



TO: MAYOR J. LEHMAN AND MEMBERS OF GENERAL COMMITTEE **FILE:** D11-1691

FROM: S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG. 
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RE: SITE PLAN SUBMISSION FOR THE SOUTH BARRIE SECONDARY SCHOOL
(225 PRINCE WILLIAM WAY)

DATE: APRIL 18, 2016

On October 26, 2015, Council adopted Motion 15-A-118 which denied a site plan application made by the Simcoe County District School Board (SCDSB) for their property located at 225 Prince William Way. The site plan application indicated a proposed secondary school in the southeast quadrant of the site which in Planning staff's opinion contravened the locational policies and design objectives outlined in the City's Official Plan, the Hewitt's Secondary Plan, and the Urban Design Guidelines. On December 7, 2015, Council adopted Motion 15-A-144 which proposed extending an invitation to the SCDSB to enter into a mediation/arbitration process. This invitation was rejected by the school board.

On January 6, 2016, SCDSB Report No. BF-I-4 was presented to their Business and Facilities Standing Committee which identified 6 options for consideration. The option chosen at that time was that a revised site plan be submitted which would include the addition of a "Learning Centre" building located towards the intersection of Mapleview Drive East and Prince William Way. Following this resolution and in the spirit of cooperation, City Planning staff met with School Board representatives and their retained Urban Design Consultant on several occasions to discuss design concepts.

On April 6, 2016, SCDSB Report No. BF-I-2 was presented to the Business and Facilities Standing Committee which provided an overview of the opinion of their retained Urban Design Consultant, which was that a building at the corner is not required to meet the intent of the City's Urban Design Guidelines. As a result, the second submission does not include an additional building and is similar in many respects to the submission previously denied by Council in the Fall of 2015. This site plan includes additional tree plantings along the Mapleview Drive East and Prince William Way frontages, a patio with benches at the intersection, and several seating areas along Prince William Way.

On Friday, April 8, 2016, the Planning Services Division received the second submission of the site plan and promptly circulated it to internal departments and external commenting agencies. The circulation period was abbreviated in an effort to have a report prepared for the May 16, 2016 General Committee meeting.

Under section 41(12) of the Ontario *Planning Act*, the landowner may appeal to the Ontario Municipal Board if the municipality fails to approve the plans after 30 days from submission, or if the landowner is not satisfied with any requirement. As Council has previously denied the site plan application, the Simcoe County District School Board is in a position to appeal that denial to the Ontario Municipal Board at any time.

If you have any questions, or require further clarification, please do not hesitate to contact the Planning File Manager (Carlissa McLaren ext. 4719) or the Manager of Development (Tami Kitay ext. 4324).


S. Naylor, M.E.S., M.C.I.P., R.P.P.
Director of Planning Services