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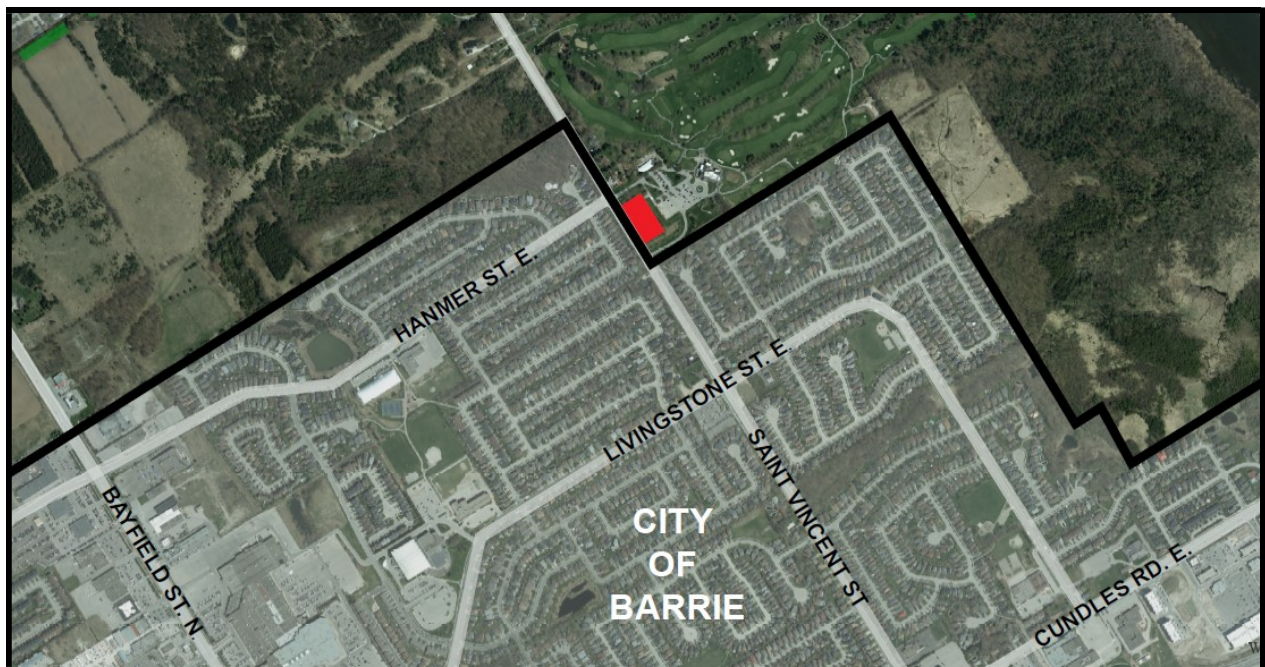
Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto ON M7A 2J3

Attention: Maya Harris MCIP, RPP - Maya.Harris@ontario.ca
Manager Community Planning and Development

Re: City of Barrie Official Plan Comments
ERO number: 019-5530
Ministry reference number: 43-OP-20296

On behalf of Sean Mason Homes, Innovative Planning Solutions is pleased to submit the following Official Plan comments. This comment letter pertains specifically to lands known municipally as 617 St. Vincent Street which is located adjacent (in red) to the City of Barrie Municipal Boundary, **Figure 1** within the Township of Springwater.

Figure 1: Subject Property



647 WELHAM ROAD, UNIT 9A, BARRIE ONTARIO L4N 0B7

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The property has 104.85 metres of frontage, a depth of 60.94 metres with an area of approximately 0.60 ha (1.50 acres). The site is vacant, with flat grass-covered topography and boundary trees. The property is flanked by driveways that provide access to the adjacent Barrie Country Club to the north and south. St. Vincent Street is the municipal boundary between the Township of Springwater and City of Barrie. To the west and south is the City of Barrie.

Since 2018, Sean Mason Homes has been working with the City of Barrie and Township of Springwater to develop the subject property. Despite positive meetings with both municipal planning departments, the current policy framework establishes significant barriers to facilitate growth in this logical location. Infrastructure is available with water, sewer, and stormwater systems from the City of Barrie along the properties entire frontage. On the opposite side of St. Vincent Street exists an established neighborhood with community amenities such as schools, recreation centres, and commercial plazas. Transit routes exist along St. Vincent Street that connect residents to the City of Barrie and beyond.

In reviewing the City of Barrie Official Plan, it remains silent on policies that would support the extension of services outside municipal boundaries to facilitate logical and responsible growth. There exist several locations along the City of Barrie boundary with the Township of Springwater and Township of Oro Medonte where growth makes logical sense and additional housing could be supplied in a timely manner. The subject property at 617 St. Vincent Street is an example of current policies creating obstacles for growth that could benefit the Province. Unlocking these opportunities could quickly create housing stock for north Barrie that is currently not available

We would request that the Ministry consider the inclusion of servicing polices in the City of Barrie Official Plan that would facilitate growth in these areas. This would ensure a greater housing supply in locations that support growth where all other available services currently exist. We thank the Ministry for their consideration.

Respectfully submitted,

Innovative Planning Solutions



Darren Vella, MCIP, RPP

President and Director of Planning