

Staff Report



To	General Committee
Subject	Allandale (MTSA) Community Planning Permit System (CPPS)
Date	May 6, 2026
Ward	8
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer
Staff Report #	DEV-012-2026

Recommendation(s):

1. That the City-initiated Official Plan Amendment to Official Plan 2051 (May 2024) to enable a Community Planning Permit System for the Allandale Major Transit Station Area (MTSA), as outlined in Appendix B – Proposed Part B of Official Plan Amendment No. 008 to Staff Report DEV-012-2026, be approved.
2. That the City-initiated Allandale MTSA Community Planning Permit By-law, as outlined in Appendix C - Allandale MTSA Community Planning Permit By-law to Staff Report DEV-012-2026, be approved.
3. That the comprehensive Zoning By-law 2009-141 be repealed for the lands identified as the Allandale MTSA shown in Appendix C – Allandale (MTSA) Community Planning Permit By-law, save and except for the following site-specific by-laws:
 - 2013-119 (SP-486) (SP-487) (H-123) – 140 - 152 Cumberland Street;
 - 2020-073 (SP-595) (H-149) – 272 Innisfil Street;
 - 2020-086 (SP-597) – 79 Gowan Street;
 - 2023-035 (SP-630) – 181 Bradford Street;
 - 2023-063 (SP-635) – 17 Jacobs Terrace; and
 - 2024-072 (SP-662) (H-166) – 1 - 43 Essa Road & 259 - 273 Innisfil Street.
4. That Site Plan Control By-law 99-312, as amended, be repealed for the lands identified as the Allandale MTSA shown in Appendix C – Allandale MTSA Community Planning Permit By-law.
5. That the amendment to the Fees By-law Number 2026-006, as outlined in Appendix

D – Fees By-law Amendment, be approved.

6. That the by-law to delegate City Council's power under the *Ontario Heritage Act* for the CPPS Area to the Executive Director of Development Services, or their designate, to consent to alterations to property designated under Part IV, as outlined in Appendix E, be approved.

Executive Summary:

The purpose of this report is to present the proposed Community Planning Permit (CPP) By-law for the Allandale Major Transit Station Area (MTSA). The report also includes related amendments to the Official Plan, Fees By-law and new delegation authority to allow staff to approve Community Planning Permits and make decisions under the *Ontario Heritage Act*. Collectively, these measures establish the legislative and administrative framework required to implement a Community Planning Permit System (CPPS) and support the efficient processing of community planning permits within the Allandale MTSA.

The proposed CPPS forms part of the City's Action Plan to implement the Housing Accelerator Fund (HAF) Work Plan and represents a key milestone in fulfilling the City's commitments to the Canadian Mortgage and Housing Corporation (CMHC) and the Federal government.

The final proposed CPP By-law has been revised following the statutory public meeting and further review by city staff, and external public agencies. Key revisions include:

- Refinements to permitted uses
- Refinements to Class 2 (staff-delegated) variations
- Consolidation of building type-specific development standards
- Expanded consideration of Facilities, Services and Matters (FSMs) for Class 2 permits, and proposed phasing in FSMs requirements beginning on the third anniversary of the By-law adoption
- Revisions to District mapping to include the northwest side of Granville St. within the Allandale Mixed Use One (A-MU1) District
- New provisions addressing lot configuration and consolidation
- Updated provisions respecting tree removals, requiring a Class 1 permit and signage on the property for the removal of a significant tree as part of a re-development and when no other re-development is occurring

The proposed Official Plan Amendment has been revised to clearly articulate the statutory requirements of the *Planning Act* and O. Reg. 173/16 in response to public feedback. An amendment to the Fees By-law (Appendix D) is required to establish application fees for CPP applications. A by-law to delegate consent authority for alterations to designated heritage properties (Appendix E) is also required to allow for the efficient permit processing within the CPPS area.

Key Findings:

A CPPS provides a streamlined and integrated development review framework by consolidating zoning by-law amendments, minor variances, and site plan control into a single approval process. The CPPS is supported by a prescribed maximum review timeline of 45 days, reducing uncertainty and improving predictability for applicants. Mandatory pre-application consultation is proposed to ensure clarity regarding permit class, submission requirements for a complete application, and any applicable exemptions.

The CPPS proposes three classes of permits with the approval authority for Class 1 and Class 2 permits delegated to the Executive Director of Development Services, or their designate. This delegation allows staff to approve applications that meet the intent of Council approved policies and is essential to maintaining the accelerated timelines envisioned by the CPPS. **All Class 3 permits would proceed to City Council for consideration,** and any Class 1 or Class 2 application may be elevated to a Class 3 permit at the discretion of the Executive Director.

The Allandale (MTSA) CPPS is intended to provide certainty for property owners, applicants, and residents. Once in effect, the CPPS cannot be amended for five years except in accordance with the *Planning Act*, reinforcing stability and predictability in land use planning and development decisions.

The conservation of the Allandale historic neighbourhood is a fundamental consideration of the CPPS. The area is identified as a historic neighbourhood on Map 8 – Cultural City Features in the Barrie Official Plan 2051 (May 2024). Development standards proposed are tailored to the historic context and have been incorporated to ensure that new development is compatible with established character without unduly restricting redevelopment. These standards generally reflect and consolidate existing site-specific heritage provisions in Zoning By-law 2009-141.

The CPPS also enables the consideration of Facilities, Services, and Matters (FSMs). FSMs provide a mechanism to secure community benefits, such as affordable housing, in exchange for variations from CPPS standards. Under the proposed framework, FSMs requirements will be phased in. Initially, FSMs may be considered as part of Class 2 or 3 permits where voluntarily offered by an applicant and will be imposed as a condition of a Class 2 and 3 approvals beginning on the third anniversary of the adoption of the CPP By-law.

At this time, FSMs are not proposed as mandatory requirements as the market analysis undertaken as part of the CPPS background reports indicated that the extraction of FSMs is not feasible under prevailing market conditions. The proposed phasing in of FSMs requirements is consistent with that of other municipalities currently undertaking CPPS processes, many of which are similarly deferring the implementation of FSMs until market conditions improve.

Financial Implications:

The creation of a CPPS is identified as initiative number five in the City's Housing Accelerator Fund (HAF) Work Plan. The Work Plan outlines the actions required to fulfill the City's obligations under its HAF contribution agreement with CMHC. In 2027, the City is scheduled to receive the fourth installment of the \$25,684,990 HAF allocation, contingent on meeting housing targets and completing Action Plan initiatives, including the implementation of a CPPS.

Amendments to the Fees By-law are required to address new application types introduced under the CPPS, including community planning permits, pre-application consultation (PAC) and staff review time. Within the Allandale MTSA CPPS area, fees for zoning by-law amendments, minor variances, and site plan applications would no longer apply. The proposed CPPS fee structure consolidates and reflects comparable existing fee types and is intended to achieve cost recovery while supporting the streamlined approval process.

Alternatives:

The following alternatives are available for consideration by General Committee:

Alternative #1 – General Committee could not support the establishment of a Community Planning Permit System in the Allandale Major Transit Station Area and refer the matter back to staff for further review.

Staff do not recommend this option. Streamlining approvals has been known to increase housing construction timelines. This is why the CPPS is a committed initiative under the City's HAF Action Plan. Failure to implement the CPPS could adversely impact the City's ability to meet its HAF obligations and receive future funding instalments, while also limiting the tools available to promote development in the City.

Alternative #2 – General Committee could amend one or more components of the proposed CPPS, including CPPS By-law or Official Plan Amendment.

Although this alternative is available, it is not recommended. The proposed framework represents the cumulation of technical work, inter-departmental review, public consultations, and stakeholder engagement. Approval of the proposed CPPS provides an opportunity to deliver greater certainty for property owners and developers, conserve the historic neighbourhood, support future consideration of facilities, services, and matters, and streamline development review within the Allandale MTSA.

Strategic Plan Alignment:

Affordable Place to Live	X	Establishing a Community Planning Permit System will enable the provision of FSMs within the Allandale MTSA. A key priority of the CPPS is to support the provision of affordable housing, which is identified as an FSM in this new system.
Community Safety		Not Applicable.
Thriving Community	X	Establishing a Community Planning Permit System will reduce the development review timelines to a maximum of 45-days. This process combines three existing planning approval processes into one, further streamlining planning approvals, supporting new development.
Infrastructure Investments	X	Improvements to existing development processes, as available with a Community Planning Permit System, will promote new development, and with it, investment into infrastructure upgrades within this area.
Responsible Governance	X	Using available municipal tools to improve

		existing development processes and create further efficiencies in city review processes.
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Additional Background Information and Analysis:

The proposed CPP By-law has been reformatted from the version presented at the public meeting. This reformatting was undertaken to align the document with the City of Barrie template and ensure consistency with municipal formatting and reading standards. While the visual presentation has changed, the intent and substance of the proposed framework remain consistent with the version previously shared, subject to the revisions outlined below.

Following the public meeting and ongoing technical review, City staff incorporated feedback received from community members, partner agencies, City departments, and the project team, along with refinements intended to support clear implementation of the CPPS. These efforts have resulted in the following key revisions to the proposed CPP By-law.

Permitted Uses

Refinements have been made to permitted uses across all Districts in response to public feedback, particularly concerns raised to the appropriateness of uses within the Allandale Neighbourhood Districts and the Allandale Community Hub District. Staff undertook a detailed review of the permitted use framework to ensure compatibility with neighbourhood character and conformity with the Official Plan.

- The Allandale Neighbourhood One (A-N1) District is now primarily residential uses, with few small-scale, home-based business opportunities, with limited retail permissions.
- The Allandale Neighbourhood Two (A-N2) District will mirror the residential permissions of the A-N1 District but allows for an expanded range of retail uses on lots that have frontage on collector and arterial roads, as it is more appropriate for lands within the A-N2 District.
- The Allandale Community Hub (A-CH) District has been refined to reinforce its institutional, community service function, including publicly operated recreation facilities, community facilities and private places of worship. Residential uses, along with limited office and retail uses are permitted where integrated as part of a mixed-use development.
- Permitted uses in the Allandale Mixed Use Districts have been refined to improve clarity and ease of implementation. The overall range of uses remains largely unchanged, with the same uses permitted in both the Allandale Mixed Use One (A-MU1) and Allandale Mixed Use Two (A-MU2) Districts, but at difference scale and density.

Class 2 (Staff-Delegated) Permit Variations

Adjustments have been made to refine the scope of variations permitted under Class 2

community planning permits, which are delegated to staff. Community members expressed concerns regarding the extent of delegated authority. In response, staff reviewed the variation ranges set out in the development standard tables for each District and reduced certain variation limits to better align with intended built form outcomes and the technical nature of staff-level review. Variations to general standards and provisions, and parking and loading standards, are proposed to be permitted through a Class 2 permit, as variations to these standards would not typically be reviewed by Council under the current process.

Class 2 permits remain delegated to the Executive Director of Development Services, ensuring streamlined processing, while providing additional assurance that approved variations remain consistent with neighbourhood context and policy intent.

Consolidation of Building Types and Development Standards

To improve clarity and implementation, building types and associated development standards have been consolidated. Earlier drafts separated building types and permitted uses to align with the emerging draft Comprehensive Zoning By-law; however, given that this CPPS is limited in geographic scope to the Allandale MTSA and incorporates detailed design that would otherwise be addressed through Site Plan Control review, this approach added unnecessary complexity. The final proposed CPP By-law therefore presents development standards in a more traditional zoning by-law format, consistent with Zoning By-law 2009-141, facilitating ease of use for applicants and staff.

Trees

The importance of protecting urban tree canopy within the Allandale MTSA was emphasized during public consultation. Given the CPPS definition of development, established by the *Planning Act*, includes the removal of vegetation, tree removal can be addressed directly in the CPP By-law. While removal of a significant tree to facilitate development was already addressed, staff have added a new Class 1 permit requirement to remove a significant tree when no other re-development is occurring. This would not apply to damaged or hazard trees, or to trees that do not meet the significant tree definition.

Facilities, Services, and Matters (FSMs)

The CPP By-law has been revised to expand consideration of Facilities, Services, and Matters (FSMs) through Class 2 permits, rather than reserving all FSM consideration exclusively to Class 3 permits. Staff are proposing to phase in FSMs requirements and only apply them to residential or mixed-use developments that include more than ten dwelling units and are greater than 5 storeys. Initially, development proposals may voluntarily include FSMs as justification for increased height variations. Beginning on the third anniversary of adoption of the CPP By-law, FSMs would be required for any Class 2 or 3 permit seeking an increase in height.

A new section has been added to the CPP By-law identifying a ranked hierarchy of FSM review criteria to guide staff assessment of Class 2 permits. This approach ensures

alignment with the objectives of the CPPS, prioritizes key outcomes such as affordable housing, and provides consistency and transparency in decision-making.

District Mapping Revisions

District mapping has been reviewed and refined in response to public feedback. Specifically, concerns were raised regarding the exclusion of the northwest side of Granville Street from the Allandale Mixed Use One (A-MU1) District. The proposed District mapping has been revised to include these properties in the A-MU1 District, instead of the Allandale Neighbourhood One (A-N1) District, aligning the CPPS with the Official Plan Medium Density land use designation.

Lot Configuration and Consolidation

New provisions have been added to address lot configuration and consolidation, supporting orderly growth and implementation of Official Plan policies. These provisions require that consolidated lots orient new development toward higher-order roads where existing or planned capacity is available, reinforcing appropriate access, connectivity, and infrastructure planning.

Transition of Existing Approvals

The CPP By-law includes provisions to address the transition of existing and previously approved development applications. Existing building permits, current, minor variance decisions, zoning by-law amendments, and site plan agreements, have all been considered in the CPP By-law and incorporated to ensure continuity of previously granted permissions. Special provisions established through prior zoning by-law amendments are retained and reflected in the CPP By-law. Additional sub-sections were also added to Section 1. Application and Administration to address legal non-conforming uses and non-complying lots, buildings and structures.

The special provisions related to Heritage Character (“HC”) are proposed to be removed, as they now embedded as base standards for the Allandale Neighbourhood One (A-N1) District and Section 6 of the CPP By-law.

Heritage Properties and Delegated Authority

There are seven designated heritage properties within the Allandale MTSA CPPS area, designated under Part IV of the *Ontario Heritage Act*. To support efficient implementation of the CPPS, staff are requesting delegated authority for the Executive Director of Development Services to consent to alterations associated with Class 1 and Class 2 permits affecting these properties.

This delegated authority will allow staff to review and approve minor and moderate development proposals involving designated heritage properties without requiring elevation to a Class 3 permit and Council consideration, while continuing to apply heritage conservation standards and policies.

Consultation and Engagement:

Targeted stakeholder engagement was undertaken in October 2025 through three virtual sessions facilitated by LURA Consulting. These sessions included community partners and members of the local development community and provided an opportunity to seek input on the application of a CPPS within the Allandale MTSA. Summaries of these sessions are available on the Building Barrie consultation webpage: <https://www.buildingbarrie.ca/cpps>.

In December 2025, a community survey was launched online to collect feedback to assist in shaping the development of the CPPS. Survey responses were received until January 19, 2026. The survey gathered feedback on community priorities, growth preferences and the CPPS development process. City staff also attended the Ward 8 Town Hall meeting, on December 16, 2025. A survey summary is available online at the Building Barrie consultation webpage: <https://www.buildingbarrie.ca/cpps>.

A public open house was held on February 23, 2026, which provided a drop-in style opportunity for residents to provide feedback on the CPPS. City staff, including the project team, were available from 3:30PM to 7:30PM at the General John Hayter Southshore Centre. An engaged group of residents attended, and feedback was received on several key topics, including, but not limited to:

- Expanding the study area to include the entire, historic Allandale boundary;
- Heritage protection;
- Tree canopy protection;
- Permitted uses, including level of permit approval authority delegated to City staff; and
- Stormwater and environmental concerns.

A summary report is available online at the Building Barrie consultation webpage: <https://www.buildingbarrie.ca/cpps>.

A public meeting was held on March 11, 2026, which included a presentation by City staff. The public meeting was held at 6:00PM during the Affordability Committee meeting. Written and verbal comments were received, and staff identified components requiring additional refinement prior to final Council consideration.

Engagement has been on-going throughout the project with staff responding to inquiries and incorporating feedback as appropriate. A comprehensive summary of comments and responses is provided in Appendix A – Comment Response Matrix.

Environmental and Climate Change Impact Matters:

Staff are recommending that removal of significant trees within the Allandale MTSA Community Planning Permit By-law area be subject to a Class 1 permit review and posting on-site signage. This would apply both to the removal of a significant tree as part of a re-development and when no other re-development is occurring. The intention of this is to enhance protection of the urban tree canopy in this area.

Appendix:

Appendix A – Comments Response Matrix

Appendix B – Proposed Part B of Official Plan Amendment XXX

Appendix C – Allandale (MTSA) Community Planning Permit By-law

Appendix D – Fee By-law Amendment

Appendix E – Delegated Authority for Alterations to Designated Heritage Properties By-law

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Pending #:

Not applicable