

Bill No. 119

BY-LAW NUMBER 2019-

**A By-law of The Corporation of the City of Barrie to
adopt an amendment to the Official Plan (O.P.A. 076)**

WHEREAS, Section 21 of *The Planning Act*, R.S.O., 1990 Chapter P.13 authorizes councils to initiate an amendment to or repeal of any official plan that applies to the municipality;

AND WHEREAS, Motion 19-G-341 of the Council of The Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan.

NOW THEREFORE, the Council of The Corporation of the City of Barrie enacts as follows:

1. **THAT** Amendment No. 076 the Official Plan for the Barrie Planning Area attached to and forming part of this by-law, is hereby adopted.
2. **THAT** this By-law shall come into force and have effect immediately upon the final passing thereof.

READ a first and second time the 9th day of December, 2019.

READ a third time and finally passed this 9th day of December, 2019.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

AMENDMENT NO. 76

TO THE

CITY OF BARRIE

OFFICIAL PLAN

OFFICIAL PLAN
FOR THE
CITY OF BARRIE
Amendment No. 76

Amendment No. 76 to the City of Barrie Official Plan was prepared by the Barrie General Committee and was recommended to the Council of the City of Barrie under the provisions of the Planning Act, on the 25th day of November, 2019.

Mayor

City Clerk

This amendment was adopted by the Corporation of the City of Barrie by By-law No. in accordance with the provisions of the Planning Act, on the 9th day of December, 2019.

Mayor

City Clerk

BY-LAW NUMBER 2019-

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. No. 76).

WHEREAS, Section 21 of *The Planning Act*, R.S.O., 1990 Chapter P.13 authorizes Council to initiate an amendment to or repeal of any Official Plan that applies to the municipality;

AND WHEREAS, by Resolution 19-G-341, the Council of the Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan;

NOW THEREFORE, the Council of the Corporation of the City of Barrie enacts as follows:

1. Amendment No. 76 to the City of Barrie Official Plan attached to and forming part of this by-law, is hereby adopted.

READ a first and second time this 9th day of December, 2019.

READ a third time and finally passed this 9th day of December, 2019.

THE CORPORATION OF THE CITY OF BARRIE

Mayor

Clerk

This Amendment No. 76 to the Official Plan for the City of Barrie which has been recommended by the Barrie General Committee and adopted by the Council of the Corporation of the City of Barrie, is hereby approved in accordance with the *Planning Act* as Amendment No. 76 to the City of Barrie Official Plan.

Date

City Clerk

AMENDMENT NO. 76

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AMENDMENT NO. 76
TO THE CITY OF BARRIE
OFFICIAL PLAN

INTRODUCTION

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT, consisting of the following text constitutes Amendment No. 76 to the City of Barrie Official Plan.

Also attached is **PART C - THE APPENDIX**, which does not constitute part of this amendment. This appendix contains the Public Meeting Minutes, Staff Report, and the Council Resolution associated with this amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of this Official Plan Amendment is to amend Schedules 9A, 9C, 9D-1, 9D-2, and 9E, and Appendix 9A of the Hewitt's Secondary Plan to remove the conceptual pedestrian pathway over the parcel known municipally as 965 Yonge Street, and to amend policies 8.4.4.4(b)vi) and 9.4.4.4(b)vi) to further clarify that the pedestrian pathways are conceptual in nature and subject to refinement.

LOCATION

The conceptual pedestrian pathway proposed to be removed currently overlays a parcel known municipally as 965 Yonge Street and is located on the east side of Yonge Street, between Mapleview Drive East and Lockhart Road, within the Hewitt's Secondary Plan.

BASIS

The Salem and Hewitt's Secondary Plans identify the general locations of transportation infrastructure, including future roads and pathways. Policy 9.4.4.4(b)vi) requires that these locations be subject to further study. These general locations have been further studied by the Multi-Modal Active Transportation Plan (2014) and its update, the Master Plan Update: Transportation (2019). These master plans are more detailed and provide better clarity in terms of location and details of the transportation infrastructure expected. The Master Plan Update: Transportation (2019) included a Trails Master Plan to "complement and complete the active transportation strategy to more clearly and specifically identify improvements to the off-road system including routing, design and implementation." The Trails Master Plan does not propose a pedestrian pathway across the Metrolinx/GO rail line in any location in the Hewitt's Secondary Plan as conceptually contemplated by the Hewitt's Secondary Plan (Appendix 'B' – Trails Master Plan Excerpt). Removing the conceptual pathway identified at 965 Yonge Street creates consistency between the Hewitt's Secondary Plan schedules and the Master Plan Update: Transportation (2019) at this location.

Policy 8.4.4.4(b)vi) of the Salem Secondary Plan and policy 9.4.4.4(b)vi) of the Hewitt's Secondary Plan states that

"a system of pathways will be developed primarily in the Natural Heritage System based on the conceptual system on Schedule 8D1/9D1. The pathway system shall be subject to further study to the satisfaction of the City, in consultation with the applicable conservation authority and the landowners".

This language suggests that the pathway system is conceptual in nature, however there is an opportunity to strengthen this language and to refer to existing studies that have been completed to further refine the locations of the system of pathways. As such, staff are proposing that policy 8.4.4.4(b)vi) of the Salem Secondary Plan and policy 9.4.4.4(b)vi) of the Hewitt's Secondary Plan be amended to reflect the following:

"a system of pathways will be developed primarily in the Natural Heritage System based on the conceptual system on the attached Schedules. The pathway system is conceptual in nature and shall be subject to further study and refinement to the satisfaction of the City, in conformity with the relevant master plan, and in consultation with the applicable conservation authority and the landowners".

PART B - THE AMENDMENT

DETAILS OF THE AMENDMENT

That Schedules 9A, 9C, 9D-1, 9D-2, and 9E, and Appendix 9A of the Hewitt's Secondary Plan be amended to remove the conceptual pedestrian pathway over the parcel known municipally as 965 Yonge Street.

That policy 8.4.4.4(b)vi) and 9.4.4.4(b)vi) of the Official Plan be deleted and replaced with the following:

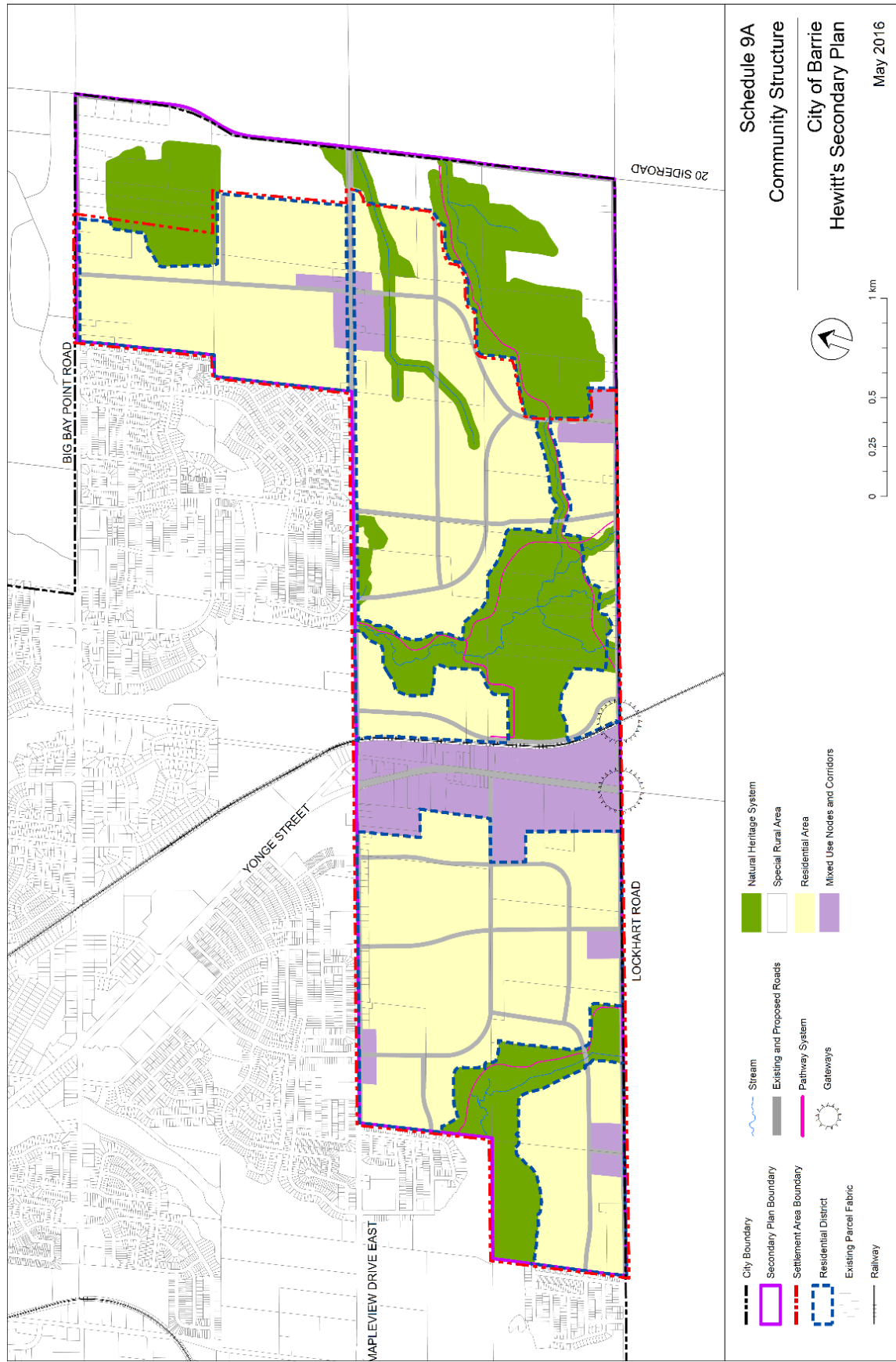
- vi) A system of pathways will be developed primarily in the Natural Heritage System based on the conceptual system on the attached Schedules. The pathway system is conceptual in nature and shall be subject to further study and refinement to the satisfaction of the City, in conformity with the relevant master plan, and in consultation with the applicable conservation authority and the landowners.

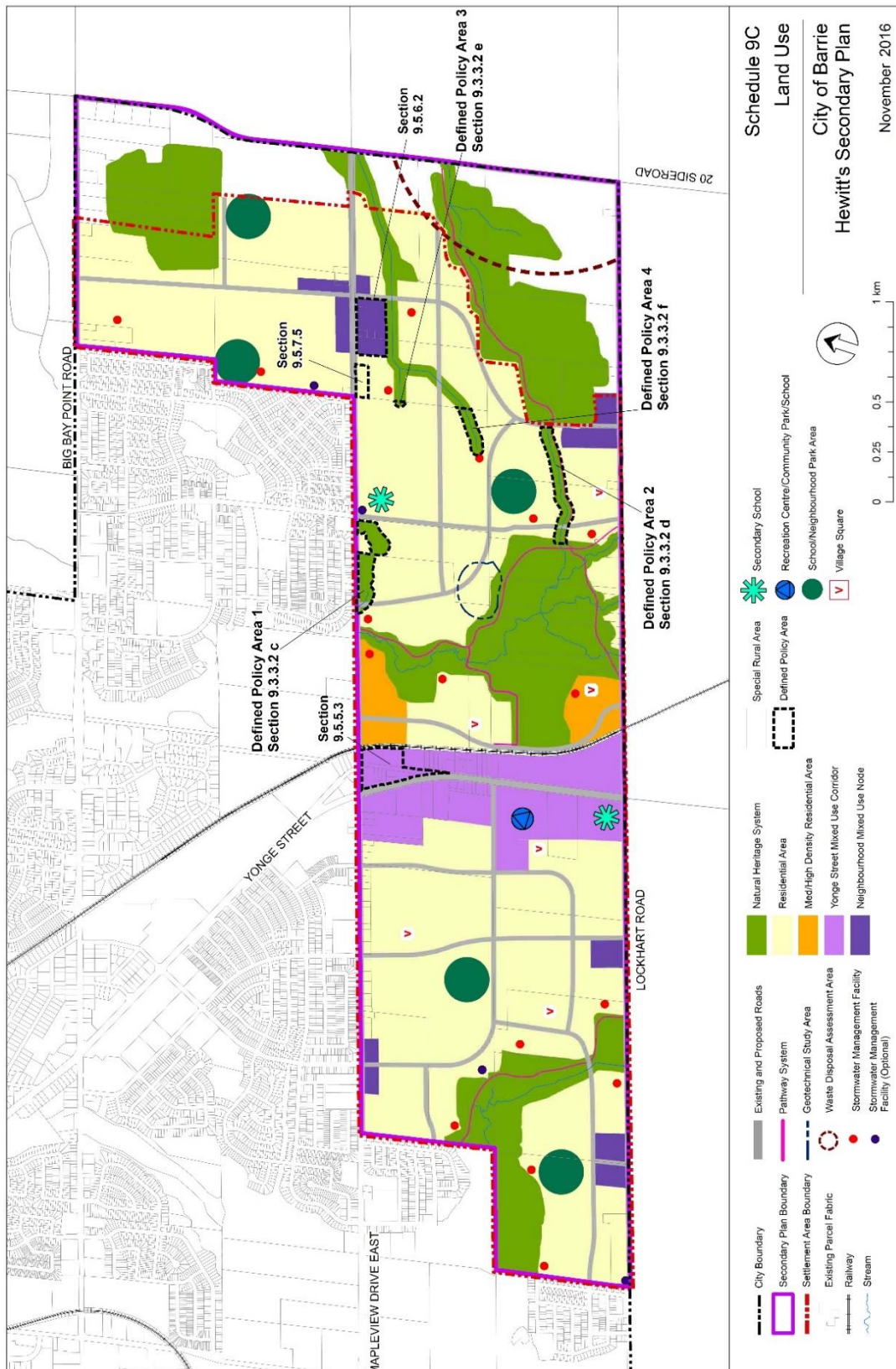
IMPLEMENTATION

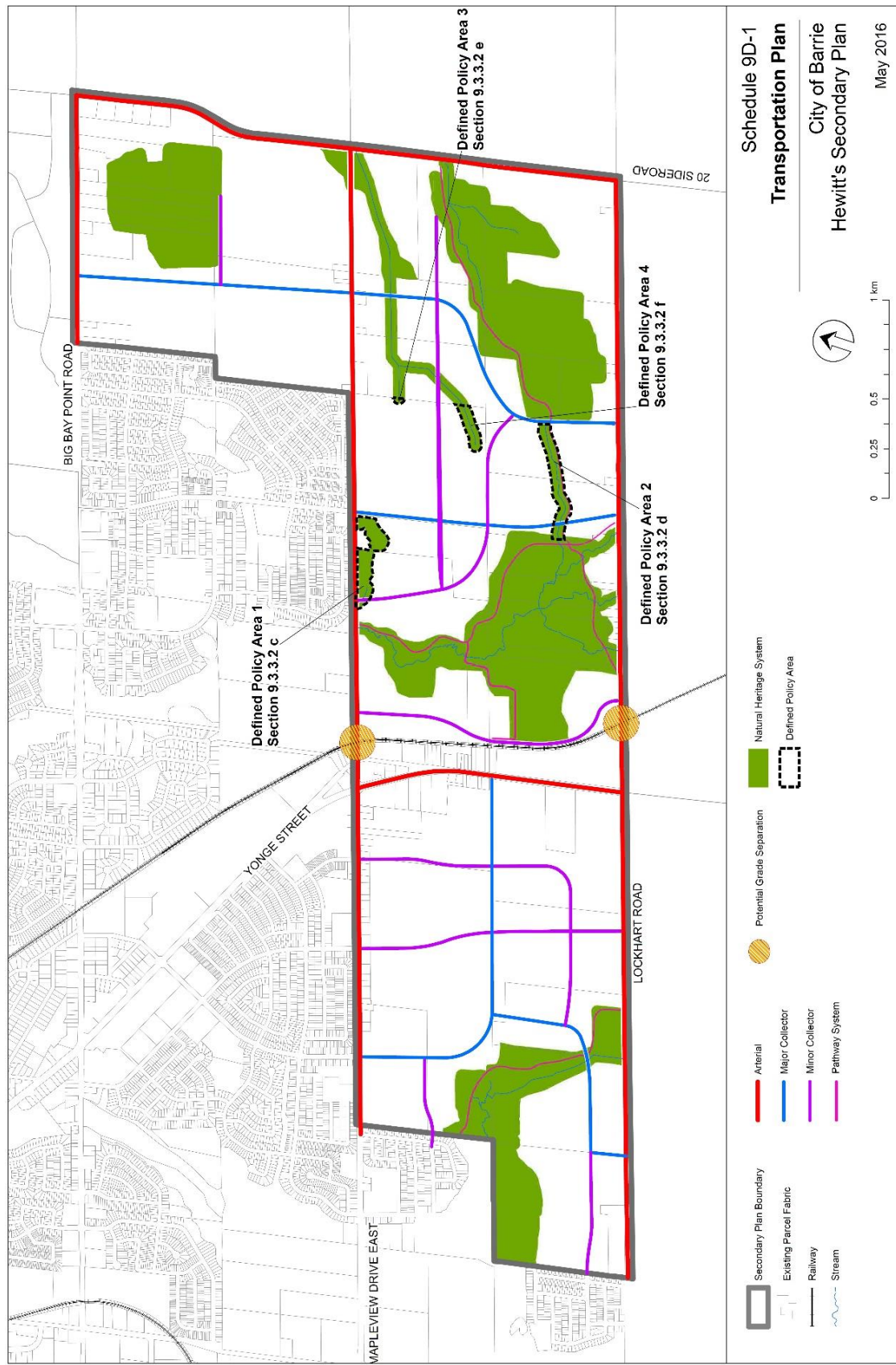
This amendment will remove the conceptual pedestrian pathway over the parcel known municipally as 965 Yonge Street and strengthen the language surrounding the conceptual nature of the pathway system by referring to existing studies that have been completed to further refine the locations of the systems of pathways.

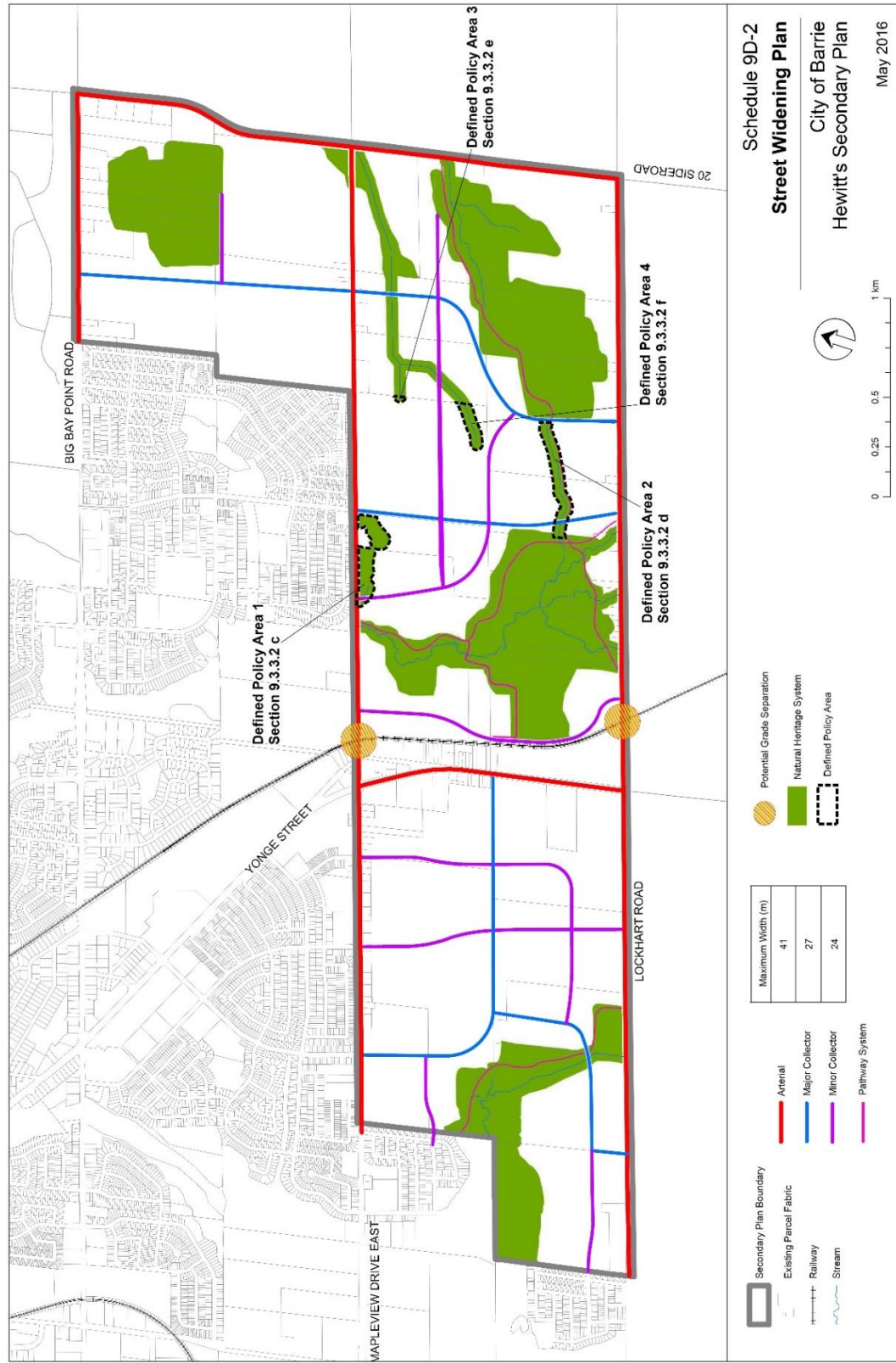
INTERPRETATION

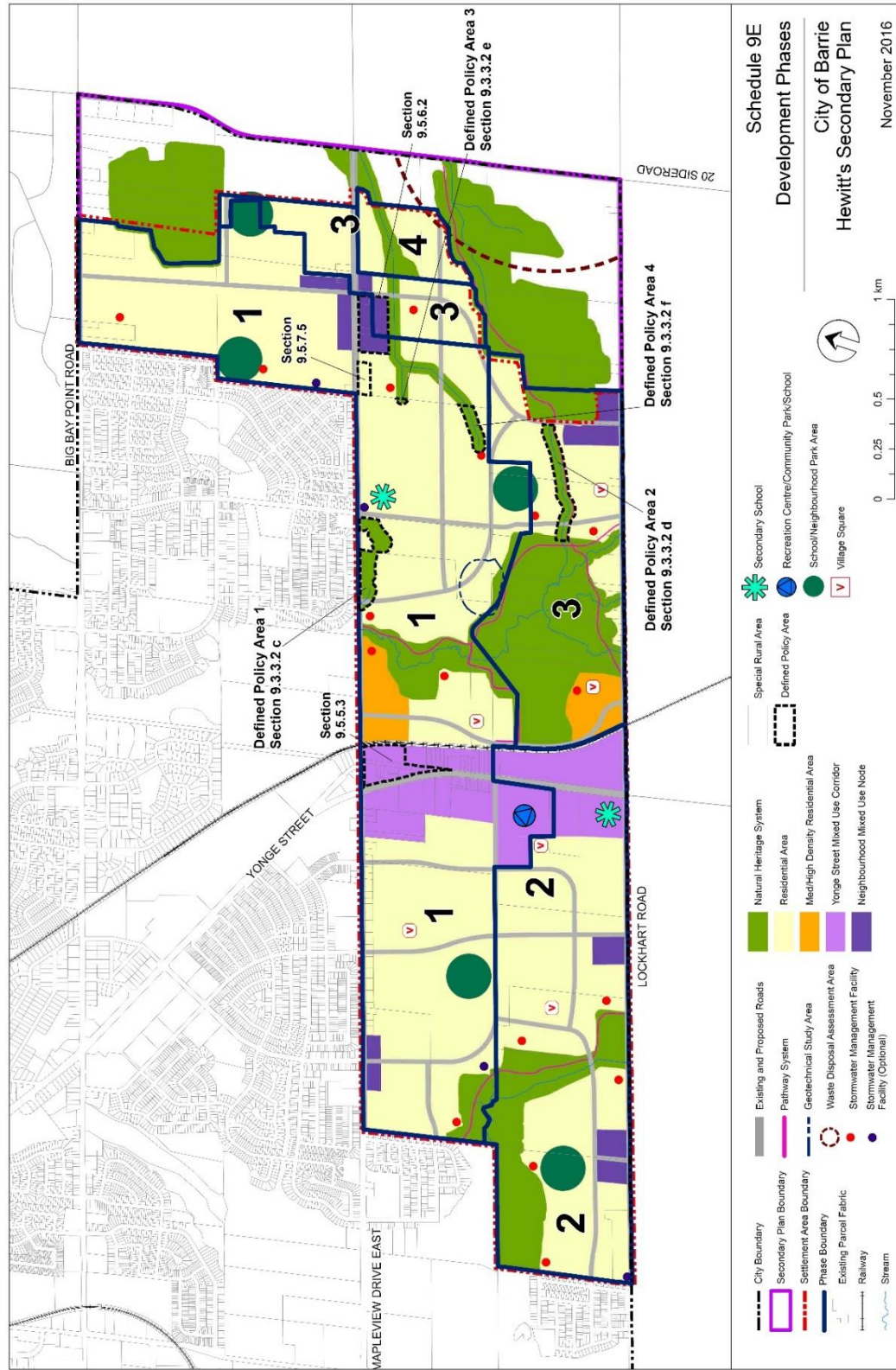
The provisions of the Official Plan, as amended from time to time, shall apply in this regard to this Amendment.

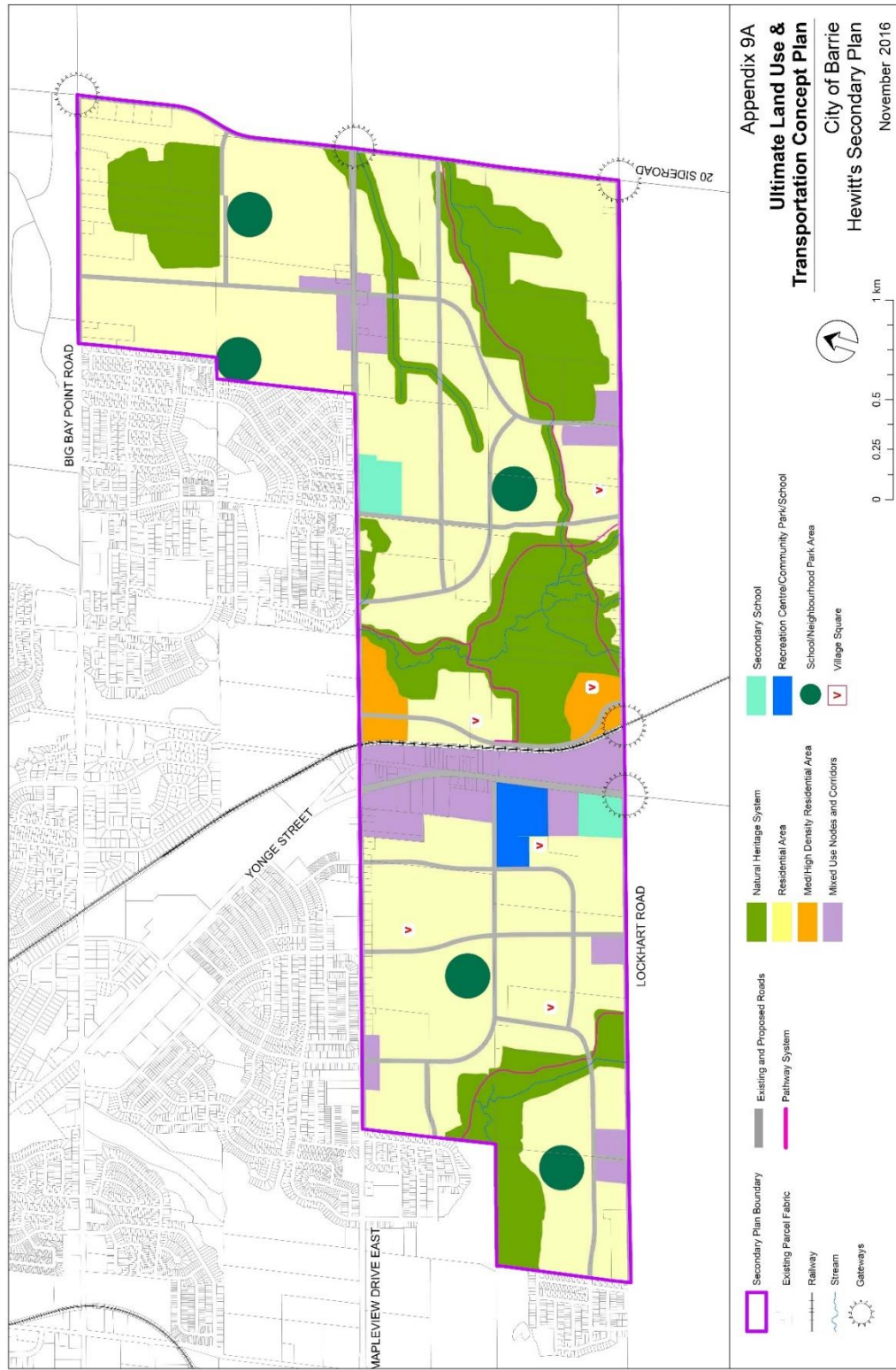












PART C – THE APPENDIX

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Minutes of the General Committee Public Meeting



City of Barrie Direction Memos

70 Collier Street (Box 400)
Barrie, ON L4M 4T5

November 4, 2019

19-G-312 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT – CITY INITIATED TEXT AND MAP AMENDMENT – SALEM AND HEWITT'S SECONDARY PLANS – 965 YONGE STREET (WARD 9) (FILE: D09-076)

Bailey Chabot, Planner, Planning and Building Services Department advised that the purpose of the Public Meeting is to review an application for an Official Plan Amendment initiated by The Corporation of the City of Barrie for a general text amendment and site specific amendment for lands known municipally as 965 Yonge Street, Barrie.

Ms. Chabot discussed slides concerning the following topics:

- The site context and surrounding area land uses associated to the Hewitt's Secondary Plan;
- The background information surrounding the City initiated text and map amendments for the subject property;
- The Council approved motion 19-G-166 directing staff to undertake the process to remove the Pathway System Symbol for the subject property;
- The Transportation Master Plan update;
- The proposed text amendment to the Official Plan; and
- The next steps for the application.

VERBAL COMMENTS:

1. **Ray Duhamel, The Jones Consulting Group Ltd.** advised that the Hewitt's Land Owners Group are in support of the change and the proposed removal of the pedestrian bridge.

A member of General Committee asked a question for clarification and received a response.

WRITTEN COMMENTS:

1. Correspondence from PowerStream / alectra utilities dated September 24, 2019.
2. Correspondence from Hydro One Networks Inc.
3. Correspondence from InnPower Corporation.
4. Correspondence from Enbridge Gas Inc.
5. Correspondence from Metrolinx.

Direction Memos:

Director of Planning and Building Services - action

Staff Report



STAFF REPORT PLN037-19
November 18, 2019

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File: D09-
OPA076
Pending #:

TO:	GENERAL COMMITTEE
SUBJECT:	OFFICIAL PLAN AMENDMENT (SALEM AND HEWITT'S SECONDARY PLANS) - TEXT AND MAP AMENDMENT – 965 YONGE STREET
WARD:	7, 8, 9 AND 10
PREPARED BY AND KEY CONTACT:	B. CHABOT, RPP PLANNER, EXT. 4434
SUBMITTED BY:	M. BANFIELD, RPP DIRECTOR OF PLANNING AND BUILDING SERVICES
GENERAL MANAGER APPROVAL:	A. MILLER, RPP GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
CHIEF ADMINISTRATIVE OFFICER APPROVAL:	M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the proposed amendment to remove the conceptual pedestrian pathway noted at 965 Yonge Street on Schedules 9A, 9C, 9D-1, 9D-2, and 9E, as well Appendix 9A of the Hewitt's Secondary Plan be approved.
2. That policy 8.4.4.4(b)iv) of the Salem Secondary Plan and policy 9.4.4.4(b)iv) of the Hewitt's Secondary Plan be amended from:

"a system of pathways will be developed primarily in the Natural Heritage System based on the conceptual system on Schedule 8D1/9D1. The pathway system shall be subject to further study to the satisfaction of the City, in consultation with the applicable conservation authority and the landowners."

To:

"a system of pathways will be developed primarily in the Natural Heritage System based on the conceptual system on the attached Schedules. The pathway system is conceptual in nature and shall be subject to further study and refinement to the satisfaction of the City, in conformity with the relevant master plan, and in consultation with the applicable conservation authority and the landowners".
3. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, as identified within Staff Report PLN037-19.
4. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the By-law.



STAFF REPORT PLN037-19
November 18, 2019

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PURPOSE & BACKGROUND

Report Overview

5. The purpose of this report is to recommend the approval of a City-initiated Official Plan Amendment for a map change in the Hewitt's Secondary Plan and a text change for the Salem and Hewitt's Secondary Plans.

Background

6. Currently, the Hewitt's Secondary Plan illustrates a conceptual pedestrian pathway crossing the Metrolinx/GO rail line and a parcel known municipally as 965 Yonge Street.
7. On June 3, 2019, Council Motion 19-G-166 Removal of Pathway System Symbol – 965 Yonge Street was passed. The motion states that "staff in the Planning and Building Services be directed to undertake the process to remove the Pathway System Symbol noted at 965 Yonge Street on all Official Plan schedules for the Hewitt's Secondary Plan and enhance text within the Official Plan to further clarify that the pathway system is conceptual in nature and subject to refinement when development applications proceed". In response, staff have initiated the subject Official Plan Amendment (Appendix 'A' – Draft Official Plan Amendment).



Supporting Information

8. As this is a City-initiated Official Plan Amendment as a result of Council Motion 19-G-166, supporting information was not required.

Public Engagement

9. Public notification of this proposed Official Plan Amendment was done in accordance with the *Planning Act*.
10. A Public Meeting was held Monday, October 28. One member of the public spoke in support of the proposed Official Plan Amendment.
11. No written comments were received.

Department and Agency Comments

12. Barrie Transit noted that the rail line poses difficulty in servicing the neighbourhoods directly east of the Metrolinx/GO rail line. Any future opportunity to increase the connection between the properties east and west of the rail line would be helpful.



STAFF REPORT PLN037-19
November 18, 2019

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Enbridge Gas Inc., HydroOne, InnPower, the Nottawasaga Valley Conservation Authority, and Metrolinx, do not object to the proposed text and mapping amendments.

ANALYSIS

Proposed Mapping Amendment

13. The Salem and Hewitt's Secondary Plans identify the general locations of transportation infrastructure, including future roads and pathways. Policy 9.4.4.4(b)iv) requires that these locations be subject to further study. These general locations have been further studied by the Multi-Modal Active Transportation Plan (2014) and its update, the Master Plan Update: Transportation (2019). These master plans are more detailed and provide better clarity in terms of location and details of the transportation infrastructure expected. The Master Plan Update: Transportation (2019) included a Trails Master Plan to "complement and complete the active transportation strategy to more clearly and specifically identify improvements to the off-road system including routing, design and implementation." The Trails Master Plan does not propose a pedestrian pathway across the Metrolinx/GO rail line in any location in the Hewitt's Secondary Plan as conceptually contemplated by the Hewitt's Secondary Plan (Appendix 'B' – Trails Master Plan Excerpt). Removing the conceptual pathway identified at 965 Yonge Street creates consistency between the Hewitt's Secondary Plan schedules and the Master Plan Update: Transportation (2019) at this location.

Proposed Text Amendment

14. Policy 8.4.4.4(b)iv) of the Salem Secondary Plan and policy 9.4.4.4(b)iv) of the Hewitt's Secondary Plan states that

"a system of pathways will be developed primarily in the Natural Heritage System based on the conceptual system on Schedule 8D1/9D1. The pathway system shall be subject to further study to the satisfaction of the City, in consultation with the applicable conservation authority and the landowners".

This language suggests that the pathway system is conceptual in nature, however there is an opportunity to strengthen this language and to refer to existing studies that have been completed to further refine the locations of the system of pathways. As such, staff are proposing that policy 8.4.4.4(b)iv) of the Salem Secondary Plan and policy 9.4.4.4(b)iv) of the Hewitt's Secondary Plan be amended to reflect the following:

"a system of pathways will be developed primarily in the Natural Heritage System based on the conceptual system on the attached Schedules. The pathway system is conceptual in nature and shall be subject to further study and refinement to the satisfaction of the City, in conformity with the relevant master plan, and in consultation with the applicable conservation authority and the landowners".

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

15. There are no environmental and climate change impact matters related to the recommendation.



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November 18, 2019

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ALTERNATIVES

16. The following alternatives are available for consideration by General Committee:

Alternative #1

General Committee could refuse the City-initiated Official Plan Amendment.

This alternative is not recommended as the proposed Amendment is consistent with the Master Plan Update: Transportation (2019) and the direction from Council.

Alternative #2

General Committee could alter the proposed recommendation by approving the mapping amendment but not the text amendment.

Although this alternative is available, the intent of the text amendment is to further clarify that the locations of the trails throughout the Salem and Hewitt's Secondary Plans are conceptual and do not represent final locations.

Alternative #3

General Committee could alter the proposed recommendation by approving the text amendment but not the mapping amendment.

Although this alternative is available, the intent of the mapping amendment is to be more consistent with the Master Plan Update: Transportation (2019) where a crossing is not proposed at this location.

FINANCIAL

17. There are no financial implications for the Corporation resulting from the proposed recommendation.

LINKAGE TO 2018-2022 STRATEGIC PLAN

18. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:

☒ Building Strong Neighbourhoods

19. The Hewitt's and Salem Secondary Plan areas are areas planned for comprehensive development with particular details to be secured as lands develop. The City has Master Plans and this proposed Official Plan Amendment is consistent with the findings of the Master Plan Update: Transportation (2019).



STAFF REPORT PLN037-19
November 18, 2019

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APPENDIX 'A'

Draft Official Plan Amendment – Part B

PART B – THE AMENDMENT

DETAILS OF THE AMENDMENT

That policy 8.4.4.4(b)iv) and 9.4.4.4(b)iv) of the Official Plan be amended as follows:

- Striking 'Schedule 8D1/Schedule 9D1' and replacing it with 'the attached Schedules';
- Striking 'The pathway system shall be subject to further study to the satisfaction of the City, in consultation with the applicable conservation authority and the landowners' and replacing it with 'The pathway system is conceptual in nature and shall be subject to further study and refinement to the satisfaction of the City, in conformity with the relevant master plan, and in consultation with the applicable conservation authority and the landowners'.

IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended from time to time, shall apply in this regard to this Amendment.



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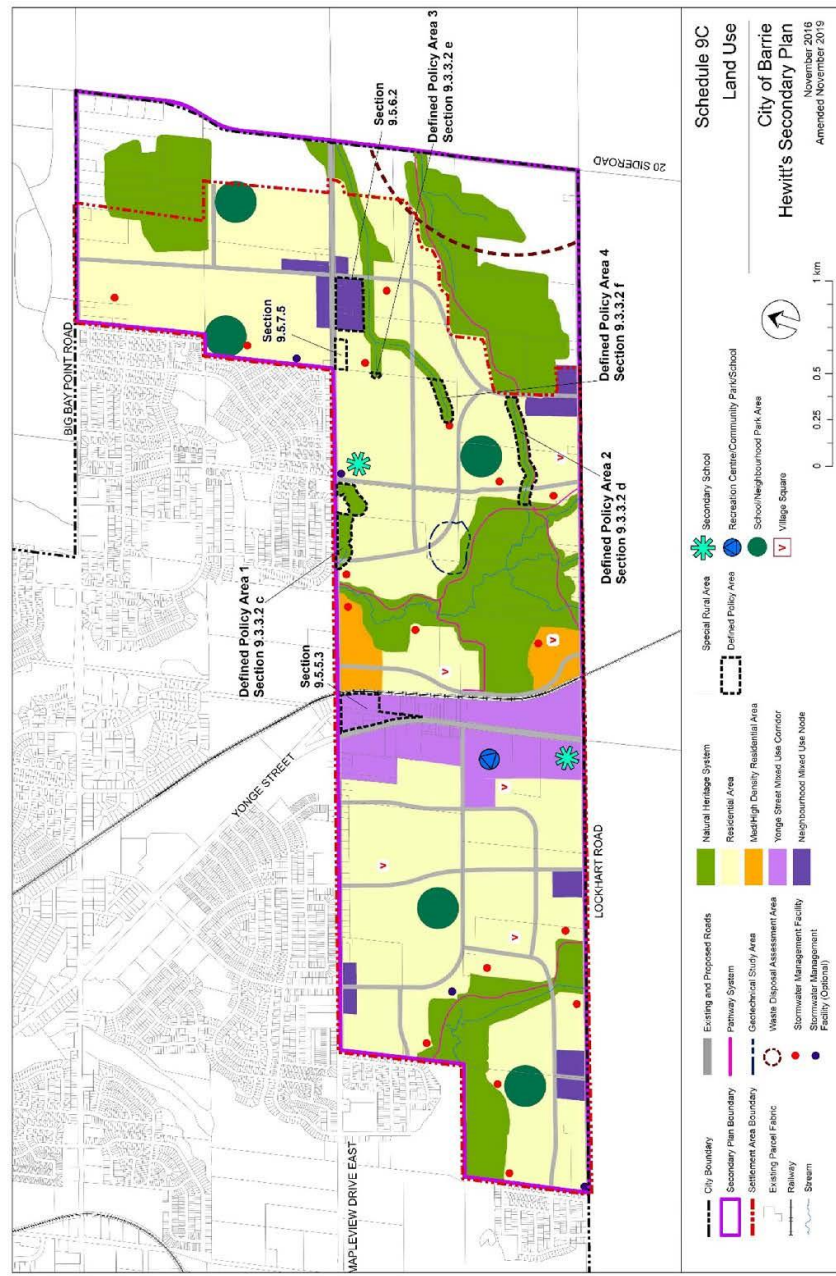
Proposed Official Plan Schedule Amendments





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November 18, 2019

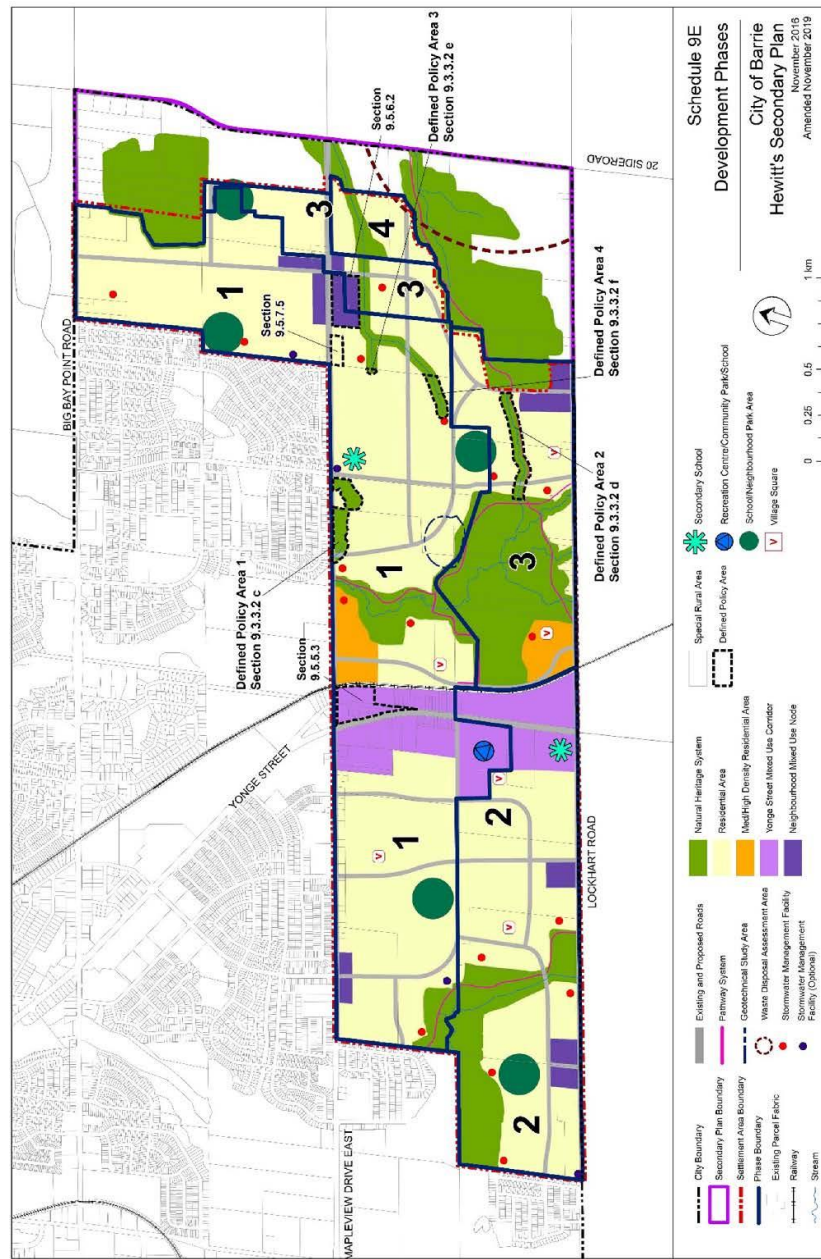
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November 18, 2019

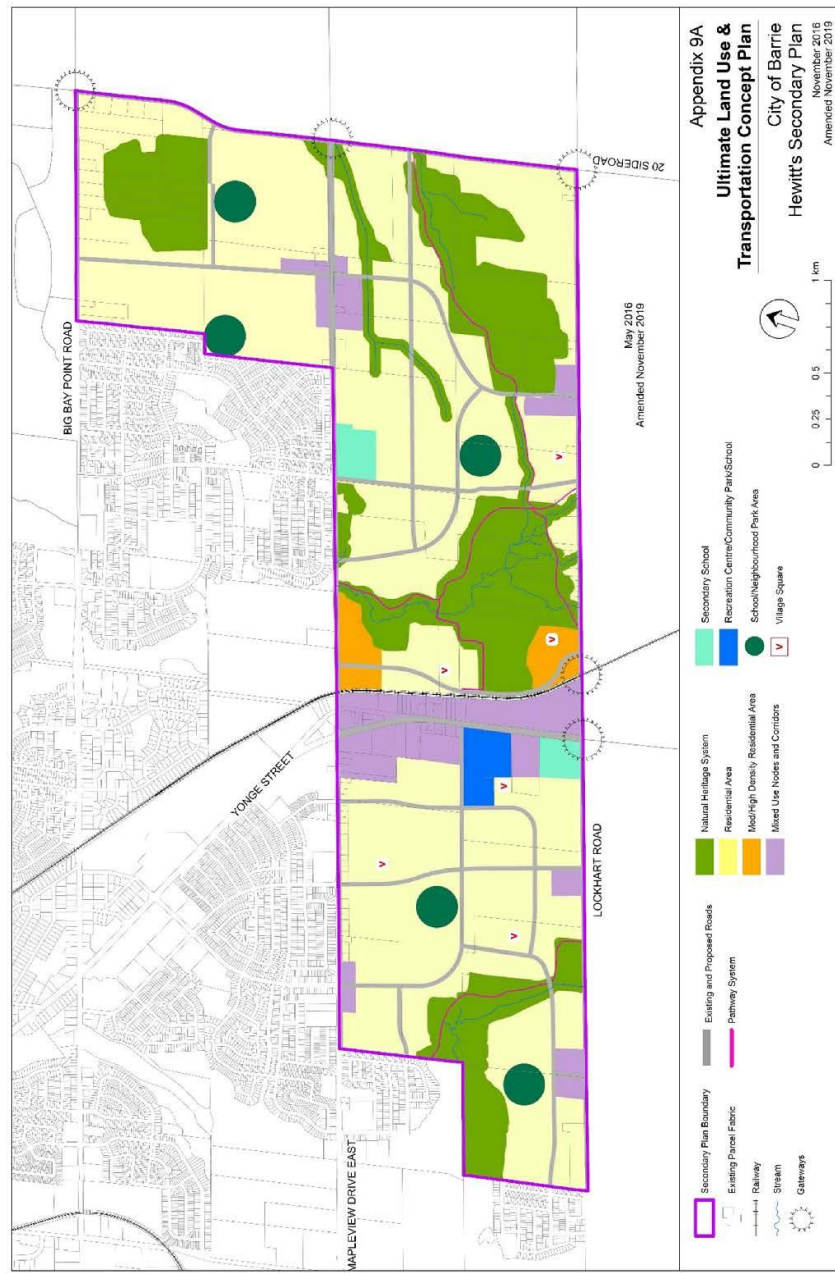
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APPENDIX 'B'

Trails Master Plan Excerpt



Council Resolution



City of Barrie

Direction Memos

70 Collier Street (Box 400)
Barrie, ON L4M 4T5

November 25, 2019

19-G-341 OFFICIAL PLAN AMENDMENT (SALEM AND HEWITT'S SECONDARY PLANS) - TEXT AND MAP AMENDMENT - 965 YONGE STREET (WARD 7, 8, 9 AND 10)

1. That the proposed amendment to remove the conceptual pedestrian pathway noted at 965 Yonge Street on Schedules 9A, 9C, 9D-1, 9D2, and 9E, as well Appendix 9A of the Hewitt's Secondary Plan be approved.
2. That policy 8.4.4.4(b)vi) of the Salem Secondary Plan and policy 9.4.4.4(b)vi) of the Hewitt's Secondary Plan be amended from:

"a system of pathways will be developed primarily in the Natural Heritage System based on the conceptual system on Schedule 8D1/9D1. The pathway system shall be subject to further study to the satisfaction of the City, in consultation with the applicable conservation authority and the landowners."

To:

"a system of pathways will be developed primarily in the Natural Heritage System based on the conceptual system on the attached Schedules. The pathway system is conceptual in nature and shall be subject to further study and refinement to the satisfaction of the City, in conformity with the relevant master plan, and in consultation with the applicable conservation authority and the landowners".

3. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, as identified within Staff Report PLN037-19.
4. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of the By-law. (PLN037-19) (File: D09-OPA076)

Directions Memo:

Director of Planning and Building Services – action

Director of Legal Services – note

Director of Legislative and Court Services – note