



# 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

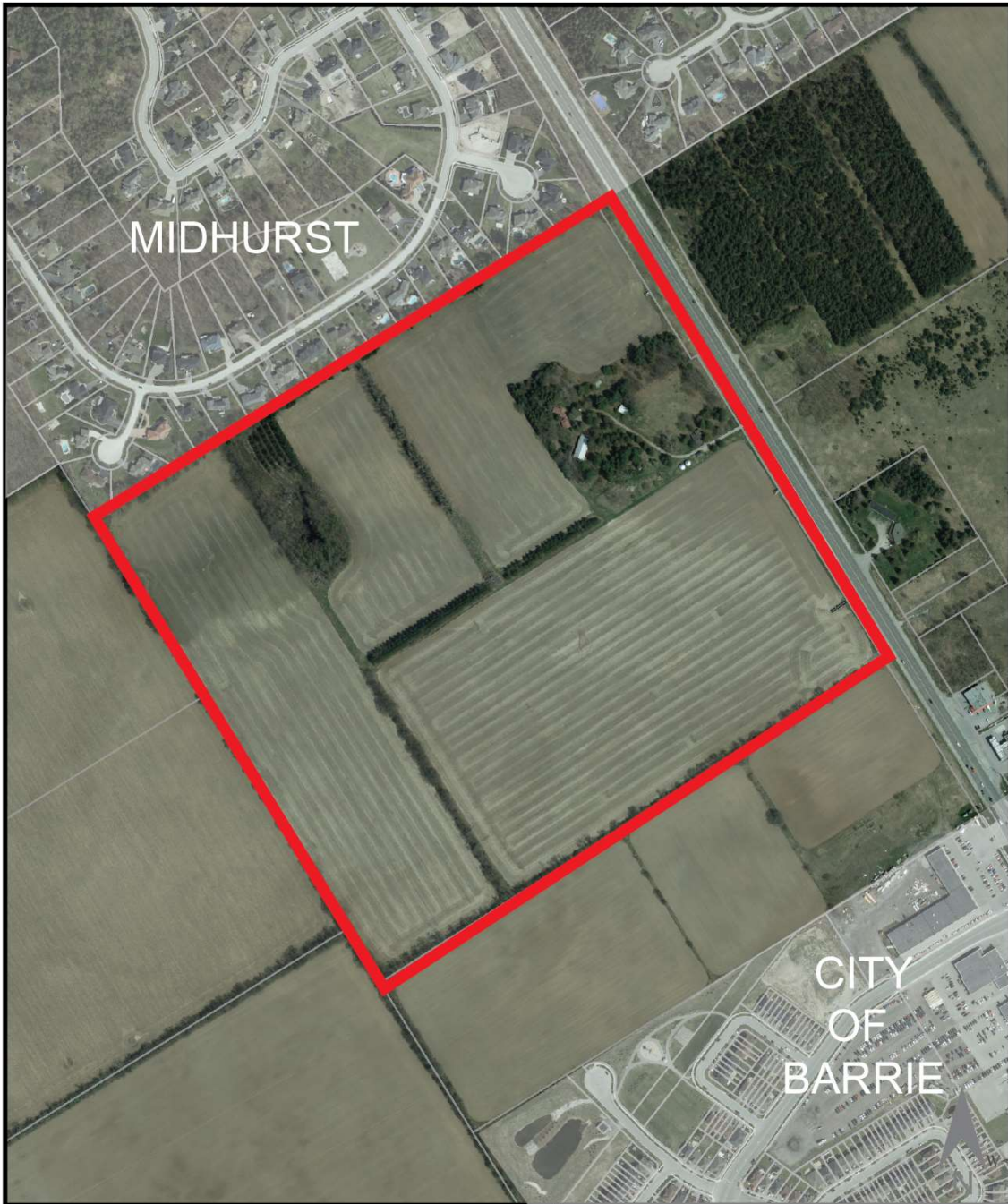
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On behalf of 2252841 Ontario Inc., Innovative Planning Solutions is pleased to submit the following Official Plan comments. This comment letter pertains specifically to lands known municipally as 742 Bayfield Street which is located adjacent to the City of Barrie Municipal Boundary, **Figure 1** within the Township of Springwater.

The subject property is located in the south-east region of the Township of Springwater, on the west side of Highway 26 within the one kilometre greenbelt zone between Barrie and Midhurst. The lands are legally described as Part of Lot 17, Concession 5, formerly in the Township of Vespra.

The property possesses an overall area of 41.90 ha (103.54 acres), with 612.4 m (1513.3 feet) of frontage on Highway 26 and is currently an agricultural field. Highway 26 is classified as an MTO controlled provincial highway. A key map of the subject lands can be viewed under Figure 1.

Since 2011, the applicant has been attempting to develop the subject lands with a mixed use commercial/residential development. These lands are located in an ideal location to support growth as development exists to the north and south of the subject property. As within other properties adjacent to the City of Barrie, the current planning policy framework does not support growth.



**LEGEND**


 Subject Lands

Figure 1

**SUBJECT LANDS AERIAL**

Source: Simcoe Maps, 2019

Drawn By: KT

File: 11-374



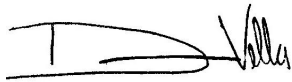
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In reviewing the City of Barrie Official Plan, it remains silent on policies that would support the extension of services outside municipal boundaries to facilitate logical and responsible growth. There exist several locations along the City of Barrie 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 'D. Vella', written over a horizontal line.

Darren Vella, MCIP, RPP

*President and Director of Planning*