

BY-LAW NUMBER 2012-

**A By-law of The Corporation of the City of Barrie to
adopt an amendment to the Official Plan (O.P.A. #20)**

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, by Motion 12-G-208 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. 20 to 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 1st day of October 2012.

READ a third time and finally passed this 1st day of October, 2012.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

**AMENDMENT NO. 20
TO THE
CITY OF BARRIE
OFFICIAL PLAN**

OFFICIAL PLAN
FOR THE
CITY OF BARRIE
Amendment No. 20

Amendment No. 20 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 ___ day of _____, 2012.

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 ___ day of _____, 2012.

Mayor

City Clerk

BY-LAW NUMBER 2012-XXX

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. No. 20).

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 12-G-XXX, 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. 20 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 ____ day of _____, 2012.

READ a third time and finally passed this ____ day of _____, 2012.

THE CORPORATION OF THE CITY OF BARRIE

Mayor

Clerk

This Amendment No. 20 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. 20 to the City of Barrie Official Plan.

Date

City Clerk

AMENDMENT NO. 20

TABLE OF CONTENTS

Table of Contents

INTRODUCTION.....	1
PART A - THE PREAMBLE	2
Purpose	2
Location	2
Basis.....	2
PART B - THE AMENDMENT.....	4
Details of the Amendment.....	4
Implementation.....	4
Interpretation	4
PART C - THE APPENDIX.....	7

**AMENDMENT NO. 20
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. 20 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, Staff Report to Community Services Committee, Council Resolution, and the Disc Golf Course – Draft Layout associated with this Amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of this Amendment is to amend Schedule C – Land Use of the City of Barrie Official Plan by redesignating lands from Environmental Protection Area to Environmental Protection Area – Defined Policy Area to permit a disc golf course use as an additional use.

LOCATION

The Amendment applies to lands located on the west side of Ferndale Drive North and between Benson Drive and Edgehill Drive. The property is known municipally as 430 and 434 Ferndale Drive North and is legally described as Part of Lot 21, Concession 7, formerly in the Township of Vespra, now in the City of Barrie.

BASIS

The Amendment applies to a 15.24 hectare site located in the northeast corner of the City's Waste Management Facility (Sandy Hollow Landfill). The land is owned by the Corporation of the City of Barrie and is part of the total landholding of the City associated with the Waste Management Facility. The land is described as being situated in the Sandy Hollow Landfill Buffer portion of the Waste Management Facility.

A request had been made to the City of Barrie for the lease of land for the establishment of a disc golf course to be operated by the Barrie Disc Golf Club. In this respect, a staff report had been prepared to the Community Services Committee dated November 16, 2011. A copy of this staff report is in the Appendices of this Amendment. This staff report examined different locations for the disc golf course on lands owned by the City of Barrie, including the subject lands. As a result of this site alternative review, the most appropriate site was determined to be on the lands subject to this Amendment.

The lands subject to this Amendment is referred to as the Sandy Hollow Landfill North Buffer Lands which are located just southwest of the Barrie Water Tower. The land is described as passive meadow / forest area. A portion of the land is also used by the City of Barrie Fire and Emergency Services for "trench training" which involves some excavation activity on the site. On the site, there are existing footpaths and trail corridors through the wooded area and in the natural open areas.

In terms of site development for the disc golf course, access to the site is proposed from the existing driveway off Ferndale Drive North that provides access to the City's water tower. A small parking lot would be constructed to provide parking for the users of the disc golf course. The site would be serviced by seasonal portable washrooms that are pumped out.

The disc golf course is proposed to consist of 18 holes with a portion of the holes in the wooded area and the balance in the meadowlands. The intent of the design of the course is to work with the natural terrain and only require the removals of seedling trees and tree limbs to establish throwing corridors for the fairways. This would be expected to be minimal disturbances to the natural character of the wooded area.

The staff report indicates soil erosion and slope destabilization impacts are not considered as an issue, with disc golfers directed to walk along paths and trail-like fairways. The only vehicles accessing the trails would be park maintenance vehicles and mowing equipment operated by City staff. Soil erosion is to be minimized due to vegetative cover on the trails and fairways.

The design of the disc golf course has been prepared with sensitivity to the natural features and functions of the site. As compared to regular golf courses where there are wide fairways and tee areas and the use of carts and cart paths, the disc golf course will have narrow fairways, small tee areas and the users will walk which is expected to result in minimal disruption to the site.

An Environmental Impact Study was undertaken in 2004 related to the entire Sandy Hollow Landfill site and updated in 2012 for the subject lands respecting the requirements of the new Endangered Species Act. The proposed development is considered to have minimal impact on the environmental characteristics on the subject lands.

There are no watercourses within the lands proposed for the disc golf course. The lands are also outside the regulated area of both the Lake Simcoe Region Conservation Authority and the Nottawasaga Valley Conservation Authority.

The subject lands are presently zoned as Environmental Protection (EP) Zone and an associated amendment to the Zoning By-law is also required. The proposed Zoning By-law Amendment would change the zoning on a portion of the site from Environmental Protection (EP) Zone to Environmental Protection (EP) Special Zone to permit disc golf course as an additional permitted use.

The Ontario Provincial Policy Statement (PPS) and the Ontario Places to Grow – Growth Plan for the Greater Golden Horseshoe Consolidation (2012)(PTG) have been reviewed in the context of these applications. The PPS and PTG emphasize ensuring that natural features are protected. The Environmental Impact Study (EIS) submitted has not identified any provincial significant natural heritage features that will be negatively affected.

Staff are satisfied that the applications conform to the requirements of the Ontario Provincial Policy Statement (PPS) and the Ontario Places to Grow – Growth Plan for the Greater Golden Horseshoe Consolidation (2012) (PTG).

Based on the comments of the Lake Simcoe Region Conservation Authority, the existing 2004 EIS and the 2012 update to the EIS, the proposed use would not negatively affect the natural heritage features on the site. Staff are satisfied that the disc golf course, which is proposed to be developed with sensitivity to the natural features and environmental character of the site with minimal site disturbance and tree restoration satisfies the general intent of the Environmental Protection Area and conclude that the applications conform to the requirements of the Official Plan.

In conclusion, the Official Plan Amendment is consistent with the relevant Provincial Policies, and the City's Official Plan and the proposed development complies with the Official Plan policy planning framework. Staff are also satisfied that the resultant proposed development is compatible with the existing area and provides for good urban design and is compatible with the surrounding lands and the environmental characteristics in the area.

PART B - THE AMENDMENT

DETAILS OF THE AMENDMENT

The Official Plan is amended by altering as follows:

That the Official Plan be amended as follows:

1. Schedule C – Defined Policy Area is hereby amended by designating certain lands shown on Schedule C of the Amendment as Defined Policy Area Y.
2. Section 4.8 of the Official Plan is hereby amended by the addition of Section 4.8.14 as follows:

4.8.3 Defined Policy Area (Y) (OPA No. 20)

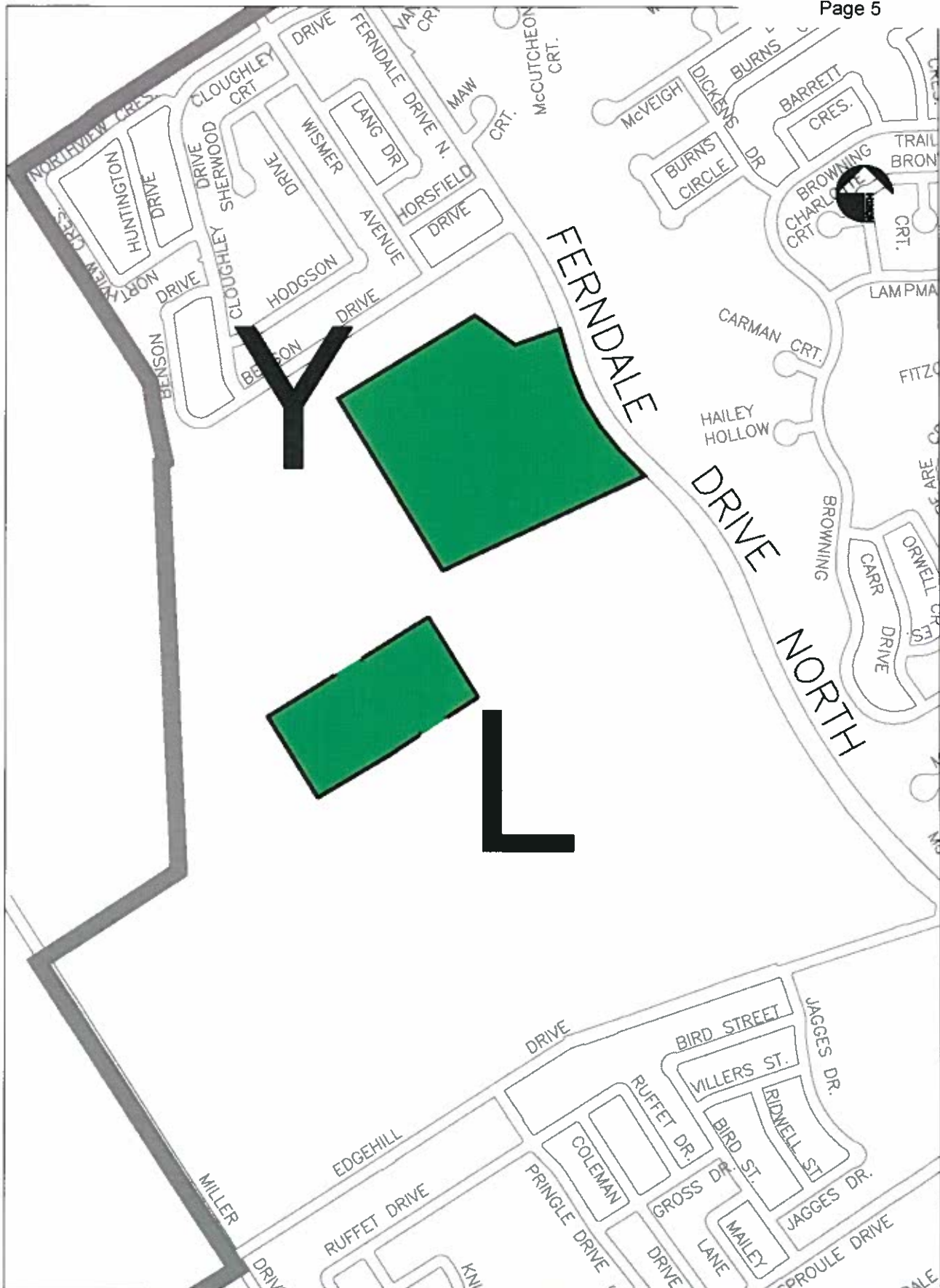
Lands shown on Schedule C located on the west side of Ferndale Drive North in the Sandy Hollow Planning Area and known municipally as 430 and 434 Ferndale Drive North in addition to the uses permitted in the Environmental Protection Area designation, shall also permit a Disc Golf Course.

IMPLEMENTATION

The implementation measures as outlined in Section 6.11.1 of the Official Plan apply to this Amendment, and Amendment to the Zoning By-law will also be required.

INTERPRETATION

The Interpretation provisions of Section 7 of the Official Plan apply to this Amendment



The City of
BARRIE
 OFFICIAL PLAN

- DEFINED POLICY AREA
- FREIGHT REVIEW STUDY
- CITY BOUNDARY

SCHEDULE C
Defined Policy
Area "Y"
 July 2012

Note: Other consultation, please consult the Planning Services Department for an accurate reference. Not to be reproduced without permission from the City of Barrie Planning Services Department.

PART C – THE APPENDIX

PART C - THE APPENDIX

TABLE OF CONTENTS

	Page
MINUTES OF THE GENERAL COMMITTEE PUBLIC MEETING.....	8
STAFF REPORT.....	10
REPORT TO COMMUNITY SERVICES COMMITTEE.....	19
COUNCIL RESOLUTION.....	33
SANDY HOLLOW DISC GOLF COURSE – DRAFT LAYOUT.....	34

Minutes of the General Committee Public Meeting

12-G-095 APPLICATIONS FOR A PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - MITCHINSON PLANNING AND DEVELOPMENT CONSULTANTS ON BEHALF OF THE OWNER 1255560 ONTARIO INC. - 20 MILLS ROAD AND 42 NORRIS DRIVE (April 23, 2012) (D09-OPA18/D14-1532)

Nicola Mitchinson of Mitchinson Planning and Development Consultants explained that the purpose of the public meeting is to review an application to consider an Official Plan Amendment and Zoning By-law Amendment submitted by Mitchinson Planning and Development Consultants, on behalf of the owner, 1255560 Ontario Inc., for known municipally as 20 Mills Road and 42 Norris Drive. She commented the proposed Official Plan amendment would add a new section to the general industrial land use policies to permit places of worship within the Service Industrial (EM3) Zone subject to a site specific zoning amendment and specific development criteria. Ms. Mitchinson explained that the purpose of the zoning by-law amendment is to re-zone either 20 Mills Road or 42 Norris Drive from Service Industrial (EM3) to Service Industrial Special Provision (EM3-SP) to permit a place of worship in addition to the permitted uses.

Ms. Mitchinson provided background information regarding Connexus Community Church noting that the church administration is located within the area and services are held in a temporary facility. She reviewed the proposed Official Plan amendment and zoning amendment rationale and described the existing site conditions associated with the subject properties and the surrounding land uses. She indicated that she believes the application is consistent with provincial policy planning. Ms. Mitchinson examined the current Official Plan designations and existing zoning for the sites. She explained that sufficient parking will be provided and the built form will be consistent with the surrounding area. Ms. Mitchinson stated that economic consideration should be made for the proposal as a significant amount of money will be spent on lease hold improvements and that an additional \$171,000 development charges would be paid. She concluded by providing her opinion with relation to policy rationale.

PUBLIC COMMENTS:

1. **Carey Nieuwhof, 1044 Lakeshore Dr., Hawkstone**, thanked General Committee for the opportunity speak and explained that four and a half years ago Connexus Community Church was created and the Barrie campus has been in existence for the past two and a half years. He noted that the Church has experienced significant growth and is looking forward to a permanent facility for services and its administration. Mr. Nieuwhof commented that the church is dedicated to serving the community and has donated funds to local charities.
2. **Gregory McCron, 34 Elizabeth St.**, commented that he believes a tour of Barrie will find many places of worship facilities in industrial complexes and that Council should approve the applications.

12-G-095 **Continued ...**

Members of General Committee asked a number of questions related to the information provided and received responses from the representative of Connexus Church and City staff.

WRITTEN CORRESPONDENCE:

1. Correspondence from the Lake Simcoe Region Conservation Authority dated April 18, 2012.

Staff Report

The City of
BARRIE


STAFF REPORT PLN028-12
August 13, 2012


Page: 1
File: D09-OPA020,
D14-1535
Pending #:


TO: GENERAL COMMITTEE

SUBJECT: APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 430 AND 434 FERNDALE DRIVE NORTH BY THE CORPORATION OF THE CITY OF BARRIE

PREPARED BY AND KEY CONTACT: R. COTTON, MCIP, RPP, POLICY PLANNER
EXT. #5135

SUBMITTED BY: S. NAYLOR, MES, M.C.I.P., R.P.P. 
DIRECTOR OF PLANNING SERVICES

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG. 
GENERAL MANAGER OF INFRASTRUCTURE, DEVELOPMENT & CULTURE

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That the Official Plan Amendment Application submitted by the Corporation of the City of Barrie to redesignate the lands known municipally as 430 and 434 Ferndale Drive North be approved so that the lands are redesignated from Environmental Protection Area to Environmental Protection Area - Defined Policy Area Y (D09-OPA020) on Schedule C of the City's Official Plan.
2. That the text of the Official Plan be amended by the addition of new Section 4.8.16 Defined Policy Area Y to permit a disc golf course as an additional use in the Environmental Protection Area designation as it pertains to the subject lands known municipally as 430 and 434 Ferndale Drive North.
3. That the associated Zoning By-law Amendment Application to rezone the subject lands from Environmental Protection EP Zone to Environmental Protection - Special EP (SP) also be approved (D14-1535).
4. The Special Provisions (SP) for the subject lands would restrict the uses to the following:
 - Ecological management measures
 - Environmental monitoring
 - Environmental conservation
 - Lookout points
 - Naturalized buffer
 - Natural restoration
 - Nature trails
 - Disc golf course
5. That pursuant to Sections 34 (17) of the Planning Act, no further written notice be required.

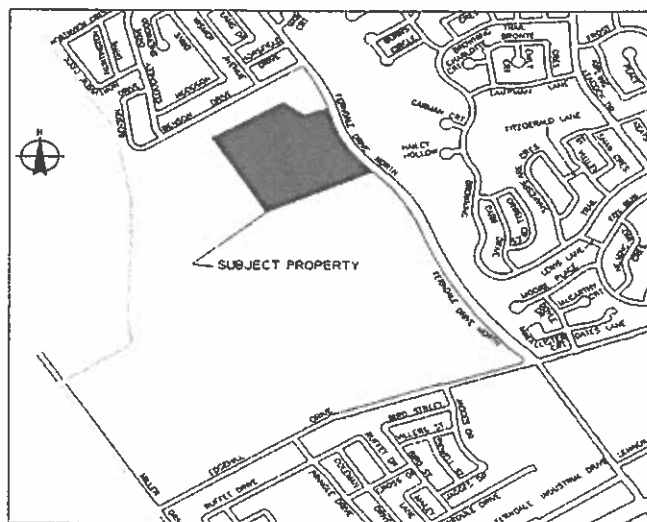
PURPOSE & BACKGROUND

Report Overview and Purpose

6. The purpose of this staff report is to provide recommendations to Council on an Official Plan Amendment Application and associated Zoning By-law Amendment Application to permit a disc golf course to be established on a portion of the City owned Sandy Hollow Landfill Buffer area.

Location

7. The subject property is located in Ward 5 on the west side of Ferndale Drive North, south of Benson Drive within the Sandy Hollow Planning Area and is known municipally as 430 and 434 Ferndale Drive North. The portion of the subject land which is affected by these applications is approximately 15.24 ha in size.



DPR-28 OPA-1535
18 HOLE DISC GOLF COURSE
MARCH 2012

Surrounding Land Uses

8. Existing land uses surrounding the subject property consist of the following:
- North: Single detached dwellings on Benson Drive – Zoned R2
 - South: Sandy Hollow Landfill Site - Zoned EP, MSU and MSU SP-256
 - East: Open Space – across Ferndale Drive North - Zoned EP
 - West: Sandy Hollow Landfill Site – Zoned EP and MSU SP-370

Background and Development Proposal

9. On March 21, 2012, the City received an application to amend the Official Plan and Zoning By-law to permit a disc golf course on City owned lands at the Sandy Hollow Landfill.
10. The initial application by City Parks Planning and Development staff proposed an Open Space designation and zoning and the public notice was circulated on that basis. They chose this designation and zoning as Open Space to reflect the recreational character of the proposed use. However, as a result of a presentation by City's Parks Planning and Development staff to the Environmental Advisory Committee, staff determined that it would be more appropriate to amend the applications to have the entire area remain Environmental Protection with the disc golf as an additional permitted use. A revised application was then submitted. The Legal Services Department has been consulted and has advised that since the revised applications can be considered more restrictive, that no further public notice should be required.
11. These applications are consistent with Council Resolution 11-G-330 dated November 28, 2011 indicating that the north-eastern portion of the City owned Sandy Hollow Landfill site be approved as the preferred location for a disc golf course subject to specified conditions which included the rezoning of the lands to permit the use (Appendix "A").
12. The proposed Draft Layout of the disc golf course is shown on Appendix "B".
13. The eighteen hole disc golf course is proposed to be located in the buffer area of the Sandy Hollow Landfill. Access to the site is from the existing roadway for the water tower. Parking would be provided with eighteen spaces constructed to the west of the water tower consistent with the parking requirements for a golf course in the Zoning By-law. The site would be serviced by portable toilets which is the standard used in other park areas.
14. The site is in part a meadow environment and in part a wooded environment. About half of the holes are proposed in the meadow area and the remainder in the wooded area along existing trails and open areas. In the meadow area there has been use of part of the area by the Fire and Emergency Service for training. There are also a number of walking trails throughout the wooded area. The intent of the design of the disc golf course is to minimize disruption to the natural features and minimize any tree cutting.
15. The design of the disc golf course has been prepared with sensitivity to the natural features and functions of the site. As compared to regular golf courses where there are wide fairways and tee areas and the use of carts and cart paths, the disc golf course will have narrow fairways, small tee areas and the users will walk which is expected to result in minimal disruption to the site. The lands are also located outside the Regulated area of the Lake Simcoe Region Conservation Authority.
16. An Environmental Impact Study was undertaken in 2004 related to the entire Sandy Hollow Landfill site and updated in 2012 for the subject lands respecting the requirements of the new Endangered Species Act. The proposed development is considered to have minimal impact on the environmental characteristics on the subject lands.
17. A site inspection has also been conducted by the staff of the Lake Simcoe Region Conservation Authority who had indicated no concern with respect to the proposal. The Authority staff subsequently provided a letter discussed later in this Report indicating no objections to the proposal subject to conditions specified.

Existing City Policies

18. The subject property is designated as Environmental Protection Area by the Official Plan. Section 4.7.2.2 (a) indicates that "Environmental Protection Areas are intended primarily for preservation and conservation in their natural state. Such uses as passive outdoor recreation, forestry and wildlife management may be permitted where appropriate." The request has been made that a disc golf course be permitted as an additional land use in the Environmental Protection Area designation and in the Environmental Protection EP Zone as it pertains to the subject property.
19. The Environmental Protection Area policies, Section 4.7.2.3 (d) requires "an amendment to the Environmental Protection Area designation shall only be considered where the results of an environmental study clearly demonstrates that there will be no negative impacts on the natural features or ecological functions...".
20. The initial 2004 Environmental Impact Study (EIS) by North-South Environmental Inc. indicated no significant features or functions related to the subject area. An update to the EIS was submitted in July 2012 which examined the natural heritage features related to bird habitat. This was necessary to reflect recent changes to the Endangered Species Act which added a number of new bird species to the list of either endangered or threatened species. The updated EIS has indicated there are no endangered species that would be affected by the proposal.

Public Meeting

21. A public meeting was held on April 23, 2012 in accordance with the Planning Act related to the applications for Official Plan Amendment and Zoning By-law Amendment. A presentation was made by Walter Fischer, Supervisor of Parks Planning and Development for the City of Barrie.
22. Prior to the public meeting, two written submissions were received with questions and concerns on the applications. These submissions related to the cost for the setup of the facility, ongoing maintenance costs, use of portable toilets, noise from the disc hitting the hole (steel post), whether there would be adequate parking, additional traffic on Ferndale Drive North, overall noise and possible lighting.
23. Comments made at the public meeting concerned additional garbage, potential vandalism to the disc golf facilities, noise and the site becoming more accessible. There were also questions related to the placing of no trespassing signage, limiting hours of operation and security of the municipal water storage facility.
24. The various comments/concerns identified above will be discussed later in this report.

Agency Circulation

25. Staff have had several meetings and a site inspection with the Lake Simcoe Region Conservation Authority (LSRCA) staff. In a subsequent letter dated April 18, 2012, LSRCA staff indicated that a tree planting plan should be undertaken for any tree removal within the EP area and that the permitted uses in the EP Special Zone be limited to ecological management measures, environmental monitoring, environmental conservation, lookout points, naturalized buffer, natural restoration, nature trails and disc golf.
26. Parks Planning and Development staff also made a presentation to the Environmental Advisory Committee (EAC) on April 4, 2012 to receive input on the proposal. The EAC recommended that the proposal be considered as an additional use in the Environmental Protection designation rather than as originally proposed as Open Space. The EAC also recommended the undertaking of the update to the EIS to deal with the requirements of the Endangered Species Act. The EAC

indicated the use of the Special Policy Exception of Environmental Protection would be more consistent with the overall existing use of the lands rather than another type of designation such as Open Space. The application was subsequently amended to reflect the proposed new designation as Environmental Protection Policy Area and the EIS update has now been completed.

ANALYSIS

Provincial Policy Planning Framework

27. The Ontario Provincial Policy Statement (PPS) and the Ontario Places to Grow – Growth Plan for the Greater Golden Horseshoe Consolidation (2012)(PTG) have been reviewed in the context of these applications. The PPS and PTG emphasizes ensuring that natural features are protected. The Environmental Impact Study (EIS) submitted has not identified any provincial significant natural heritage features that will be negatively affected.
28. Staff are satisfied that the applications conform to the requirements of the Ontario Provincial Policy Statement (PPS) and the Ontario Places to Grow – Growth Plan for the Greater Golden Horseshoe Consolidation (2012) (PTG).

Official Plan Conformity

29. The subject lands are designated on Schedule A, Land Use of the Official Plan as Environmental Protection Area. An Amendment to the Official Plan is required to allow a disc golf course use as an additional land use in this designation.
30. Schedule H, Natural Heritage Resources, of the Official Plan indicates that the parcel has natural heritage features. The natural heritage features on site are reviewed in the comments respecting the Environmental Impact Study submitted with the applications.
31. Section 3.5, Natural Heritage, Natural Hazards and Resources, discusses the importance of identifying, protecting and enhancing natural heritage features and areas and their connecting linkages. An Environmental Impact Statement was prepared in response to this Section.
32. Based on the comments of the Lake Simcoe Region Conservation Authority, the existing 2004 EIS and the 2012 update to the EIS, the proposed use would not negatively affect the natural heritage features on the site. Staff are satisfied that the disc golf course, which is proposed to be developed with sensitivity to the natural features and environmental character of the site with minimal site disturbance and tree restoration satisfies the general intent of the Environmental Protection Area and conclude that the applications conform to the requirements of the Official Plan.

Zoning Rationale for Special Provision

33. The subject property is zoned Environmental Protection EP by Zoning By-law 2009-141. The application proposes to allow a disc golf course as an additional use on the lands. The intent is to utilize existing trails wherever possible and have a tree planting plan to replace trees that may be affected. As such, it is anticipated there will be minimal site disruption or disturbance to the existing environmental features.
34. Related to compatibility to the residential uses to the north, the area to be redesignated and rezoned for the disc golf course is setback a minimum of 50 metres south of the property boundary of the dwellings on Benson Drive. The closest tee location in the proposed golf course design (Appendix "B") would be 90 metres from the south property line of the Benson Drive residences. In this separation distance with the residences there is an existing chain link fence.

an existing berm, considerable existing trees and a public walking trail which provide a physical and visual buffer area.

35. The design of the disc golf course has been prepared with sensitivity to the natural features and functions of the site. As compared to regular golf courses where there are wide fairways and tee areas and the use of carts and cart paths, the disc golf course will have narrow fairways, small tee areas and the users will walk which is expected to result in minimal disruption to the site. As such, the Zoning change is considered by staff to be an appropriate land use that is compatible with the existing natural features on site and is considered as a compatible land use to the dwellings to the north on Benson Drive. Furthermore, the City will maintain ownership of the site with a Land Use Agreement executed between the City and the Disco Golf association and will maintain the site.

Public Meeting Comments

36. With respect to the written and verbal comments identified by the public and outlined in paragraph 22 and 23, Planning staff provide the following response:
37. Traffic: Ferndale Drive North is designated as an arterial road in the Official Plan Schedule D - Roads Plan. Arterial roads are designed to carry large volumes of traffic. Entrance to the site will be from an existing service driveway for the water storage facility. City Transportation Planning staff have indicated no concerns with the additional traffic from the disc golf course use.
38. Parking: An on-site parking area is provided for 18 spaces which is the requirements of the Zoning By-law for an 18 hole golf course. The intent is that the use of the site will be monitored over its operation and if additional parking is necessary, there is room on site to provide additional spaces.
39. Lighting, noise and privacy: There is no lighting proposed for the disc golf course. There is a substantial separation distance between the golf course and the rear yards of Benson Drive. There is a chain link fence, existing earthen berm, trees and a walking trail providing additional buffering between the proposed disc golf course and the dwellings on Benson Drive. It is not anticipated that signage identifying private property will be required along the rear yards of Benson Drive homes due to the existing chain link fence. In conclusion, it is not anticipated there would be any negative impact from lighting, noise or negative impact on privacy to the residents on Benson Drive.
40. Maintenance and other concerns: The disc golf course will be maintained by City staff including grass cutting and garbage cleanup. There will also be any necessary security provisions taken respecting the water storage facility. It is not anticipated that signage identifying private property will be required along the rear yards of Benson Drive homes due to the existing chain link fence.

Summary

41. Staff have reviewed the comments received and considered the proposed Official Plan Amendment and Zoning By-law Amendment Applications having regard to conformity with the relevant Provincial Policies, and the City's Official Plan and are of the opinion that the proposed development complies with the policy planning framework. Staff are also satisfied that the proposed development is compatible with the existing residential area to the north with the proposed separation distances and existing fencing and buffering. The disc golf course is also considered compatible with the environmental characteristics in the Sandy Hollow Landfill buffer area.

ENVIRONMENTAL MATTERS

42. An Environmental Impact Study was undertaken in 2004 and updated in 2012 for the subject lands. As described in paragraph 14, 15, and 16 of this report, the proposed development is considered to have minimal impact on the environmental characteristics on the subject lands.

ALTERNATIVES

43. There is one alternative available for consideration by General Committee:

Alternative #1

General Committee could deny the applications and maintain the existing Environmental Protection Area designation and Environmental Protection EP Zone on the subject property.

On November 16, 2011, a report was made to the Community Services Committee related to the location of alternative sites for the disc golf course. Twelve different sites were considered on City lands. As a result of this detailed analysis, it was determined that the proposed location was the most appropriate location. This report was adopted by Council Resolution 11-G-330.

This alternative would result in the disc golf course not developing on the subject lands which had been identified as the preferred location for a disc golf course pursuant to Council Resolution 11-G-330 dated November 28, 2011.

FINANCIAL

44. As identified in a Staff Report to the Community Services Committee dated November 16, 2011 and as adopted by Council Motion 11-G-330, the total capital costs of the disc golf course is estimated at \$15K which is to be funded from a grant from the Ontario Trillium Fund. In addition, the related annual operating costs are estimated to be approximately \$6,000 per year.

LINKAGE TO COUNCIL STRATEGIC PRIORITIES

45. The recommendations included in this Staff Report are anticipated as having no impact on the 2010-2014 City Council Strategic Plan.

Attachments: Appendix "A" – Council Resolution 11-G-330 dated November 28, 2011

Appendix "B" - Sandy Hollow Disc Golf Course – Draft Layout

APPENDIX "A"

Council Motion 11-G-330 Approved by Council November 28, 2011

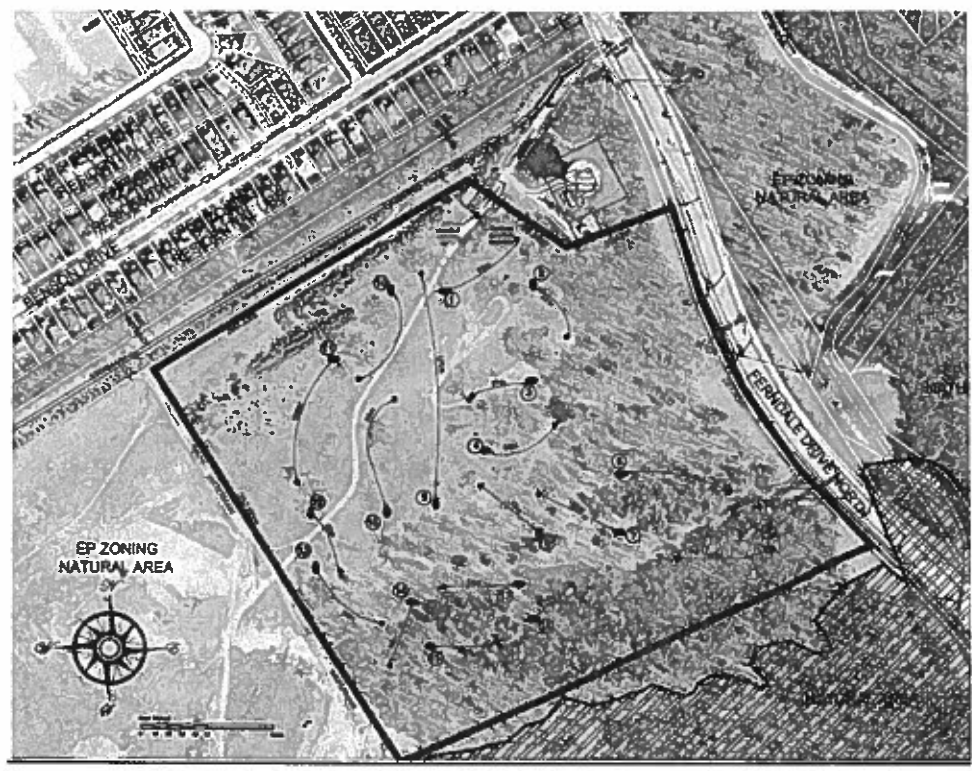
11-G-330 DISC GOLF COURSE LOCATION

That the north-eastern portion of the Sandy Hollow Landfill Buffer area, detailed in Appendix "E" Figure 1 of the Report to Community Services Committee dated November 16, 2011, be approved as the preferred location for a 9 or 18-hole disc golf course subject to:

- a) The rezoning of these required lands from Environmental Protection (EP) to Open Space (OS);
- b) The final recommendations of the 2011 Sustainable Waste Management Strategy;
- c) The Barrie Disc Golf Club entering into a land use agreement with the City of Barrie for the use of municipal lands for a 9-hole or 18 hole disc golf course;
- d) The Barrie Disc Golf Club providing a disc golf course concept plan to be reviewed and approved by the City of Barrie, prior to implementation;
- e) The initial capital start-up costs for the disc golf course, as identified in this Report to the Community Services Committee dated November 16, 2011, being borne by the Barrie Disc Golf Club without cost to the City of Barrie; and,
- f) That funding be allocated in the 2012 Operating Budget, pending approval of a Program Change, for the increased level of maintenance service required to open the disc golf facility.

APPENDIX "B"

Sandy Hollow Disc Golf Course – Draft Layout



REPORT TO COMMUNITY SERVICES COMMITTEE

Report to Community Services Committee

TO: COMMUNITY SERVICES COMMITTEE

PREPARED BY AND KEY CONTACT: WENDY LOEVENMARK, B.L.A., B.A.
LANDSCAPE ARCHITECTURAL PLANNER (EXT. 4743)

SUBMITTED BY: R. W. MCARTHUR, P. Eng.
DIRECTOR OF ENGINEERING

GENERAL MANAGER APPROVAL: R. J. FORWARD, MBA, M.Sc., P. Eng.
GENERAL MANAGER OF INFRASTRUCTURE, DEVELOPMENT & CULTURE

CHIEF ADMINISTRATIVE OFFICER APPROVAL: JON M. BABULIC
CHIEF ADMINISTRATIVE OFFICER

DATE: November 16, 2011

SUBJECT: DISC GOLF COURSE LOCATION

RECOMMENDED MOTION

1. That the north-eastern portion of the Sandy Hollow Landfill Buffer area, detailed in Appendix "E" Figure 1 of the Report to Community Services Committee dated November 16, 2011, be approved as the preferred location for a 9-hole disc golf course subject to:
 - a) The rezoning of these required lands from Environmental Protection (EP) to Open Space (OS);
 - b) The final recommendations of the 2011 Sustainable Waste Management Strategy;
 - c) The Barrie Disc Golf Club enter into a land use agreement with the City of Barrie for the use of municipal lands for a 9-hole disc golf course;
 - d) The Barrie Disc Golf Club providing a disc golf course concept plan to be reviewed and approved by the City of Barrie, prior to implementation;
 - e) The initial capital start-up costs for the disc golf course, as identified in this Staff Report, be borne by the Barrie Disc Golf Club without cost to the City of Barrie; and,
 - f) That funding be allocated in the 2012 Operating Budget, pending approval of a Program Change, for the increased level of maintenance service required to open the disc golf facility.

PURPOSE & BACKGROUND

2. The purpose of this staff report is to review potential locations and recommend a proposed site on municipal parkland property for the establishment of a 9-hole disc golf course maintained by the City and operated by the Barrie Disc Golf Club (BDGC).

Report to Community Services Committee

3. On March 30, 2011, the BDGC approached the Community Services Committee to request the use of municipally owned parkland on which to locate a new disc golf course. The group's proposal identified that approximately two acres of land would be required for a 9-hole course at a cost of approximately \$5,000.00. They noted that an application for a Trillium Fund Grant is contingent on the approval from the City for the use of park open space. The group had considered two locations; Lackie's Bush and Sunnisdale Park, and noted that a course could be installed with no clear-cutting or intensive mowing. Refer to Appendix "A" for the full presentation.
4. On April 18, 2011, City Council adopted Motion 11-G-085 regarding Proposal for the Creation of a Disc Golf Course as follows:

"That staff investigate potential sites for the creation of a disc golf course and the possibility of entering into a land use agreement with the Barrie Ultimate League and report back to Community Services Committed in May 2011."

Note: The Barrie Disc Golf Club was previously known as the Barrie Ultimate League.

5. On May 17, 2011 staff reported to Community Services Committee that potential sites, of sufficient size and location (sensitive to surrounding land uses) were being investigated and that additional time was required to review the sites with sufficient detail. Staff also received from the Barrie Disc Golf Club at the meeting a letter of recommendation endorsing Disc Golf from the Director of Brantford Parks and Recreation and a Pros/Cons analysis of various park locations discussed with staff to date. The comments have since been updated by the group and are included in the Comparison Chart in Appendix "B".

ANALYSIS

6. Disc golf is played like traditional golf, with discs replacing balls and clubs, completing each "hole" in the fewest number of throws by throwing the golf disc from a tee area to an elevated metal basket. When the "putt" lands in the basket, the hole is completed. A round typically takes one to two hours to complete.
7. Health benefits result from the combination of mental and physical abilities applied in a low injury manner allowing players with limited fitness abilities to start slowly. The sport is played year-round and in Ontario, the sport is organized under the Ontario Disc Golf Association.
8. Disc golf is now played in more than 40 countries worldwide and usually located in parkland, coexisting with existing park facilities and activity areas. The ideal location combines wooded and open terrains with a variety of topographical elevations. Unlike golf courses, disc golf is a relatively low impact sport that attempts to work with the existing environment using trail like corridors through natural areas for throwing fairways. Safe walking is the goal usually achieved by rough cut mowing. This makes the disc golf course easy to manage and easier to fit into underutilized natural areas where tree removals would not be permitted. Courses require no fencing and may be used as passive trails during the winter season for cross-country skiing and snowshoeing.
9. Courses range from five acres for nine holes to 30-40 acres for a championship calibre 18-hole course. Typical fairways can range from 20-40 feet wide (6-12 metres) and can range in length from 100-300 feet long with varying degrees of difficulty. Championship holes can exceed 900 feet in length but this type of course is not what is being considered. Toronto's disc golf courses date back to 1980, and there are more than 125 in Canada.
10. The closest existing locations in the Barrie area include Hardwood Hills (in a natural setting), Orillia's Homewood Park and Midland's Little Lake Park, both multi-use parks. Toronto Island also contains a disc golf course and is considered to be an excellent competition course although consists of regularly maintained turf areas.

Report to Community Services Committee

Proposal Benchmark Review

11. Although initially the group proposed a nine hole course on existing maintained parkland, further conversations with the Barrie Disc Golf Club revealed that they are interested in establishing a more challenging 18-hole course in a natural area in order to create a high quality, long term course. Key site characteristics include large size, easy vehicular access, underutilized land, with a combination of forest, open areas and slopes. There would be some increased operational costs associated with such a facility. These costs are detailed in the financial section of this report.
12. Precedent examples for the Club's ideal course directed staff to review Bronte Creek Provincial Park and Christie Lake Conservation Area, two courses located in natural areas (Appendix "C"). These courses provide good examples of integration into natural settings with low maintenance fairways. Both are well established five year old courses.

City of Barrie By-law Review

13. The City of Barrie Park Use By-law 2010-033, Section 20.0.0.0.0 notes that no person shall engage in a matched game within a public park unless authorized to do so by the City. Section 21.0.0.0.0. notes that no person shall strike, hit otherwise propel a golf ball within a public park. Although staff do not consider disc golf to be the same as traditional golf, the by-laws demonstrate the need for regulation of matched games within parkland. Any area approved for the use of disc golf must be clearly signed and designated as a disc golf course area.
14. The City of Barrie Comprehensive Zoning By-law (August 2009) was approved by Council on August 10, 2009, as By-law 2009-141. The By-law was appealed to the Ontario Municipal Board and is not in full force and effect. Staff are implementing Zoning By-law 2009-141 as well as the previous Zoning By-law 85-95 and applying the more restrictive of the by-laws to all active applications. For example, under Zoning By-law 85-95, golf courses are permitted in both OS and EP zoning categories. Under the most recent Zoning By-law 2009-141, golf courses are not permitted under EP Zoning. The intent of the new zoning is to identify structured games and activities as active land uses; therefore, it is not compatible with the purely passive land use intended in environmental protection areas. Therefore, any lands identified for the use of disc golf should be zoned OS or capable of being rezoned OS and could be permitted only on the condition of a "successful" rezoning application.

Community Benefits

15. Disc golf offers some local economic benefits to the host community. Local players seek variety and quality in disc golf courses and travel regularly to Hamilton, Toronto and London. Typical travels are often weekend trips resulting in retail income derived from sales of gas, meals, and accommodation, especially during competitive events or with bigger groups and families.

Disc Golf Course Requirements

16. The BDGC needs are both short-term and long-term. The club initially approached the City requesting two acres in order to install a nine hole course. Subsequent conversations with the group revealed a long-term vision to grow the sport in Barrie and to be able to offer a high level competitive 18 hole course. Although this Staff Report's intention is to not consider a larger facility, staff have considered the potential for expansion to a larger course layout should the demand exceed the 9-hole capacity. It should be noted that a larger course would require expansion and improvement to City facilities and infrastructure beyond that being proposed as part of the recommendation in order to accommodate a larger user demand.

Report to Community Services Committee

17. The Ontario Trillium Fund provides small grants up to \$15,000 for Ontario organizations. The BDGC have indicated they would apply for a Trillium Grant to fund the capital components of the disc golf course. The BDGC estimates that 9 baskets would cost \$4,000 to purchase and install. Course regulatory signage, fairway signage and a community bulletin board would also be included in the Funding application. The remainder of the money would be applied to other site development improvements such as the parking lot expansion and vehicle control components. The next deadline for Grant funding is scheduled for March 1, 2012.
18. Staff recommend that an existing mowed clearing be used for parking and suitable vehicle control measures be implemented to define and control the parking area. There are existing boulders on the site, which could be used instead of bollards to reduce costs. Gravel is proposed to be placed in the parking area to offset erosion impacts while preserving surface water absorption.

BDGC FUNDING CAPITAL COSTS				
Item	Description	Unit cost	Quantity	Total
Course Development	Course baskets, signage, etc.	Allowance		\$4,000
Park Swing Gate	BSD-22 Swing Gate for municipal vehicular access into landfill area and water tower area.	\$1,800 each, supply and install	1	\$1,800
Poison Ivy Spraying	Prior to installation of fairways, targeted areas, repeated application.	\$10/25m ²	Lump sum	\$3,000
Parking Lot Modifications	Additional granulars for small parking area including bollards	Allowance		\$6,200
TOTAL BDGC COSTS				\$15,000

19. Although a significantly higher level of service is not being proposed, additional operations services would be required on either a monthly or seasonal basis including grass cutting maintenance, garbage removal, seasonal port-a-potties and potential poison ivy spraying. The proposed course would be a three season course, with the option to expand to four season in the future should the demand warrant.

OPERATIONAL COSTS (Subject to Program Change Form considered as part of 2012 Business Plan process)				
Item	Description	Unit cost	Quantity	Budget Estimate
Seasonal Portable Toilet	7 monthly annual rental, Serviced weekly	\$87/ month	7 months	\$650
Mowing	Semi regular rough cut mowing of meadowlands, minimum 2 times/ month. Area for 9 holes (averaged at 300 feet long by 20 feet wide) 1.36 acres or 0.55 hectares	\$4,478/ha annual operating cost, as per 2010 OMBI data records for maintained and natural parkland	5 months	\$2,500
Additional Poison Ivy Spraying	"As and When Required" Service	Allowance		\$2,000
Maintenance	Garbage removal	Allowance		\$1,000
Total				\$6,150

Report to Community Services Committee

20. Regardless of location, a land use agreement would be required. The criteria for agreement approval would be that each Disc Golf Club using a City course be members of the Ontario Disc Sports Association, which provides insurance to the member group. The City agreement would need to be reviewed and approved by the City of Barrie Insurance Risk Examiner and Legal Department and include an Indemnification and Hold Harmless Clause, Cross Liability, Severability and Waiver of Subrogation.

Site Review and Selection

21. Staff reviewed a list of sites both requested by the BDGC and underutilized sites meeting some of the required characteristics within the existing parkland inventory. Of the sites reviewed, many have practical issues that would prevent the creation of a disc golf course. The comparative analysis for each location is noted within Appendix "D". The most significant parks evaluated are further discussed below.

Sunnidale Park

22. This was the Club's first choice. The Sunnidale Park Master Plan was adopted in principle through Motion 09-G-262 on June 8, 2009, following an extensive public consultation process. Residents were asked what types of activities they would or would not support in the park. Disc golf was not listed as a suitable activity by respondents. Further, Sunnidale Park has been defined as a "passive park", which precludes matched games occurring in the park.

Sandy Hollow Landfill North Buffer Lands

23. The preferred site, supported by both staff and the BDGC, is located just southwest of the Barrie Water Tower on the landfill property. The landfill north buffer lands are currently used for gravel extraction along the west side and passive meadow/forest on the east side (Sandy Hollow Landfill Buffer Area - Appendix "E").
24. This area has long been considered a potential soccer complex by Parks Planning and Development and is proposed as a future area for "land intensive facilities such as sports fields" within the Parks and Recreation Strategic Master Plan. Past community consultation on the development of this site revealed a concern for light pollution and noise when the proposal was presented for lit baseball diamonds. Less public concern was noted when the site was identified for unlit senior soccer fields. The timing for the development of a soccer complex is not currently in the 10 year capital plan.
25. Environmental Operations is currently in the process of preparing a Sustainable Waste Management Strategy. The rezoning and development of the northern landfill lands are subject to the recommendations of this strategy; however, preliminary discussions with staff anticipate that these northern lands are not expected to be utilized for future operational uses.
26. The water tower facility has suffered graffiti, fence cutting for access, and attempts to access the structures. The proposal for a disc golf course in this area would "populate" the area to help deter unwanted activity and help to reduce vandalism.
27. The meadowlands near the water tower are also currently used by Fire and Emergency Services for mandatory biannual trench training. The training requires an outdoor area where soil can be dug out as a trench and filled back in. The training site can be relocated in the short term farther to the west and outside the proposed limits of the proposed disc golf course facility. Regardless, the course could always be closed on special training days where a larger area would be required. This could simply be posted by the City prior to the event occurring.

Report to Community Services Committee

28. The area is zoned EP and would require rezoning to OS, as the land is both within City limits and City-owned. To also support the recommendations of the Parks and Recreation Strategic Master Plan, staff would recommend that the entire buffer area be rezoned open space to allow for potential recreational activities to be considered.
29. Staff do not support tree clearing but note that there are existing footpaths and trail corridors through the wooded area and many existing natural open areas. The Club notes that they would work with the natural terrain and only require some removals of seedling trees and tree limbs to establish throwing corridors for the fairways. This would be expected to be minimal disturbance to the existing natural character of the wooded area.

Little Lake Park

30. A site located within Springwater Township with access off Partridge Road through either Midhurst or off Penetanguishene Road/Hwy 93 was reviewed. A course in this area would require a rezoning from OS-1 to OS through Springwater Township and the land is presently cropped under a short-term lease agreement between the City of Barrie and a local farmer. The area proposed for a course is in the same location identified for a future Interpretive Centre (approved in the 2003 Little Lake Park Management Plan, Council Motions 07-G-461, 08-G-006, 08-G-105 and 08-G-236). Due to conflicts with the Little Lake Management Plan and the BDGC's concerns over its remote location, this area within Little Lake Park was removed from further consideration.
31. A second location in Little Lake Park was considered off St. Vincent Street at the Trans Canada Pipeline corridor however, with the development restrictions of the Trans Canada Pipeline and the larger amount of tree removals that would be needed to establish fairways, did not make this location a site for further consideration.

ENVIRONMENTAL MATTERS

32. The following environmental matters have been considered in the development of the recommendation:
 - a) The installation of fairways could require the removal of saplings and limbing up of mature trees. This is expected to be minimal and only necessary to establish a definable fairway corridor.
 - b) Soil erosion and slope destabilization impacts are not considered an issue as trail use impacts, as disc golfers are walking along paths and trail-like fairways. The only vehicles accessing the trails would be park maintenance vehicles and mowing equipment. Soil erosion is minimized due to vegetative cover on trails and fairways.
 - c) There are no watercourses within the recommended lands for disc golf courses.
 - d) The landfill location is permeated with poison ivy and would require initial herbicidal treatments along future fairways and interconnecting pathways. This is permitted under the City of Barrie Pesticide Policy and herbicides are applied by a qualified contractor using provincially regulated procedures.

Report to Community Services Committee

ALTERNATIVES

33. The following alternative is available for consideration by Community Services Committee:

Alternative #1 The Community Services Committee could recommend one of the alternative locations discussed in this report for a disc golf project.

This alternative is not recommended, as both the Barrie Disc Golf Club and City staff have reviewed the alternative locations and have recommended the Sandy Hollow Buffer location based on the evaluation criteria.

FINANCIAL

34. There are no direct financial implications associated with the recommended motion.
35. A Program Change Form for the increased service levels associated with the proposed disc golf course will be considered as part of the 2012 Business Plan process.

LINKAGE TO COUNCIL STRATEGIC PRIORITIES

36. The recommendations included in this staff report are not specifically related to the goals identified in the 2010-2014 City Council Strategic Plan.

Report to Community Services Committee

APPENDIX "A"

Presentation to Community Services Committee

DISC GOLF: THE FASTEST GROWING SPORT IN NORTH AMERICA

What is Disc Golf?

Disc Golf is one of the best lifetime fitness sports. It is easy to learn and a healthy activity accessible to all ages and fitness levels. If you can throw a frisbee and like to have fun, you can play disc golf. Today, there are hundreds of disc golf courses in Canada and thousands more in the USA. Since 1976, there have been over 24,000 members of the Professional Disc Golf Association; about 10,000,000 people have played the game. Pro players compete in more than 390 sanctioned tournaments and a world championship annually. The positive experience of disc golf, and the growing demand for courses, have led to the expansion of the sport all over the country, from small towns to urban areas.

Benefits of Disc Golf

"Low cost recreation to the community...low cost for installation and maintenance...disc golf may be the best kept recreational secret." Bill Flynn, Commissioner Trumbull County Parks

Environmentally Friendly use of Land:

Disc golf courses are environmentally friendly and utilize the existing topography. Trees, shrubs, hills, creeks and lakes offer more obstacles and challenges to a course, so varied terrain is an advantage. There is no clear-cutting of trees, grading of land, costly fertilizer, or mowing maintenance necessary.

Stewardship of Land:

Inexpensive to install and maintain, disc golf courses often make use of neglected land. In addition, the sport attracts positive and dedicated disc golf players who bring a beneficial element to the area. Prior to installation, the De Laveaga Disc Golf Course was an illegal dump. The disc golf community removed thousands of tons of trash and created what is today a beautiful, trash free park.

Fun for All Ages:

A disc golf course brings the local community to your parks for a free activity for all ages, young and old. Disc golf is part of the Ontario curriculum; kids not only love the sport and develop critical thinking skills, disc golf also provides a safe means of exercise and can be used for other life lessons like ecology, planning and socialization.

Possible Course Sites in Barrie

Lackie's Bush:

Lackie's Bush has room for a nine hole disc golf course which would bring positive attention to a much neglected area. Strawn with litter and a magnet for summer bush parties, Lackie's Bush would receive much needed attention from a disc golf club and a team at Innisdale Secondary School.

Sunnidale Park (natural land across from the dog park):

The natural zoned area of Sunnidale Park would be an ideal setting for 9-18 holes. With minimal year-round maintenance, a disc golf course would take advantage of an underused section of the city's most popular park. A few holes nearer the park entrance would be a draw for birthday parties and picnickers, and a good way to introduce the sport. Courses in Brantford, Orillia, and on Toronto Island are seamlessly worked into heavily trafficked public parks.

Some Logistics

- Disc golf courses cost less to install than tennis courts, which can serve a maximum of four people.
- A nine hole course needs only about two acres and costs under \$5,000 to install.
- The Trillium Fund and Lion's Club have covered the costs of most recent courses installed in Southern Ontario.

Presented: Community Services Committee, Barrie

Date:

Presenters:

Report to Community Services Committee

APPENDIX "B"

Location Review Completed by Barrie Disc Golf Club

Park	Pros	Cons	Comments	BDGC Recommended for Pilot
Sandy Hollow Water Tower	Good mix of open and forested; easy location; good to share with future soccer.	Poison ivy; potential smell.	Preferred site	Yes
Lackie's Bush	Chance to improve park; fairly central location; proximity of high school.	Concerns about spacing, thickness, crossing traffic.	Preferred site	Yes
Chalmers Park	Well suited to at least nine holes; charming set could attract players; decent location.	Concerns over parking, swampiness.	Like the site	No
Huronla Buffer	Not reviewed.	Not reviewed.	Not reviewed	No
Landfill South	Ample space and decent layout; fine location and parking opportunities.	Concern over ATV/Snowmobile use, proximity to homes, thickness of woods.	Like the site	No
Little Lake Park Crompton Drive	Not reviewed.	Not reviewed.	Not reviewed	No
Little Lake Park St. Vincent Street	Easy access; compatible with golf course.	Too small; limited by Trans Canada Pipeline easement.	Too small	No
Little Lake Park Partridge Road	Lots of space; design opportunities.	Too open; remote.	Too remote	Yes
Barrie Community Sports Complex	Could present best of both worlds; location and land.	Much depends on land availability.	Woods not owned by City	No
Sunnidale Park	Central location; chance to grow sport.	Concerns about layout, adequate parking.	Preferred site	No
Dyer Tract	Easy access; space.	Too open or too thickly wooded.	Not suitable	No
Ardagh Bluffs	Lots of space; good location.	Very thick and heavily trafficked.	Too thickly wooded	No

Report to Community Services Committee

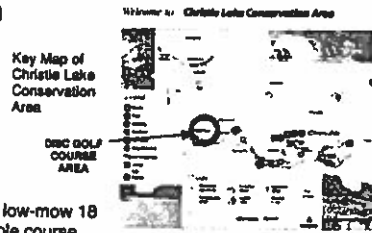
APPENDIX "C"

Existing Disc Golf Course Examples

Christie Lake Conservation Area



Photo 1: Hole 1 Sign and view of low mow fairway paths in open natural meadow area.



A low-mow 18 hole course installed and maintained by the provincial park. Separated from swimming, picnicking, interpretive trails, and baseball. Users pay conservation area day use entrance fee. Reviewed as a "light & demanding forested layout with a few wide open holes. Good variety of length & elevation. Requires precision, strategy & scrambling abilities". All images source: www.dgcoursereview.com.



Photo 2: Hole 2 through pine plantation.



Photo 4: Hole 4 on slope in forest



Photo 3: Hole 3 low mow area, caution poison ivy.

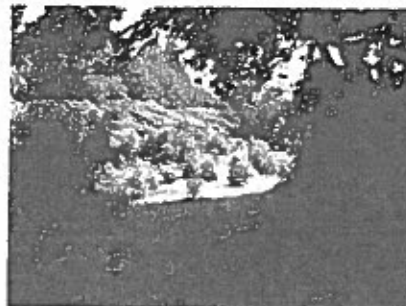


Photo 5: Hole 5 showing low mow pathway along edge of trees.

Report to Community Services Committee

APPENDIX "C" (continued)

Bronte Creek Provincial Park

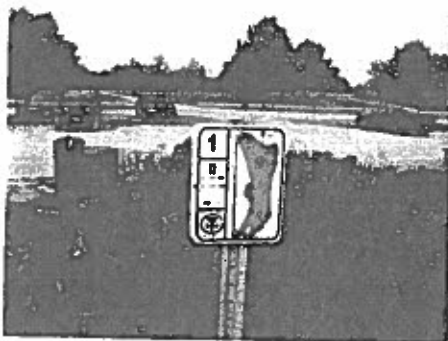
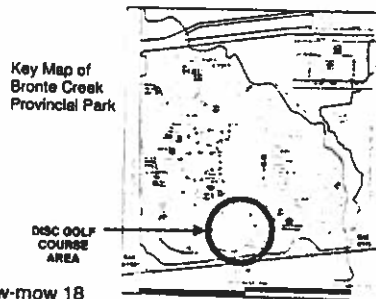


Photo 1: Hole 1 Sign and view of parking lot in background.



A
low-mow 18
hole course installed and maintained by the provincial park. Separated from picnicking, interpretive trails, and camping areas. Approximately 10 years old. Users pay park day use entrance fee. Reviewed as " mix of wide open long shots and short, tight shots; good elevation changes, righty



Photo 2: Hole 2 through cut opening in tree line.



Photo 4: Hole 15 Long Tee - mowed corridor.



Photo 3: Hole 3 Long Tee on trail corridor.

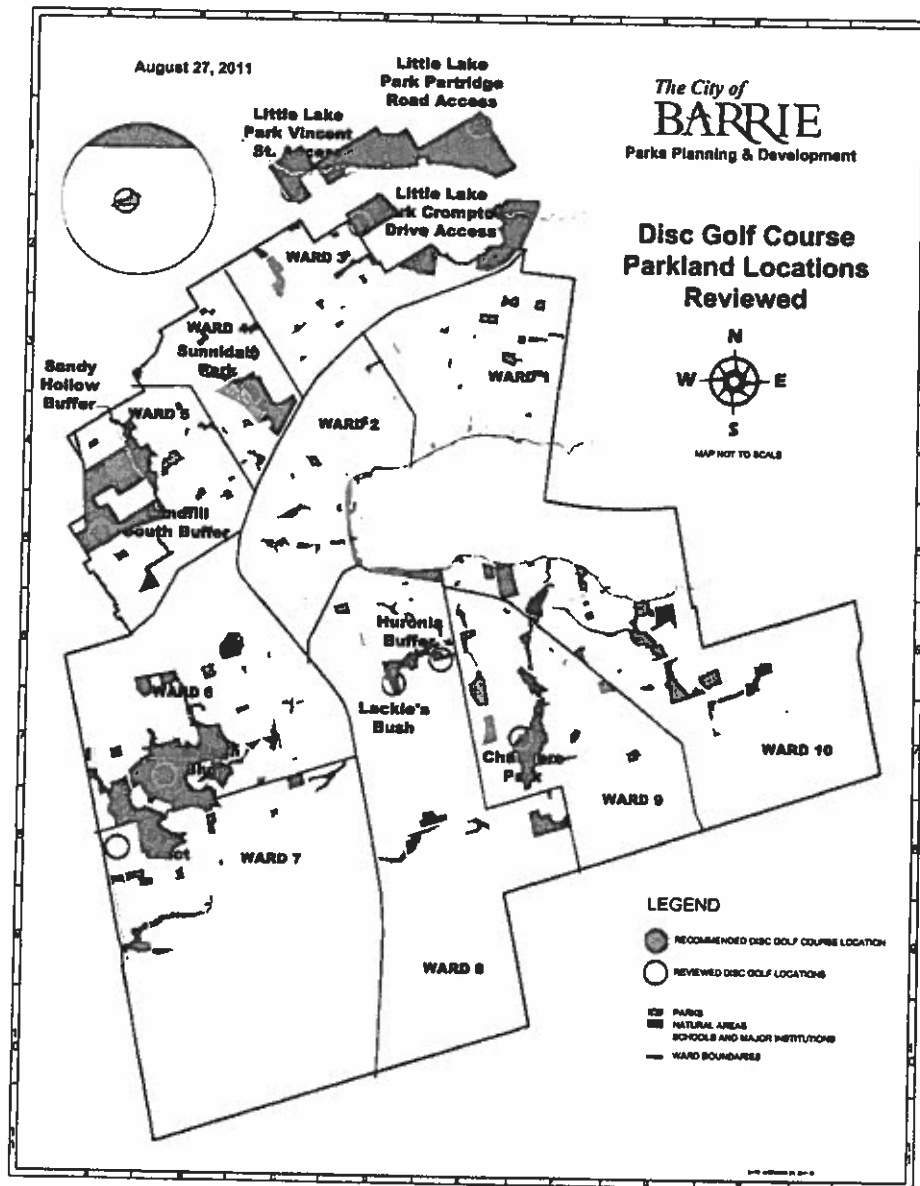


Photo 5: Hole 17 Long Tee over existing vegetation.

Report to Community Services Committee

APPENDIX "D"

Locations Reviewed Map and Location Comparison Chart



Report to Community Services Committee

APPENDIX "D" (continued)

Park	Zoned	5 ac	Road Access*	Unused	Treed	Slope	Comments	Recommend for Pilot
Sandy Hollow Water Tower	EP	x	x	x	x	x	Need to rezone to OS; avoid regulated area in south section; compatible with future soccer use; no existing parking; illegal dirt bike use.	Yes
Lackie's Bush	OS	x	x	x	x	x	LSRCA permit for regulated area/cold water fishery watercourse; no parking lot; road crossing; would need some tree clearing for fairway corridors.	No
Chalmers Park	OS/EP	x	x	x			Gilda's Club and LSRCA naturalization community planting; no existing parking lot; remote from street; within LSRCA regulation area for floodplain.	No
Huronian Buffer	OS	x		x			Only access is pedestrian walkway; park on residential street.	No
Landfill South	EP	x	x	x	x		Landfill provincial regulated buffer for environmental controls; potential future expansion area; reserved as security buffer zone for landfill operations.	No
Little Lake Park Crompton Drive	OS	x	x	x	x		Some portion in NVCA regulated area; Township of Springwater planning jurisdiction; fairly flat; Little Lake Master Plan indicates future playground; remainder trails; no parking lot yet; more traffic through residential.	No
Little Lake Park St. Vincent Street	OS	x	x	x	x	x	Access through gas line easement; treed area against Barrie Golf Club; near area of future trail head and potential relocated Little Lake Environmental Centre; no parking lot yet.	No
Little Lake Park Partridge Road	OSC1	x	x	x	x	x	Remote location for Operations maintenance; current agricultural use/lease agreement; requires rezoning from holding provision from Township of Springwater; disc golf not reviewed in Master Plan; no parking lot yet.	No
Barrie Community Sports Complex	OS	x	x				Limited space available; reserved for high intensity use; woodlot not owned by City of Barrie.	No
Sunnidale Park	OS	x	x		x	x	Heavily used community park; recent master plan approved prohibits organized sport.	No
Dyer Tract	OS	x	x	x	x	x	County owned forest; Area of Natural and Scientific Interest (ANSI).	No
Ardagh Bluffs	EP	x	x		x	x	EP area; conflict with heavy passive use.	No

* on an arterial or collector roadway

Report to Community Services Committee

APPENDIX "E"

Recommended Location Aerial

Sandy Hollow Landfill Buffer Area



Figure 1: Black: Area of proposed Rezoning from Environmental Protection to Open Space
Dashed Black: Area of proposed Disc Golf Course
White: Environmental Protection Zoning Remains

Council Resolution



City Clerk's Office
COUNCIL DIRECTION MEMORANDUM

TO: Director of Legal Services - advise
Director of Planning – prepare OPA and zoning map
Director of Engineering – note
Director of Recreation, Facilities and Transit- note

FROM: Dawn McAlpine, City Clerk

DATE APPROVED

BY COUNCIL: August 27, 2012

12-G-208 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 430 AND 434 FERNDALE DRIVE NORTH BY THE CORPORATION OF THE CITY OF BARRIE (WARD 5)

1. That the Official Plan Amendment Application submitted by the Corporation of the City of Barrie to redesignate the lands known municipally as 430 and 434 Ferndale Drive North be approved so that the lands are redesignated from Environmental Protection Area to Environmental Protection Area - Defined Policy Area Y (D09-OPA020) on Schedule C of the City's Official Plan.
2. That the text of the Official Plan be amended by the addition of new Section 4.8.16 Defined Policy Area Y to permit a disc golf course as an additional use in the Environmental Protection Area designation as it pertains to the subject lands known municipally as 430 and 434 Ferndale Drive North.
3. That the associated Zoning By-law Amendment Application to rezone the subject lands from Environmental Protection EP Zone to Environmental Protection - Special EP (SP) also be approved (D14-1535).
4. That the Special Provisions (SP) for the subject lands would restrict the uses to the following:
 - o Ecological management measures
 - o Environmental monitoring
 - o Environmental conservation
 - o Lookout points
 - o Naturalized buffer
 - o Natural restoration
 - o Nature trails
 - o Disc golf course
5. That pursuant to Sections 34 (17) of the Planning Act, no further written notice be required. (PLN028-12) (File: D09-OPA020 and D14-1535)

SANDY HOLLOW DISC GOLF COURSE – DRAFT LAYOUT

