



# INNOVATIVE PLANNING SOLUTIONS

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January 4<sup>th</sup>, 2023

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

Attention: Maya Harris MCIP, RPP - [Maya.Harris@ontario.ca](mailto: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 Developments, Innovative Planning Solutions is pleased to submit the following Official Plan comments. This comment letter pertains specifically to lands known municipally as 651 Bayfield Street which is located adjacent (in blue) to the City of Barrie Municipal Boundary, **Figure 1** within the Township of Springwater.

**Figure 1: Subject Property**



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The property has frontage along Bayfield Street and Duval Drive, with an area of approximately 10.0 ha (25.0 acres). The site is vacant, with flat grass-covered topography and wooded areas. The property possesses frontage on Bayfield Street and Duval Court which has been designed as a future road extension into the subject lands.

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 within 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 651 Bayfield 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 polices in the City of Barrie Official Plan that would facilitate growth in these areas. These are logical locations to support growth which have sat dormant for decades because of historical policies that currently do not align with Provincial objectives. 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**

A handwritten signature in black ink, appearing to read 'Darren Vella', written over a horizontal line.

Darren Vella, MCIP, RPP

*President and Director of Planning*