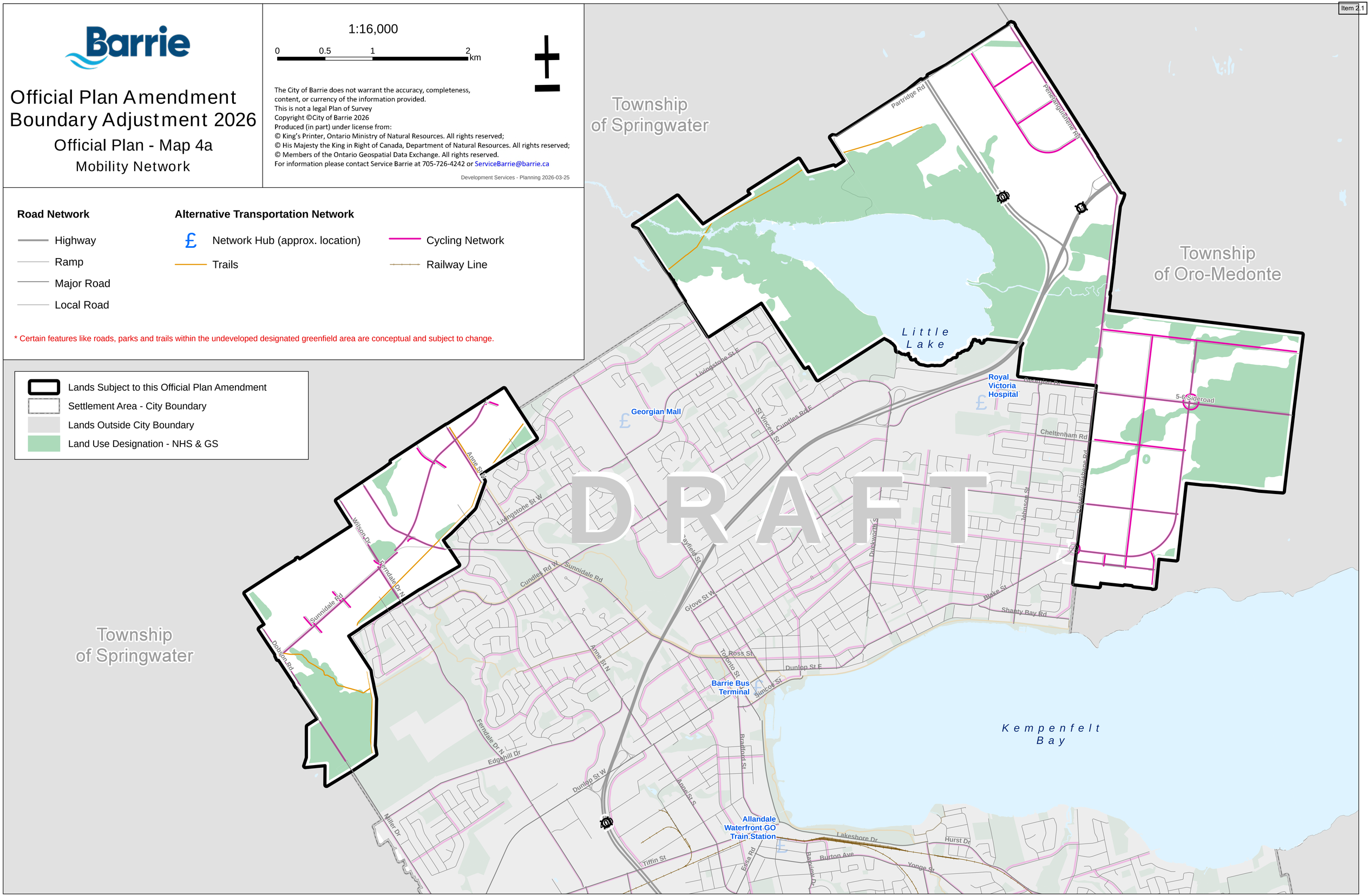
- Highway
- Ramp
- Major Road
- Local Road

Alternative Transportation Network

- Network Hub (approx. location)
- Trails
- Cycling Network
- Railway Line

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

- Lands Subject to this Official Plan Amendment
- Settlement Area - City Boundary
- Lands Outside City Boundary
- Land Use Designation - NHS & GS



Official Plan Amendment Boundary Adjustment 2026

Official Plan - Map 4b

Mobility Network

1:16,000

0 0.5 1 2 km

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Development Services - Planning 2026-03-25

Road Classification

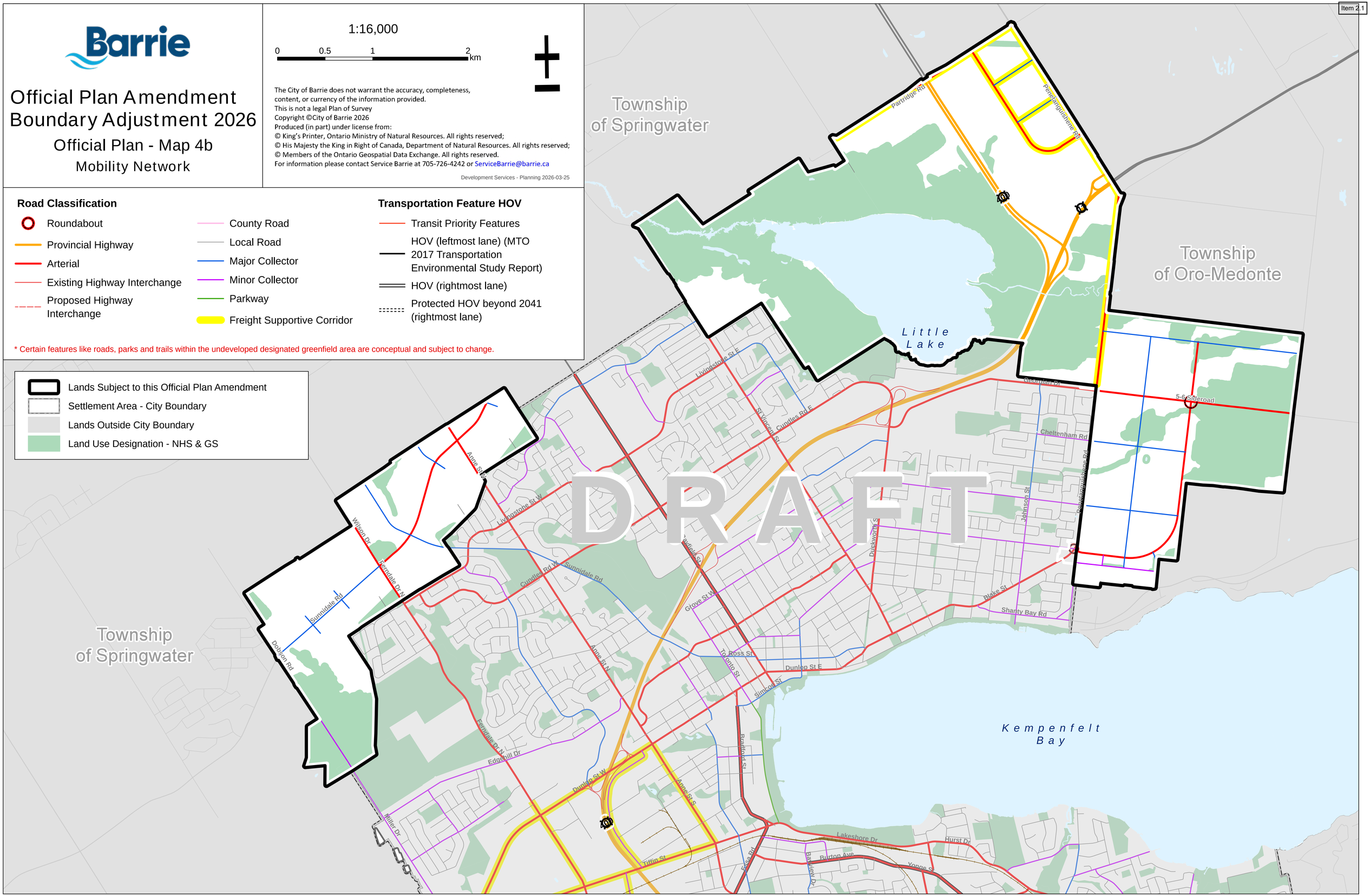
- Roundabout
- Provincial Highway
- Arterial
- Existing Highway Interchange
- Proposed Highway Interchange
- County Road
- Local Road
- Major Collector
- Minor Collector
- Parkway
- Freight Supportive Corridor

Transportation Feature HOV

- Transit Priority Features
- HOV (leftmost lane) (MTO 2017 Transportation Environmental Study Report)
- HOV (rightmost lane)
- Protected HOV beyond 2041 (rightmost lane)

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

- Lands Subject to this Official Plan Amendment
- Settlement Area - City Boundary
- Lands Outside City Boundary
- Land Use Designation - NHS & GS



Official Plan Amendment Boundary Adjustment 2026

Official Plan - Map 5

Right-of-Way Widths

1:16,000

0 0.5 1 2 km

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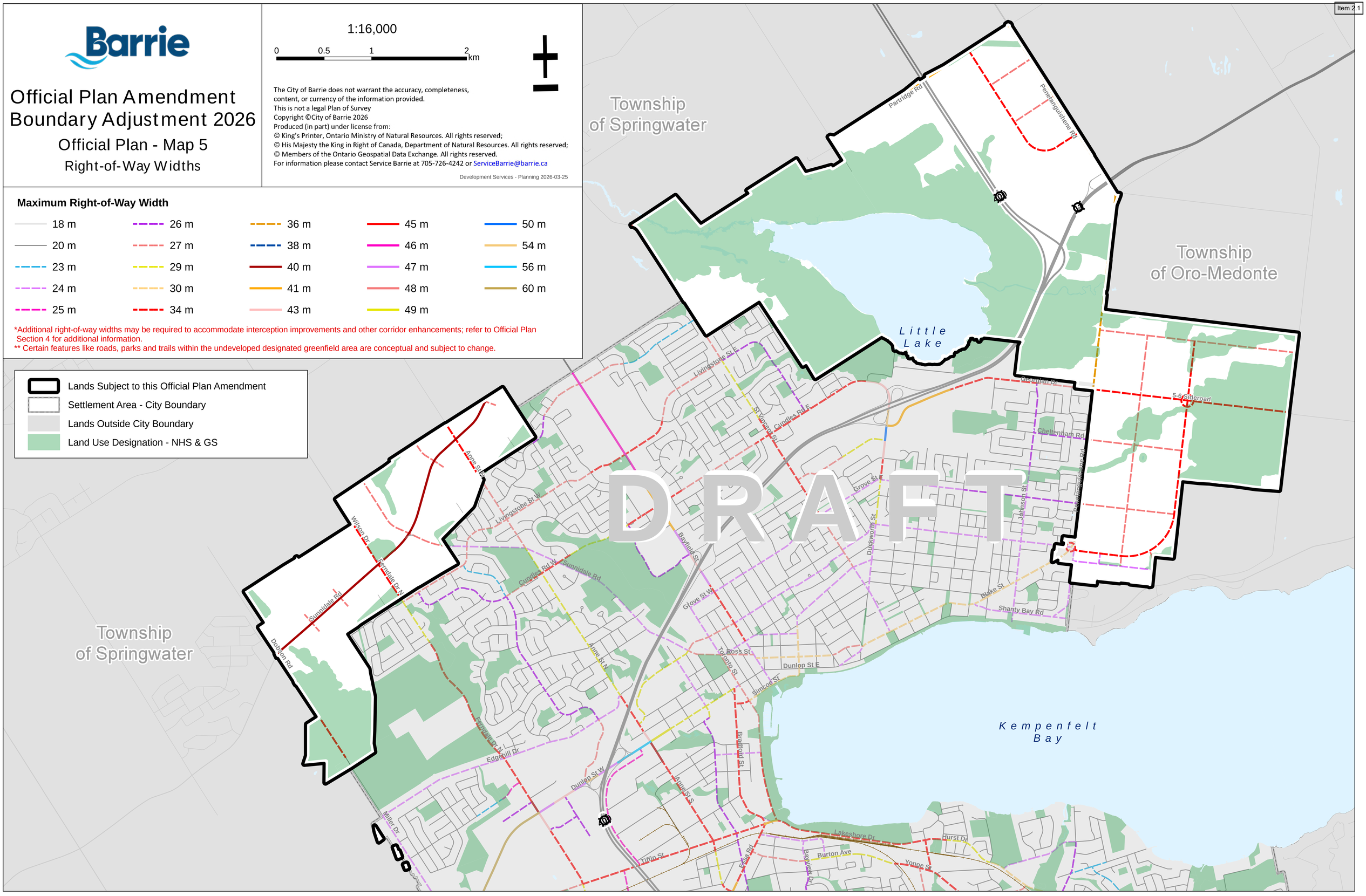
Development Services - Planning 2026-03-25

Maximum Right-of-Way Width

18 m	26 m	36 m	45 m	50 m
20 m	27 m	38 m	46 m	54 m
23 m	29 m	40 m	47 m	56 m
24 m	30 m	41 m	48 m	60 m
25 m	34 m	43 m	49 m	

*Additional right-of-way widths may be required to accommodate interception improvements and other corridor enhancements; refer to Official Plan Section 4 for additional information.
** Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.

- Lands Subject to this Official Plan Amendment
- Settlement Area - City Boundary
- Lands Outside City Boundary
- Land Use Designation - NHS & GS



Official Plan Amendment Boundary Adjustment 2026

Official Plan - Map 6

Greenspace Network

1:16,000

0 0.5 1 2 km

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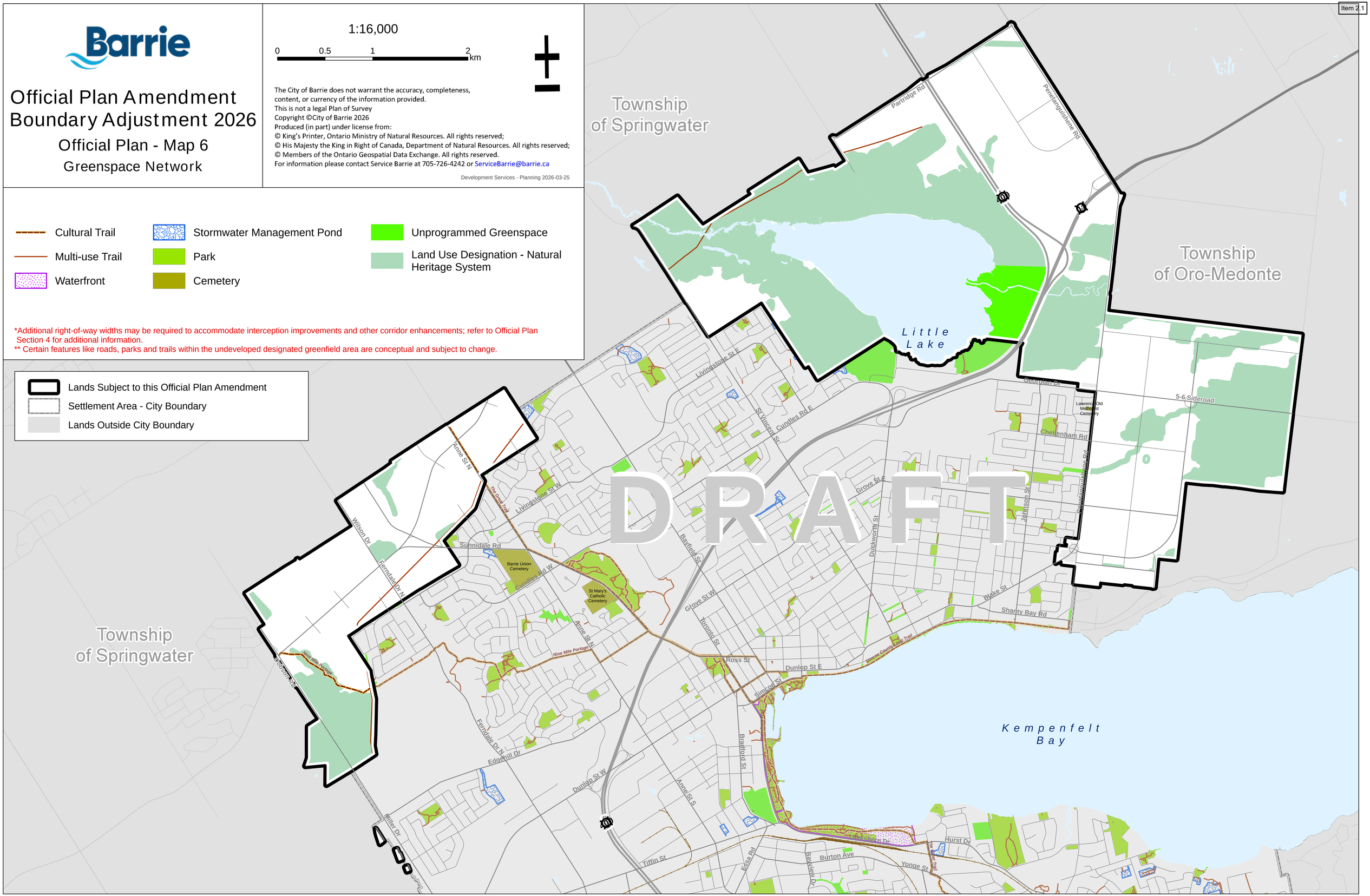
Development Services - Planning 2026-03-25

- Cultural Trail
- Multi-use Trail
- Waterfront
- Stormwater Management Pond
- Park
- Cemetery
- Unprogrammed Greenspace
- Land Use Designation - Natural Heritage System

*Additional right-of-way widths may be required to accommodate interception improvements and other corridor enhancements; refer to Official Plan Section 4 for additional information.
** Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.

- Lands Subject to this Official Plan Amendment
- Settlement Area - City Boundary
- Lands Outside City Boundary



Official Plan Amendment Boundary Adjustment 2026

Official Plan - Map 7

Drinking Water System Vulnerable Areas

Scale: 1:16,000

0 0.5 1 2 km

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Development Services - Planning 2026-03-25

- Municipal Water Supply Well
- Map 7 - Transportation Pathway

Intake Protection Zones
- Intake Protection Zone 1
- Intake Protection Zone 2

Wellhead Protection Areas (WHPA)
- WHPA - A (100m radius offset from operational municipal well)
- WHPA - B (2 year capture zone)
- WHPA - C (5-10 year capture zone)
- WHPA - D (25 year capture zone)

Issue Contributing Area
- Issue Contributing Area Well 11, 12, 14 Chloride and Sodium
- Issue Contributing Area Well 3A Chloride
- Adjacent Well Field WHPA
- Map 7 - Significant Groundwater Recharge Area
- Map 7 - Highly Vulnerable Aquifer

*Where natural heritage protection areas are shown, they are often interconnected and continue beyond the municipal boundary
** Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.

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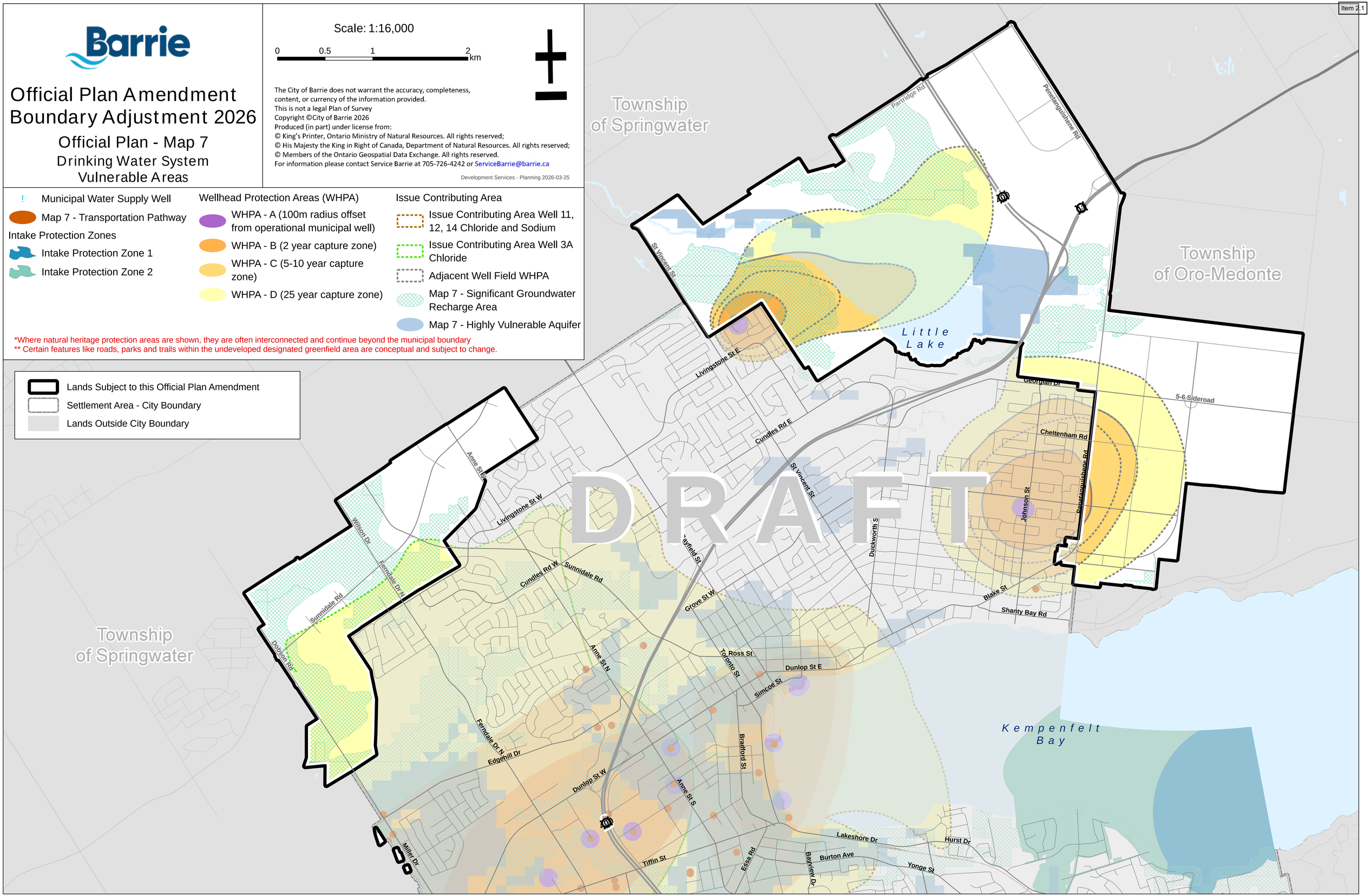
- Settlement Area - City Boundary
- Lands Outside City Boundary



Official Plan Amendment Boundary Adjustment 2026

Official Plan - Map 8

Cultural City Features

1:16,000

0 0.5 1 2 km

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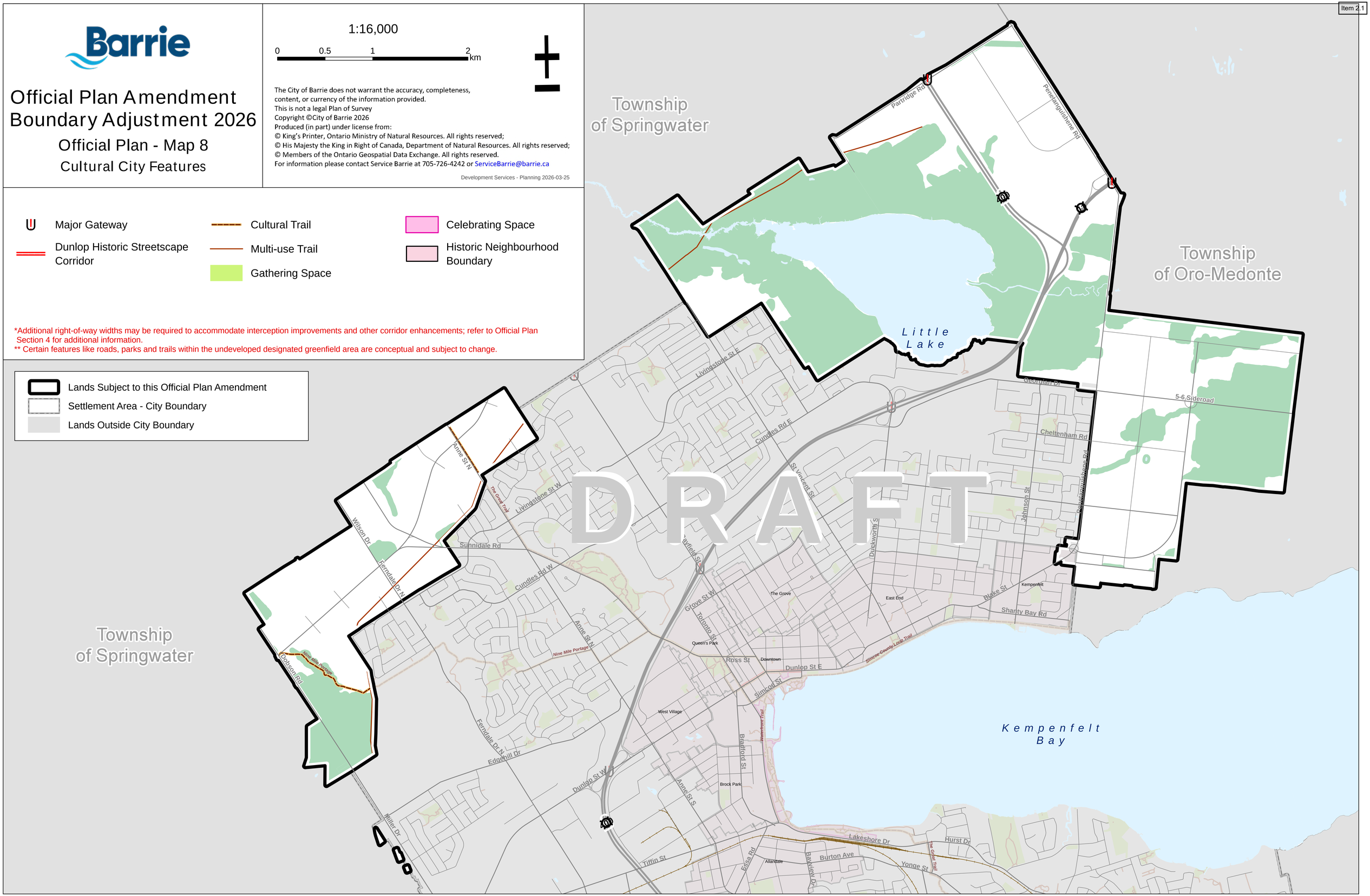
Development Services - Planning 2026-03-25

- Major Gateway
- Dunlop Historic Streetscape Corridor
- Cultural Trail
- Multi-use Trail
- Gathering Space
- Celebrating Space
- Historic Neighbourhood Boundary

*Additional right-of-way widths may be required to accommodate interception improvements and other corridor enhancements; refer to Official Plan Section 4 for additional information.
** Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.

- Lands Subject to this Official Plan Amendment
- Settlement Area - City Boundary
- Lands Outside City Boundary



Official Plan Amendment Boundary Adjustment 2026

Official Plan - Appendix 1 Conservation Authority Areas

1:16,000

0 0.5 1 2 km

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Development Services - Planning 2026-03-25

Conservation Authority Boundary

- Lake Simcoe Region Conservation Authority (LSRCA)
- Nottawasaga Valley Conservation Authority (NVCA)

Regulation Areas

- LSRCA Regulation Limits
- NVCA Regulation Limits

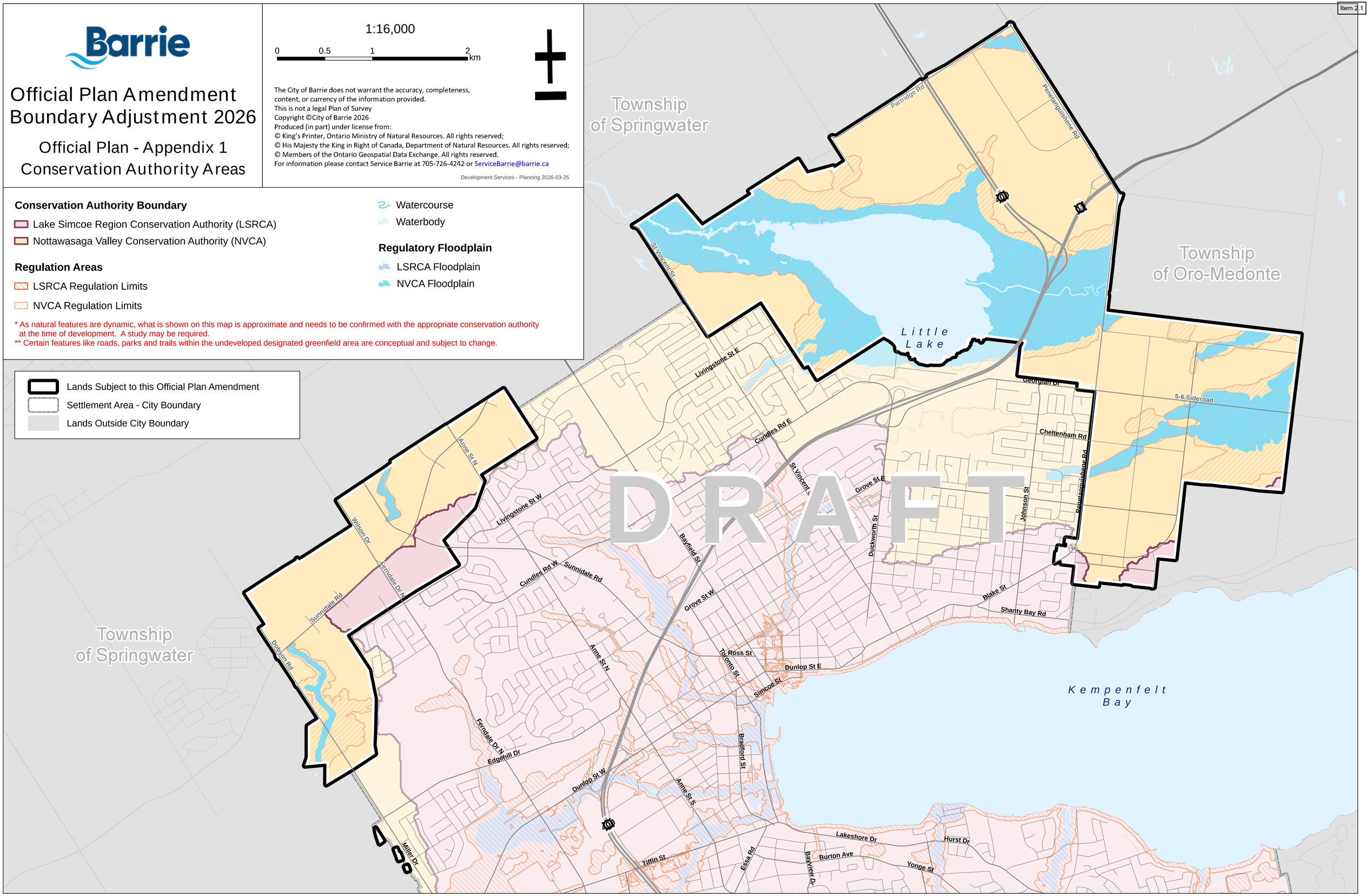
- Watercourse
- Waterbody

Regulatory Floodplain

- LSRCA Floodplain
- NVCA Floodplain

* As natural features are dynamic, what is shown on this map is approximate and needs to be confirmed with the appropriate conservation authority at the time of development. A study may be required.
** Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.

- Lands Subject to this Official Plan Amendment
- Settlement Area - City Boundary
- Lands Outside City Boundary



Item 2.1

INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

April 14, 2026

City of Barrie
70 Collier Street
Barrie, Ontario
L4M 4T5

Attention: Logan Juffermans
Senior Planner

Re: Comment Letter – City of Barrie Proposed Boundary Adjustment
Official Plan Amendment 2051
700 Line 1 South

Innovative Planning Solutions has been retained by Kimberly-Anne Hickling and Dennis Milton Hickling to provide comments on the City of Barrie Official Plan, 2051, in the context of the Province of Ontario's enactment of the Barrie–Oro-Medonte–Springwater Boundary Adjustment Act, 2025. As of January 1, 2026, lands formerly within the Township of Springwater and the Township of Oro-Medonte were incorporated into the City of Barrie, with municipal services now provided by the City.

Through this comment letter, we express support for the City of Barrie's boundary adjustment and long-term growth management objectives advanced through the City-Initiated Official Plan Amendment, which is intended to accommodate future housing, employment, and infrastructure needs. We acknowledge the importance of aligning Official Plan 2051 with the newly adjusted municipal

INFO@IPSCONSULTINGINC.COM

647 WELHAM ROAD, UNIT 9A,
BARRIE, ON, L4N 0B7
T: (705) 812-3281
F: (705) 812-3438

3800 STEELES AVE W, UNIT 200 W,
VAUGHAN, ON, L4L 4G9
T: (905)291-7525
F: (705) 812-3438

8920 WOODBINE AVE, SUITE 405,
MARKHAM, ON, L3R 9W9
T: (705) 812-3281
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boundaries and ensuring that annexed lands are appropriately integrated into the City's planning framework.

The comments provided herein relate specifically to lands municipally known as 700 Line 1 South, now located within the City of Barrie as a result of the boundary adjustment. These lands are intended to be considered through the City's updated land-use designation and policy framework to support their appropriate development and alignment with Barrie's long-term growth and infrastructure objectives.

Subject Property and Context – 700 Line 1 South

Figure 1: Subject Lands and Surrounding Context

The subject lands have approximately 201.64 metres of frontage along Line 1 South, an area of approximately 20.87 hectares, and a depth of approximately

1,020 metres. The lands contain existing rural residential and agricultural-related uses, including dwellings, accessory structures, and cultivated or maintained open areas, along with treed and naturalized portions. The subject lands are identified on **Figure 1**.

The surrounding land-use context is consistently rural and agricultural in character.

City of Barrie Official Plan Amendment: Recommendations

The lands municipally known as 700 Line 1 South are identified on "Map 2" of the draft Official Plan Amendment as being designated Neighbourhood Area and Natural Heritage System (NHS) **(Figure 2)**. While the City's objective of protecting

Figure 2: Official Plan Amendment Boundary Adjustment 2026 - Map 2 Land Use Designation

significant ecological features and functions is supported, the extent of the NHS designation applied to the subject lands is overly broad and does not accurately reflect the site's physical characteristics or ecological function.

The Barrie Official Plan 2051 establishes the Natural Heritage System as a key component of the City's community structure; however, it also recognizes that NHS mapping is based on high-level, city-wide analysis and is subject to refinement through site-specific review. NHS boundaries are not intended to be fixed and may be adjusted where supported by more detailed environmental information or refined technical analysis.

Through the boundary adjustment process, the NHS designation has relied on generalized indicators such as aerial imagery, forest block assumptions, conservation authority mapping, and unevaluated wetlands. While appropriate at a strategic scale, this approach can result in the inclusion of lands that do not contain active natural heritage features, do not perform meaningful ecological functions, or have been altered through agricultural use. The Official Plan anticipates this limitation and provides for proportionate, evidence-based refinement of the Natural Heritage System.

The purpose of the NHS designation is to protect lands where ecological value has been demonstrated, not to preclude development by default. Where lands no longer function as part of the Natural Heritage System, continued application of the designation does not advance the intent of the Plan and unnecessarily constrains lands designated Neighbourhood Area. Neighbourhood Areas are intended to accommodate population growth and support complete communities, particularly within Designated Greenfield Areas, where environmental constraints can be clearly identified and avoided.

The Official Plan requires that any refinement of the Natural Heritage System demonstrate no negative impact on ecological features and functions, system connectivity, hazard lands, or long-term climate resilience objectives. A refined

NHS boundary that retains protection of confirmed features and required buffers, while removing lands that do not meaningfully contribute to the system, would satisfy this test and improve mapping accuracy.

In this context, it is requested that the City refine the extent of the Natural Heritage System designation on the subject lands to more accurately reflect site-specific conditions and ensure consistency with the intent and implementation framework of the Barrie Official Plan 2051. **(Figure 3)**

Figure 3: Map 2 Proposed Land Use Designation

A refinement of the Natural Heritage System designation is being requested to better reflect existing site conditions and ecological function. Portions of the lands currently identified as Natural Heritage consist of active agricultural fields that function as working farmland and do not contain natural heritage features or

perform ecological functions intended to be protected through NHS policies. Other portions include forested areas that are significantly degraded, characterized by extensive ash tree mortality resulting from Emerald Ash Borer infestation, which has substantially reduced their ecological integrity.

This request is limited in scope and does not seek the removal of protection from lands that perform a legitimate environmental protection function. Areas that contain confirmed environmental features or hazard-related functions and are appropriately identified as Environmental Protection (EP) lands are not being challenged and are intended to remain protected. The requested refinement is focused solely on excluding lands that do not meaningfully contribute to the Natural Heritage System, consistent with site conditions and the intent of the Official Plan.

Conclusion and Site-Specific Requests

The Natural Heritage System designation applied to portions of 700 Line 1 South is overly broad and does not reflect site conditions. The Barrie Official Plan 2051 anticipates refinement of NHS mapping through site-specific review, and continued application of the designation to lands without demonstrated ecological features or functions is not warranted.

It is requested that the City refine the NHS mapping to remove lands lacking natural heritage value and adjust the Neighbourhood Area designation based on **Figure 3**.

We trust the above is satisfactory and look forward to working with City of Barrie staff throughout the review process. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

Innovative Planning Solutions

Darren Vella, MCIP, RPP
Legacy Partner & Founder

Abby Pakyanathan, BURPl
Intermediate Planner

INFO@IPSCONSULTINGINC.COM

647 WELHAM ROAD, UNIT 9A,
BARRIE, ON, L4N 0B7
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3800 STEELES AVE W, UNIT 200 W,
VAUGHAN, ON, L4L 4G9
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T: (705) 812-3281
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Item 2.1

From: Landings of WIllow Creek <
Sent: Monday, April 13, 2026 9:29 AM
To: cityclerks <cityclerks@barrie.ca>
Subject: portion of land alongside pentanguishene.

Please approve this for official amendment

This is about the 8 acres of land fronting Penetanguishene road that is zoned EP.
This land is in between 2 commercial buildings,. the clubhouse & barrie self storage.

This land has no trees, no creek, no hills, far away from the creek & always dry.
This land is just a flat field of grass.

This land can be better served for the community as a purpose built commercial, even with enhanced engineering measures to ensure proper building of more elevated standards.

The current zoning EP does not meet the description, there is nothing to protect on this land.
Landings of Willow Creek would like to see the zoning changed & therefore develop a better expanded commercial building to better serve the public & the community.

Thanks you
Sam Catalano
Owner

Item 2.1

INNOVATIVE PLANNING SOLUTIONS

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April 14, 2026

City of Barrie
70 Collier Street
Barrie, Ontario
L4M 4T5

Attention: Logan Juffermans
Senior Planner

Re: Comment Letter – City of Barrie Proposed Boundary Adjustment
Official Plan Amendment 2051
543 Anne Street North

Innovative Planning Solutions has been retained by Anne Street North Farms Inc. to provide comments on the City of Barrie Official Plan, 2051, in the context of the Province of Ontario's enactment of the Barrie–Oro-Medonte–Springwater Boundary Adjustment Act, 2025. As of January 1, 2026, lands formerly within the Township of Springwater and the Township of Oro-Medonte were incorporated into the City of Barrie, with municipal services now provided by the City.

Through this comment letter, we express support for the City of Barrie's boundary adjustment and long-term growth management objectives advanced through the City-Initiated Official Plan Amendment, which is intended to accommodate future housing, employment, and infrastructure needs. We acknowledge the importance of aligning Official Plan 2051 with the newly adjusted municipal

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VAUGHAN, ON, L4L 4G9
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boundaries and ensuring that annexed lands are appropriately integrated into the City's planning framework.

The comments provided herein relate specifically to lands municipally known as 543 Anne Street North, now located within the City of Barrie as a result of the boundary adjustment. These lands are intended to be considered through the City's updated land-use designation and policy framework to support their appropriate development and alignment with Barrie's long-term growth and infrastructure objectives.

Subject Property and Context – 543 Anne Street

Figure 1: Subject Lands and Surrounding Context

The subject lands have approximately 484 metres of frontage along Anne Street North, an overall area of approximately 41.75 hectares, and a depth of approximately 696 metres. The lands are currently vacant with generally flat topography. Surrounding land uses include vacant lands to the north, agricultural type uses to the west, residential uses to the south, and a combination of residential and vacant lands to the east. The subject lands are identified on **Figure 1**.

City of Barrie Official Plan Amendment: Recommendations

The proposed Official Plan Amendment designates approximately 16 acres of the subject lands at 543 Anne Street North as Greenspace and remaing lands to Nieghbourhood Area **(Figure 2).** However, the proposed Greenspace parcel is fragmented by a future public road and is located adjacent to the TransCanada Pipeline right-of-way, resulting in a Greenspace configuration that is physically divided, constrained, and limited in its ability to function as a cohesive or meaningful open space system. The fragmentation of the Greenspace designation reduces its usability, connectivity, and overall effectiveness in achieving the City's Greenspace objectives.

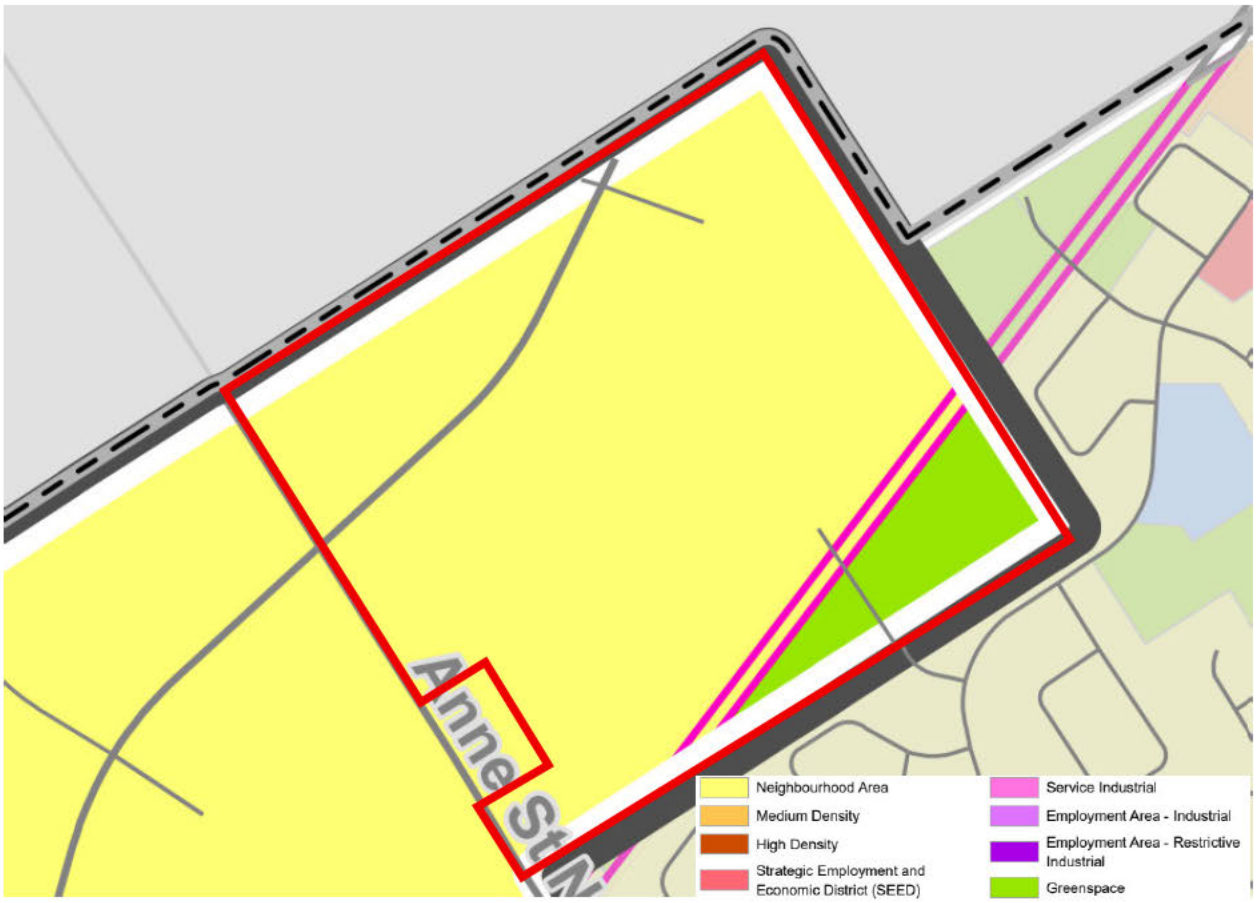

Figure 2: Official Plan Amendment Boundary Adjustment 2026 - Map 2 Land Use Designation

The subject lands have a total area of approximately 41.75 hectares and are proposed to accommodate a Community Park in a more central location. We understand the purpose of the Greenspace designation was to create a physical buffer between the existing community and new development. While we feel there may be an opportunity for a transitiion area to be created, we do not agree that the size and configuation shown represents good planning. The introduction of 16 acres of lands designated Greenspace significantly reduces the development potential of the site and limits the ability to plan a compact, efficient, and complete neighbourhood.

Figure 3: Proposed Conceptual Plan

The Barrie Official Plan permits parks and open space uses within lands designated Neighbourhood Area. **Figure 3** provides a conceptual design that would allow for two alternatives:

1. Retain the lands within the Neighbourhood Area designation while addressing parks through the subdivision and detailed design process, would allow the City to achieve its park objectives without unnecessarily removing development potential and while supporting a complete neighbourhood.
2. Reducing the Greenspace designation acknowleding the potential for Neighbourhood Area uses within the 16 acre block.

It is our preference that option 1 creates the greatest flexilbity to achieve the best outcome for the City.

Conclusion and Site-Specific Requests

Designating approximately 16 acres of the subject lands at 543 Anne Street North as Greenspace is not appropriate, as the area is fragmented by a future road and the size and configuration is not appropriate. The proposed Greenspace designation unnecessarily removes development potential from lands that are intended for future community area uses. As the Barrie Official Plan permits parks and open space within Neighbourhood Areas, the Owner requests that the Greenspace designation be designated Neighbourhood Area, with greenspace addressed through the future development approvals process.

We trust the above is satisfactory and look forward to working with City of Barrie staff throughout the review process. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,
Innovative Planning Solutions

Darren Vella, MCIP, RPP
Legacy Partner & Founder

Abby Pakyanathan, BURPl
Intermediate Planner

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8920 WOODBINE AVE, SUITE 405,
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T: (705) 812-3281
F: (705) 812-3438

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Item 2.1

CAMBIUM

Environmental

Geotechnical

Building Sciences

Construction Testing & Inspections

Telephone
(866) 217.7900
(705) 742.7900

Facsimile
(705) 742.7907

Website
cambium-inc.com

Mailing Address
P.O. Box 325,
Peterborough, Ontario
Canada, K9J 6Z3

Locations
Peterborough
Kingston
Barrie
Ottawa
Whitby

Laboratory
Peterborough

Professional Engineers Ontario

APGO

April 2, 2026

295 Penetanguishene Road Inc.
1050 Finch Ave. W, Suite 201
Toronto, ON, M3J 2E2

Attn: Mr. Akiva Wolff

Re: Letter of Opinion on Proposed City Official Plan Amendment for 295 Penetanguishene Road, Barrie, Ontario
Cambium Reference: 02601940.000

Dear Mr. Akiva Wolff,

Cambium Inc. (Cambium) is pleased to provide 295 Penetanguishene Road Inc. (the Client) with the following letter of opinion regarding the proposed Official Plan Amendments and draft schedule mapping released by the City of Barrie, as they relate to the property located at 295 Penetanguishene Road, in the City of Barrie, Ontario (the Site).

As of January 1, 2026, the Ontario government approved the annexation of approximately 457 hectares of land from the Township of Oro-Medonte into the City of Barrie, as part of a broader boundary adjustment that also included land from Springwater. The annexed lands are primarily rural and undeveloped, including farmland and areas adjacent to Barrie's existing urban limits. The expansion is intended to support Barrie's long-term growth, providing additional land for residential development, community infrastructure, and employment areas.

The City of Barrie has since initiated an Official Plan Amendment application (D30-005-2026) to incorporate lands added to the City of Barrie as a result of the *Barrie-Oro-Medonte-Springwater Boundary Adjustment Act, 2025*, into the City of Barrie's Official Plan 2051 (May 2024). Draft Official Plan maps and proposed amendments to the Official Plan text were published on the City of Barrie website on March 25, 2026, along with a notice for an upcoming open house and public meeting.

Docusign Envelope ID: 031B076F-B564-48CA-892B-E3E41A561914

CAMBIUM

Environmental

Geotechnical

Building Sciences

Construction Testing & Inspections

Telephone
(866) 217.7900
(705) 742.7900

Facsimile
(705) 742.7907

Website
cambium-inc.com

Mailing Address
P.O. Box 325,
Peterborough, Ontario
Canada, K9J 6Z3

Locations
Peterborough
Kingston
Barrie
Ottawa
Whitby

Laboratory
Peterborough

Professional Engineers Ontario

APGO

April 2, 2026

The following letter provides an overview of the proposed schedule mapping amendments, as they relate specifically to the Site, as well as a discussion on the accuracy of the mapping from a natural heritage perspective.

REVIEW OF PROPOSED SCHEDULE MAPPING AMENDMENTS

According to the Official Plan Boundary Adjustment 2026 Official Plan Map 2 (Land Use Designation), the Site is designated as 'Neighbourhood Area', 'Commercial District' and 'Natural Heritage System'. The identified 'Natural Heritage System' is further characterized in Map 3 (Natural Heritage Protection Overlay). Map 3 identifies the Site as containing areas with the following Natural Heritage Protection classifications: Environmental Protection Area (EPA) - Level 1, and EPA - Level 2, and EPA – Level 3, as shown in Figure 1 below.

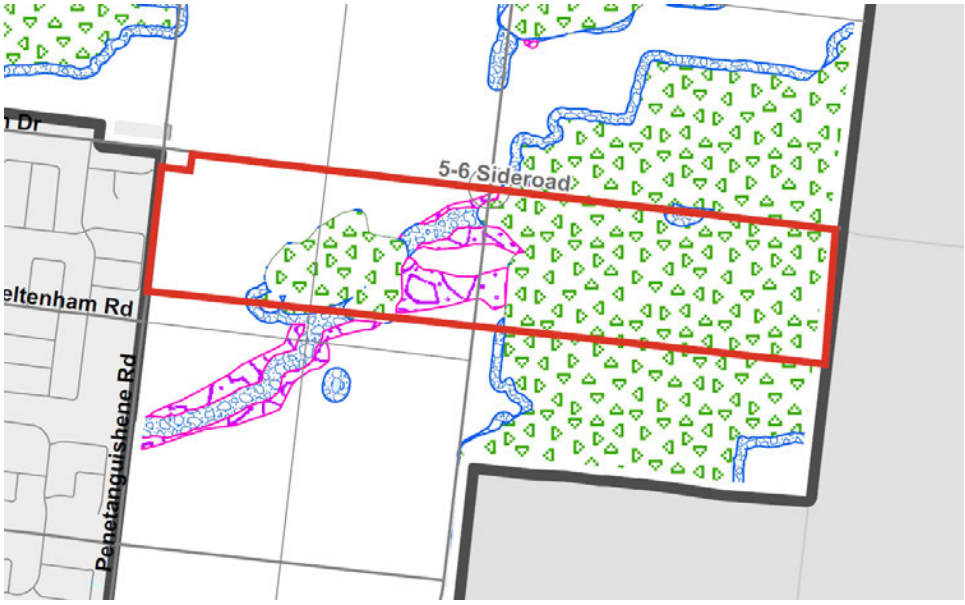

Figure 1 Draft Official Plan Map 3 - Natural Heritage Protection Overlay

Legend: EPA – Level 1: Green Hatching; EPA – Level 2: Blue Hatching; EPA – Level 3: Purple Hatching; Site Boundary: Red Polygon

As outlined in Section 5.4.2 of the City of Barrie Official Plan, 2051, the components of the City's Natural Heritage System are characterized into three Environmental Protection Areas (EPA) levels based on their level of protection. A description of the features and criteria for each EPA level are provided in Table 1 below.

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(705) 742.7900

Facsimile
(705) 742.7907

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cambium-inc.com

Mailing Address
P.O. Box 325,
Peterborough, Ontario
Canada, K9J 6Z3

Locations
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Table 1 City of Barrie Environmental Protection Area Levels

Feature Level	Description/Criteria
Level 1	• Provincially Significant Wetlands (PSWs); • Unevaluated wetlands greater than 0.5 hectares in size; • Significant woodlands greater than 4.0 hectares in size; • Woodlands greater than 10.0 hectares in size; • Significant habitat of endangered species; • Natural areas abutting Lake Simcoe; • Significant valleylands and threatened species habitat; • Watercourses, associated minimum vegetation protection zones, and connectivity linkages; and, • Lands identified as environmental protection areas through site-specific planning or development processes.
Level 2	• Significant valleylands; • Provincially Significant Life Science Areas of Natural and Scientific Interest (ANSI); • Significant wildlife habitat; • Minimum vegetation protection zones and connectivity linkages; • Significant woodlands less than 4.0 hectares in size; • Woodlands greater than 4.0 hectares and less than 10.0 hectares in size; and, • Woodlands located within 30 metres of a Level 1 feature.
Level 3	• Regionally significant Life Science Areas of Natural and Scientific Interest (ANSI); • Woodlands greater than 0.5 hectares and less than 4.0 hectares in size; • Woodlands located within 30 metres of a Level 2 feature; • Wetlands less than 0.5 hectares in size; • Cultural thicket or cultural meadow communities contiguous with woodland and wetland patches; and, • Connectivity linkages.

The following section reviews the features identified as Level 1, 2 and 3 within the draft Official Plan schedule maps, in consideration of historical land-use and site-specific knowledge of the on-site features.

DISCUSSION

A desktop review of the Site and adjacent lands was completed using industry standard publicly accessible information. Recent and historical orthoimagery was utilized to further develop an understanding of the natural heritage context of the Site. In addition, engineering drawings were received from the City of Barrie outlining both the design and as-built specification of the on-Site Stormwater Management Facility (SWMF).

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Based on this review, Cambium is of the opinion that some of the identified land use designations and environmental protection overlays identified in Maps 2 and 3 are not in alignment with the intent of the City's policies.

Environmental Protection Area – Level 1

The area identified as EPA Level 1, centrally located on the Site, corresponds with an area directly adjacent (to the north and east) of the existing SWMP on the Site. This pond was constructed in 1997 to service the Georgian Bay Drive Secondary Plan Area. Simcoe County imagery from 1989 shows the Site conditions pre-pond construction, as shown in Figure 2 below. Simcoe County imagery from 1997 provided in Figure 3, shows the initial site alteration conducted to accommodate the pond construction. Figure 4 below, shows the fully constructed pond in its current state in 2025.

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Figure 2 County of Simcoe Imagery, 1989 (Pre-Construction)

Figure 3 County of Simcoe Imagery 1997 (During Construction)

Figure 4 County of Simcoe Imagery 2025 (Current)

It is acknowledged that the genesis of the EP1 overlay is due to wetland interference and hazard mapping outlined in Nottawasaga Valley Conservation

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Authority (NVCA) regulation modelling. However, as outlined above, the area is anthropogenically derived and a relic of the SWMF construction activities, as illustrated on Figure 3.

In addition, based on a review of the (Greenland Engineering Group & Schaeffers Consulting Engineers, 1996) and the as-built drawing provided in Appendix A, the area corresponds to a large area of fill placed during the construction of the pond. The elevations provided on the as-built drawing and contours shown on public mapping, further outline that the area is located on a slope ranging from 255 masl to 250.9 masl. Conversely, the wetlands at the eastern extent of the Site occur at a lower elevation (248 m ASL), suggesting that hydrologic conditions conducive to naturally occurring wetland formation are associated with lower elevations onsite. Given these conditions, the area is unlikely to support a sensitive wetland feature and is more likely occupied by a disturbed meadow community which has established as a result of the pond construction.

The remainder of the area captured by the proposed Level 1 designation, immediately east of the SWMF, is the faculties outlet, which conveys flows eastward toward the mapped wetlands at the eastern limit of the Site. Although the outlet is anticipated to contain wetland species, the feature should not be considered a natural heritage wetland as it is a component of the stormwater management pond infrastructure and is subject to routine maintenance, as per the Georgian Drive Secondary Plan Area Stormwater Design Brief (Greenland Engineering Group & Schaeffers Consulting Engineers, 1996).

Environmental Protection Area – Level 2 and 3

The proposed draft Official Plan Map 3 also identifies Level 2 and Level 3 features associated with the Level 1 feature discussed above. Based on Cambium's desktop analysis, these designations appear to correspond to drainage features evident on available aerial imagery. However, based on the City of Barrie's definitions, drainage features are not explicitly captured within the criteria for Level 2 or Level 3 Environmental Protection Overlays.

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April 2, 2026

While these features may have been identified as potential connectivity linkages within the Natural Heritage System, our broader landscape review indicates that they do not provide meaningful ecological connectivity to lands to the west. Specifically, the drainage features appear to terminate at Penetanguishene Road, beyond which the landscape is characterized by residential development, with no apparent upstream or downstream connections.

SUMMARY

In summary, Cambium is of the opinion that the proposed Level 1 designation located centrally on the Site should be removed from the draft schedule mapping (Map 2 and Map 3). Based on the information provided herein, the area does not meet the criteria or intent of Level 1 features outlined in the City of Barrie Official Plan. In addition, given the above context, we also recommend the associated Level 2 and 3 features be removed and/or further reviewed by the City, recognizing the lack of functional linkage west of the Site and the context of the central EP1 area discussed herein.

We welcome the opportunity to discuss or provide clarification of any aspect of this report. Please do not hesitate to contact the undersigned at 1-866-217-7900. We appreciate the opportunity to provide services for this project.

Best regards,

Cambium Inc.

Signed by:
DDCE32943D5C412...

Camden Jermey, B.Sc., Can-CISEC
Team Lead - Senior Ecologist

DocuSigned by:
DD6F5C07A33A475...

Danielle Leal, B.Sc.
Ecologist

DJL/cpj

Encl. *Cambium Statement of Qualifications & Limitations*
Appendix A – SWM Pond Design Drawing

Copies: *Cameron Sellers <csellers@ipsconsultinginc.com>*
Akiva Wolff <awolff@initialcorp.com>

\\cambiumincstorage.file.core.windows.net\projects\02600000 - 19999\02601940.000 NAT- EIS - 295 Penetanguishene Road, Barrie\08-Deliverables\SUBMISSION - Letter of Opinion\Final\2026-04-02 LTR- 295 Penetanguishene - City OPA Review.docx

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STATEMENT OF QUALIFICATIONS & LIMITATIONS

Limited Warranty

Cambium relies on its client to provide instructions on the scope of work to be performed. Cambium undertakes all work in accordance with applicable accepted industry practices and standards, and with the degree of care and skill ordinarily exercised by professionals performing similar services for similar projects in the same region. Unless required under applicable laws, other than as expressly stated herein, no other warranties or conditions, either expressed or implied, are made regarding the services, work or reports provided.

Reliance on Materials and Information

The findings, results, information and data prepared by Cambium are based on the materials, documents and information provided by the client to Cambium and on the facts, conditions and circumstances encountered by Cambium during the performance of the work. In formulating its findings, results, information and data, Cambium assumes that the information, documents and materials provided by the client to Cambium are factual, accurate and represent a true depiction of the circumstances that exist at the Project. Cambium relies on its client to inform Cambium if there are changes to any such information, documents and materials. Cambium does not review, analyze or attempt to verify the accuracy or completeness of the information, documents or materials provided by the client, other than in accordance with applicable accepted industry practice. Cambium will not be responsible for matters arising from incomplete, incorrect or misleading information or from facts or circumstances that are not fully disclosed to Cambium, are unknown by Cambium, or are otherwise concealed from Cambium during the provision of its services.

Facts, conditions, information and circumstances may vary with time and locations and Cambium's work is based on a review of such matters as they existed at the particular time and location indicated in the findings, results, information and data prepared by Cambium. No assurance is made by Cambium that the facts, conditions, information, circumstances or any underlying assumptions made by Cambium in connection with the work performed will not change after Cambium has completed its work. If any such changes occur or additional information is obtained, Cambium should be advised and requested to consider if the changes or additional information affect its work.

When preparing reports, Cambium considers applicable legislation, regulations, governmental guidelines and policies. Cambium is not qualified to advise with respect to legal matters. The presentation of information regarding applicable legislation, regulations, governmental guidelines and policies is for information purposes only and is not intended to and should not be interpreted as constituting a legal opinion concerning the work completed or conditions outlined in a report. All legal matters should be reviewed and considered by an appropriately qualified legal practitioner.

Site Assessments

A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work considers any locations or times other than those from which information, sample results and data was specifically received, the work shall be based on a reasonable extrapolation from such information, sample results and data, but the actual conditions encountered may vary from those extrapolations.

Only conditions at the site and locations chosen for study by the client are evaluated; no adjacent or other properties are evaluated unless specifically requested and paid for by the client. Any physical or other aspects of the site chosen for study by the client, or any other matter not specifically addressed in findings, results, information and data prepared by Cambium, are beyond the scopes of the work performed by Cambium and such matters have not been investigated or addressed.

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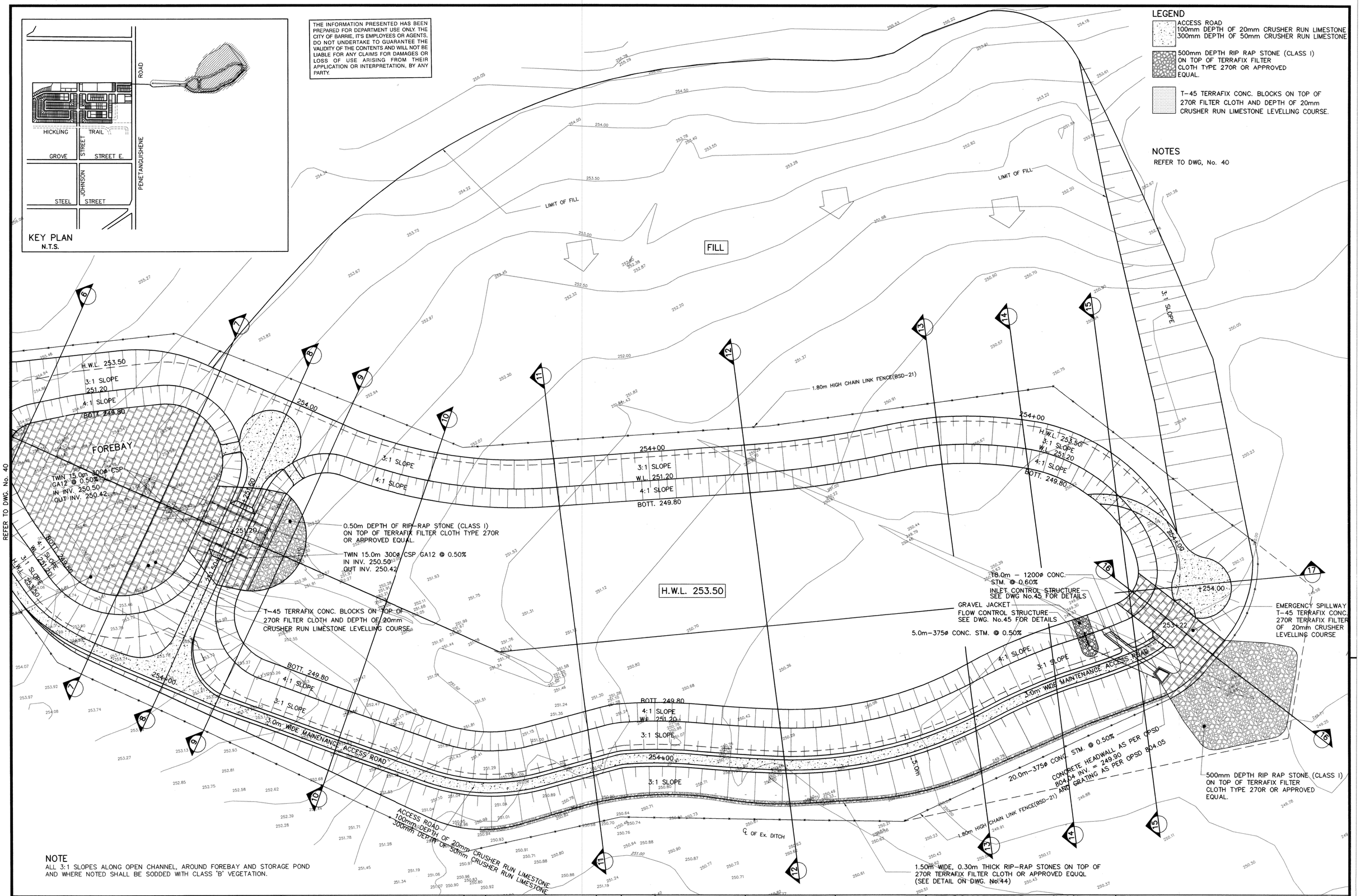

NOTE
ALL 3:1 SLOPES ALONG OPEN CHANNEL, AROUND FOREBAY AND STORAGE POND AND WHERE NOTED SHALL BE SODDED WITH CLASS 'B' VEGETATION.

BENCH MARK BM. T-92 (EL.262.225)
MONUMENT (No 010860469) IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GROVE St. AND NELSON St. (CITY OF BARRIE)

No.	REVISIONS	DATE	APPROVED
1.	AS CONSTRUCTED	MAR./04	

CITY OF BARRIE
APPROVED
DATE: FEB 20, 1998
DIRECTOR OF MUNICIPAL WORKS

BARRIE PUBLIC UTILITIES COMMISSION
DATE.....
COMMISSIONER

SCHAEFFERS Consulting Engineers
54 Jardin Drive
Concord, Ontario L4K 3P3
Tel: (905) 738-4100
Fax: (905) 738-6875
Toronto Line (416)213-5590
SCHAEFFER & ASSOCIATES LTD.

STORM WATER MANAGEMENT POND

CITY OF BARRIE INCORPORATED 1853

CITY of BARRIE
MUNICIPAL WORKS DEPARTMENT
43T-89043

DESIGN A.B.O.	SCALE HOR. 1:500, VER. 1:100	PROJ No. 95-E-1803
DRAWN R.S.	CHECKED H.T.	DWG. No. 40
DATE OCTOBER, 1996	SHEET No.	

1998-101-043

Item 2.1

WINERY & EVENTS
HERITAGE ESTATE

Logan Juffermans, RPP
Growth Management Program Manager
Boundary Adjustment Team

April 3, 2026

Re: Property Overlay Mapping and Official Plan Delineation Inquiry

Dear Mr. Juffermans,

Thank you for providing the overlay map of our property as part of the Boundary Adjustment review process. We appreciate the City's efforts in sharing this information and keeping us engaged as the work progresses.

Upon reviewing the map, we have some concerns regarding the accuracy of the overlay as it applies to our lands. While we understand that the current overlay mapping is a high-level and preliminary exercise, we want to ensure that the Official Plan ultimately designates the entire property appropriately and reflects site-specific conditions.

Based on the technical studies we have completed in support of our existing zoning designation, we believe that approximately 80% of the property is developable. As such, we are concerned that the current overlay may not fully align with the findings of these studies or the established development potential of the site.

In this regard, we would appreciate clarification on whether there is a formal process to refine or fine-tune the land use delineations prior to the Official Plan being enacted into law. Specifically, we would like to understand whether the City would consider a more detailed review of the property, including the possibility of a site visit, to ensure the mapping reflects on-the-ground conditions and available technical information.

Additionally, we would welcome any insight you can provide regarding the anticipated timing for municipal servicing to this area, as this information is important for our long-term planning.

Thank you again for your time and assistance. We look forward to your guidance on these matters and to continued collaboration with the City through this process.

Sincerely,

Walter Vaz

Heritage Estate Winery and Events

Item 2.1

From: Michelle Schaefle <
Sent: Monday, April 6, 2026 3:45 PM
To: Melissa McCabe <Melissa.McCabe@barrie.ca>; Logan Juffermans <Logan.Juffermans@barrie.ca>
Subject: Re: Notice of Open House / Notice of Public Meeting - Official Plan 2051 (May 2024) re: Boundary Adjustment

Logan,

NVCA has reviewed the proposed OPA to incorporate lands transferred to the City of Barrie as a result of the *Barrie-Oro-Medonte-Springwater Boundary Adjustment Act, 2025*, and other adjacent lands.

NVCA reviewed Appendix 1 - Conservation Authority Areas in which NVCA regulated areas are included on the mapping. It is the understanding of staff that no changes are proposed to policies related to natural hazards.

Based on the foregoing, NVCA has no comments on the proposed OPA.

Michelle Schaefle, RPP, MCIP
Manager, Development Planning & Permits

Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext. 231
mschaefle@nvca.on.ca | **nvca.on.ca**

Item 2.1

From: Logan Juffermans <Logan.Juffermans@barrie.ca>
Sent: Tuesday, April 14, 2026 9:21 AM
To: Tammie Maynard <Tammie.Maynard@barrie.ca>; Cassidy Payne <Cassidy.Payne@barrie.ca>
Subject: FW: Barrie, ON. (Wallwin family trust lands)

Email from Wallwin Family for the Draft Official Plan Amendment regarding the property.

Logan Juffermans, RPP
Growth Management Program Manager
Boundary Adjustment Team
Pronouns: he, him, his

City Hall, 70 Collier Street, P.O. Box 400, Barrie ON, L4M 4T5
705-739-4220 ext. 4447
www.barrie.ca

From: jed handy <j
Sent: Monday, March 30, 2026 1:26 PM
To: Office of the Mayor <OfficeoftheMayor@barrie.ca>; Robert.Thompson@barrie.ca; Craig Nixon <Craig.Nixon@barrie.ca>; Jim Harris <Jim.Harris@barrie.ca>; Amy Courser <Amy.Courser@barrie.ca>
Cc: Lynn Lamaroux < ; Heather Konefat Logan Juffermans <Logan.Juffermans@barrie.ca>
Subject: Fw: , Barrie, ON. (Wallwin family trust lands)

Mayor Nuttall, Members of the Affordability Committee and Ward 4 Counsellor A. Courser.
I am forwarding a copy of my recent email to Logan Juffermans, through whom we learned of the upcoming Open House and proposed Designation.
I wish it known that I/we (Members of the Wallwin Family Trust) object to the proposed Heritage designation affecting a large portion of our property located at , Barrie.
Unfortunately, we were informed at the end of March of the Open House/Public Meeting allowing us very little time to respond.
We will be providing a full professional letter/report on the Amendment in the near future.
I appreciate your attention in this matter.
Jed Handy
Trustee Wallwin

From: jed handy <
Sent: March 27, 2026 11:19 AM
To: Logan.Juffermans@barrie.ca <Logan.Juffermans@barrie.ca>
Cc: Lynn Lamaroux <
Subject: , Barrie, ON. (Wallwin family trust lands)

Item 2.1

Logan Juffermans
Growth Management
Program Manager
Boundary Adjustment Team
City of Barrie.

Logan,
I have reviewed the supplied City of Barrie draft mapping document including my family's farm.
As you are aware it was recently annexed by Barrie from Springwater Township.
It appears Barrie's intention is to encumber a significant portion of the land with a Natural Heritage overlay.
As a trustee and spokesperson for the Wallwin Family Estate I wish to request further consideration.
The majority of the trees being a basis for your determination are "end of life" coniferous pine trees. A good number are either dead or dying. This covers the S/E part of the suggested Heritage lands.
We planted them as a windbreak over 40 years ago and they are sickly and still small calibre trees.
The remainder of the bush area to the N/W is old hard and soft wood which is dying or heavily damaged in the 2025 ice storm.
There is also a very old home which is no longer inhabitable and in fact should be torn down.
This entire area covers about 5 acres.
The balance of the land is presently being farmed and that area is approximately 38 acres.
I assume there has been no arborist inventory or other in-depth, thoughtful investigation completed as a basis to this proposed designation.
The reason for the annexation was stated to increase available commercial/industrial land.
Our property sits on the main intersection of the area (Sunnidale Road and Wilson/Ferndale)and would make an excellent addition to the available inventory of industrial land.
If I can assist you with any further documentation or information or even a site visit feel free to contact me.
Myself and other family members are planning on attending the Open House on 8 April and hope we can discuss this further.
Thank you for your consideration,

Jed Handy
Trustee, Wallwin Family Estate

Item 7.1

City of Barrie
Report of the Heritage Barrie Committee
Tuesday, March 24, 2026 at 06:30 PM
For consideration by the Affordability Committee

Present:
Councillor, AM. Kungl
Councillor, C. Riepma
R. Clarke
D. Exel
C. Froese
S. Loney
K. MacKinnon
S. MacKinnon
C. Prospero
P. Stevenson

Absent:
S. Marchant

Staff:
Legislative Coordinator, C. Payne
Senior Planner (Housing), L. Munnoch

---

1. CALL TO ORDER

The meeting was called to order by Chair, Councillor AM. Kungl at 6:33 p.m.

2. READING OF THE LAND ACKNOWLEDGEMENT

Chair, Councillor, AM. Kungl read the Land Acknowledgement.

3. PRESENTATIONS

Nil.

4. DISCUSSION ITEMS

4.1 Committee Budget

L. Munnoch, Senior Planner (Housing), provided an update concerning the Committee's budget. The Committee discussed expenses from Owen Signcraft related to heritage plaque installation and replacement.

Item 7.1

The Committee approved an expenditure up to $2,000.00 from the Heritage Barrie Budget to pay invoices from Owen Signcraft for costs related to heritage plaques for listed and designated properties.

Member C. Froese inquired about purchasing wheeled totes to assist in transporting materials during community events. Further discussion will take place at the next meeting.

4.2 Digital Display Contents

The Committee discussed heritage content to be displayed on digital signage boards at City facilities, including which properties should be highlighted. Members of the Committee suggested focusing on newly designated properties, buildings with architectural significance, a mix of residential, commercial and downtown areas, and the most historic properties in the City. Further discussion was held surrounding the frequency, schedule, and location of the displays.

4.3 Historic Neighbourhood Guides

L. Munnoch advised that the neighbourhood guides are in the final stages of editing and a draft copy for comment will be circulated to the Committee shortly. He advised he will provide expenditure amounts and estimated costs when the first batch is ready for printing.

4.4 Utility Box Wraps

The Committee further discussed placing historical pictures on utility boxes, particularly those along the waterfront. Members discussed organizing a walkabout to identify which locations and boxes are ideal for wrapping and will bring suggestions to the next meeting.

4.5 Heritage Barrie Awards Recap

The Committee discussed the Heritage Barrie Awards held on March 4, 2026 and commended the success of the event.

Members of the Committee provided suggestions for future Heritage Barrie Awards, including broadening the categories for recipients, and the potential inclusion of a craftsperson award category. The Committee also discussed the nomination and selection process, and the timing of the awards, inquiring whether it would be beneficial to hold the awards an alternative time of the year. Further discussion will take place at the next meeting.

4.6 Heritage Recognition Presentation Update

Member K. Mackinnon provided the final version of the Heritage Recognition

Item 7.1

Presentation. The Committee discussed approaches to presenting at the City Council meeting on April 15, 2026.

4.7 Doors Open Barrie/Open Air Dunlop

This item was deferred to a future meeting.

4.8 Work Plan

Chair, Councillor, AM. Kungl provided an overview of the Committee's Work Plan.

Members discussed Committee representation at the Barrie Farmers Market and Open Air Dunlop. The Committee also discussed the scheduling and frequency of walking tours, and the possibility of finding a new Town Crier.

The Committee discussed the potential of a layer on the City's GIS Mapping highlighting designated and listed heritage properties.

Chair, Councillor, AM. Kungl will update the Work Plan and circulate it to Committee members. Further discussion of budget ranking and the Work Plan will take place at the next meeting.

4.9 Development Applications Under Review

There was no update provided concerning Development Applications Under Review.

4.10 Status of Municipal Heritage Register

L. Munnoch, Senior Planner (Housing), advised the Committee that there are a number of properties listed on the Municipal Heritage Register scheduled to be unlisted at the end of the year. Members of Committee discussed the implications of unlisted properties, and proposed sending correspondence to owners to provide information about the designation process and outline the benefits of designation. The Committee will discuss the matter further at their next meeting.

5. REFERRED ITEMS

Nil.

6. REPORTS/MEMORANDUMS TO COMMITTEE

Nil.

7. ADJOURNMENT

The meeting adjourned at 8:43 p.m.

Item 7.1

CHAIRMAN