

Bill No. 064

BY-LAW NUMBER 2020-

**A By-law of The Corporation of the City of Barrie to
adopt an amendment to the Official Plan (O.P.A. 077)**

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 20-P-016 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. 077 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 29th day of June, 2020.

READ a third time and finally passed this 29th day of June, 2020.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

AMENDMENT NO. 77

TO THE

CITY OF BARRIE

OFFICIAL PLAN

OFFICIAL PLAN
FOR THE
CITY OF BARRIE
AMENDMENT NO. 77

Amendment No. 77 to the City of Barrie Official Plan was prepared by the Barrie Planning Committee and was recommended to the Council of the City of Barrie under the provisions of the *Planning Act*, on the 15th day of June, 2020.

Mayor – J.R. Lehman

City Clerk – Wendy Cooke

This amendment was adopted by the Corporation of the City of Barrie by By-law No. 2020- in accordance with the provisions of the *Planning Act*, on the 29th day of June, 2020.

Mayor – J.R. Lehman

City Clerk – Wendy Cooke



Bill No. 064

BY-LAW NUMBER 2020-XXX

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. No. 77).

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 20-P-016, 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. 77 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 29th day of June, 2020.

READ a third time and finally passed this 29th day of June, 2020.

THE CORPORATION OF THE CITY OF BARRIE

Mayor – J.R. Lehman

City Clerk – Wendy Cooke

This Amendment No. 77 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. 77 to the City of Barrie Official Plan.

Date

City Clerk – Wendy Cooke

OFFICIAL PLAN AMENDMENT NO. 77

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AMENDMENT NO. 77
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 and map constitutes Amendment No. 77 to the City of Barrie Official Plan.

PART A - THE PREAMBLE

PURPOSE

The purpose of this Amendment is to redesignate a portion of City-owned lands from Institutional to General Commercial on Schedule 'A' Land Use and to permit additional uses in the General Commercial designation for the entirety of the subject lands as a Defined Policy Area identified on Schedule 'C' Defined Policy Areas for the property known municipally as 224 Ardagh Road and part of 250 Ardagh Road..

LOCATION

The subject property is legally described as Part of Block 264 on 51M-371, Parts 1, 2 & 3 of 51R-33187 and Part 4 on 51R-24641, known municipally as 224 Ardagh Road and part of 250 Ardagh Road. The subject lands are located at the northwest corner of Ardagh Road and Ferndale Drive South and have a frontage of 64.8 metres on Ferndale Drive South and 95.4 metres on Ardagh Road. The total area of the site, including 224 Ardagh Road and part of 250 Ardagh Road, is approximately 1.08 hectares in size.

BASIS

The official plan amendment will redesignate a portion of City-owned lands from Institutional to General Commercial and to permit additional uses in the General Commercial designation for the entirety of the subject lands. The proposed development is for 31 townhouse units and a 6 storey building with 50 apartments and 290 square metres of commercial space. To facilitate this development concept, Defined Policy Area MM is intended to be included in the text of Section 4.8 and shown on Official Plan Schedule C to permit high density residential uses, as well as standalone residential uses.

There are various policies in the applicable planning documents including the Provincial Policy Statement, A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, and the City of Barrie Official Plan which offer support for the approval of this official plan amendment. There are also a number of policies in the Official Plan that support the proposed development. These policies relate to providing increased densities, directing growth to take advantage of existing services and infrastructure and the provision of mixed land uses to development complete communities.

The proposal maintains a ground floor commercial component intended for the General Commercial designation, while incorporating apartment units with a transition to townhouse units in proximity to the existing single detached neighbourhood to the north. Staff consider the change in the land use designation and zoning to permit an integrated residential and commercial development at the northwest corner of Ardagh Road and Ferndale Drive South to be good planning and reflective of a complete community.

Staff are confident that the scale and character of the development can be integrated into the surrounding neighbourhood as a mixed use development proposal. The development of 31 townhouses, 50 apartment units and commercial uses on the subject lands is considered appropriate and would conform and be consistent with relevant provincial policies and the City's Official Plan while being respectful of the existing land uses and intended use of the subject lands for commercial uses.

The subject lands are currently zoned "General Commercial with Special Provisions and a Hold" (C4)(SP-341)(H-79) and "Major Institutional" (I-M). In order to permit the proposed development, a zoning by-law amendment is required to rezone the subject lands to "General Commercial with Special Provisions" (C4)(SP-592). The Zoning By-law is intended to proceed concurrent to the approval of Amendment No. 77.

In support of this application, a Planning Justification Report was also prepared by KLM Planning Partners Inc. dated August 2019, to further illustrate that the proposed amendment is in keeping with the goals and objectives of the various planning policy documents including the Provincial Policy Statement, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and City of Barrie Official Plan.

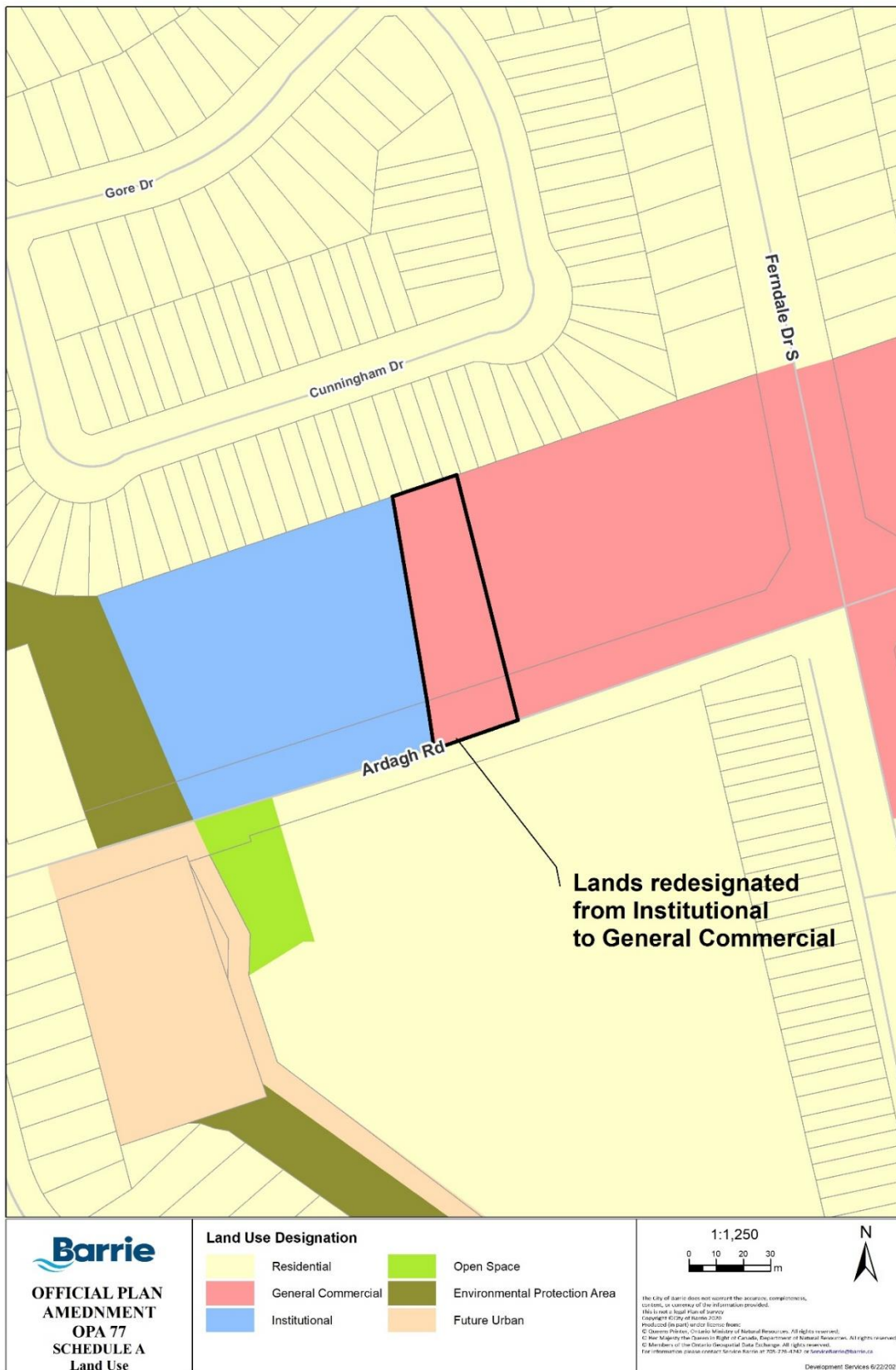
PART B - THE AMENDMENT

DETAILS OF THE AMENDMENT

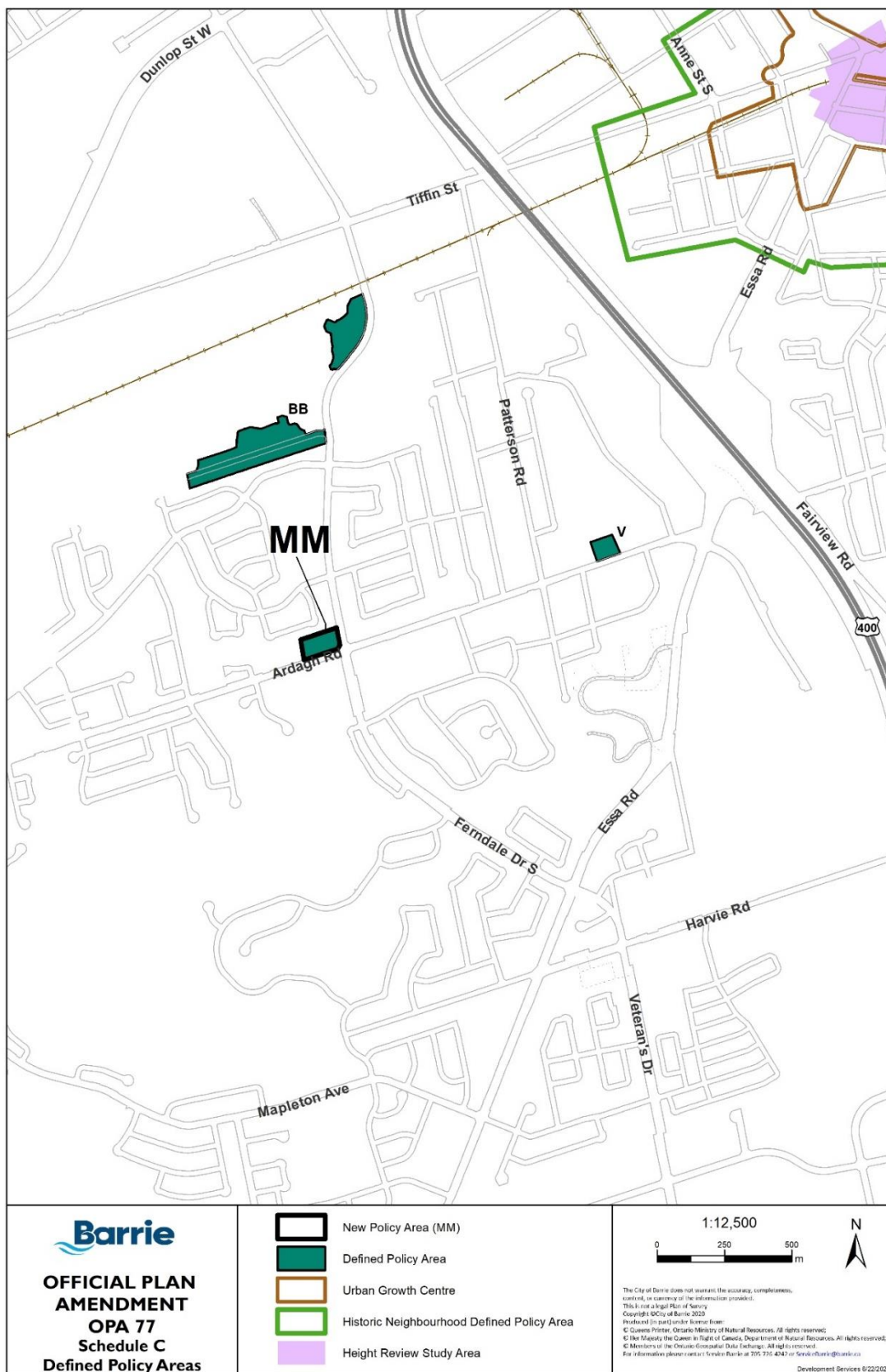
The Official Plan of the City of Barrie, as amended is hereby further amended as follows:

1. Schedule A – Land Use to the Official Plan, as amended is hereby further amended by redesignating part of the lands known municipally as part of 250 Ardagh Road in the City of Barrie to General Commercial, as shown on Schedule “A” attached hereto and forming Part of this Amendment.
2. Schedule C – Defined Policy Areas, as amended is hereby further amended by adding Defined Policy Area MM on the lands known municipally as 224 Ardagh Road and part of 250 Ardagh Road, as shown on Schedule “B” attached hereto and forming Part of this Amendment.
3. Section 4.8 Defined Policy Areas, as amended is hereby further amended by adding the following text to describe the permitted uses in Defined Policy Area MM for the lands known municipally as 224 Ardagh Road and part of 250 Ardagh Road:
 - a. **THAT** notwithstanding Section 4.3.2.5 (b) high density residential uses are permitted in Defined Policy Area MM; and
 - b. **THAT** notwithstanding Section 4.3.2.5 (d) residential uses may be permitted as a standalone use as part of a mixed use development in Defined Policy Area MM.

Schedule A



Schedule B



IMPLEMENTATION

An implementing Zoning By-law to re-zone the subject lands from General Commercial (C4)(SP-341)(H-79) and Major Institutional (I-M) to General Commercial with Special Provisions (C4)(SP-592) will be presented concurrently with Official Plan Amendment No. 77. The site specific by-law will permit the development of the site for a mixed use development permitting standalone residential uses.

The detailed development of the site will be accomplished through the Site Plan Approval process.

INTERPRETATION

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