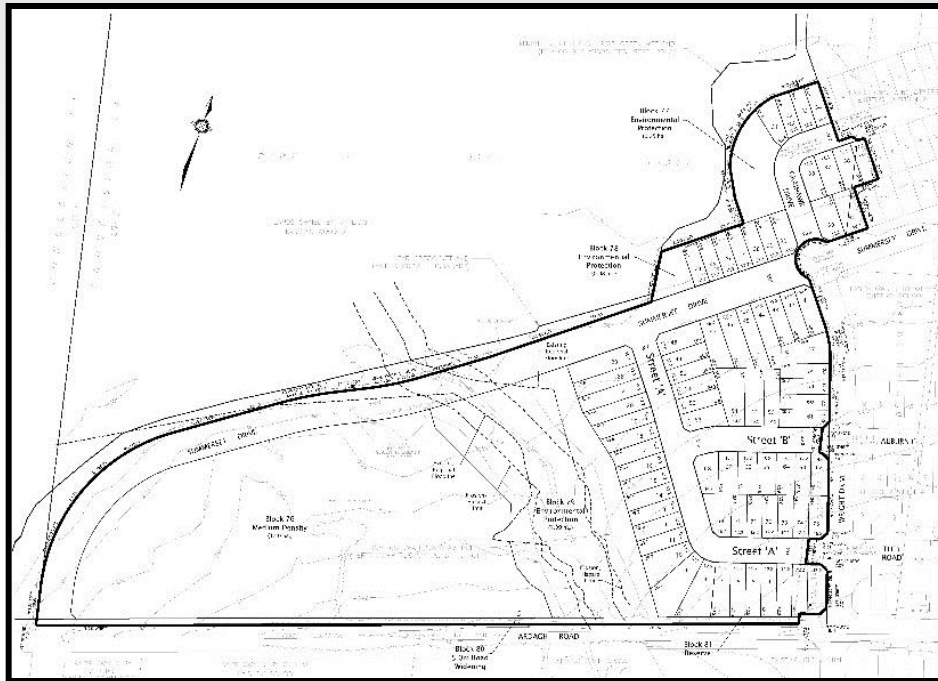


Public Meeting, Feb. 27, 2017

Official Plan Amendment, Zoning By-law Amendment & Plan of Subdivision

Meadows of Bear Creek, 1934811 Ontario Limited.



City Files: D09-OPA31, D14-1556 and D12-404

Presentation by: Ray Duhamel, The Jones Consulting Group Ltd.



- 13.78 hectares (34 acres).
- Approx. 630 metres (2,067 feet) of frontage on Ardagh Road.





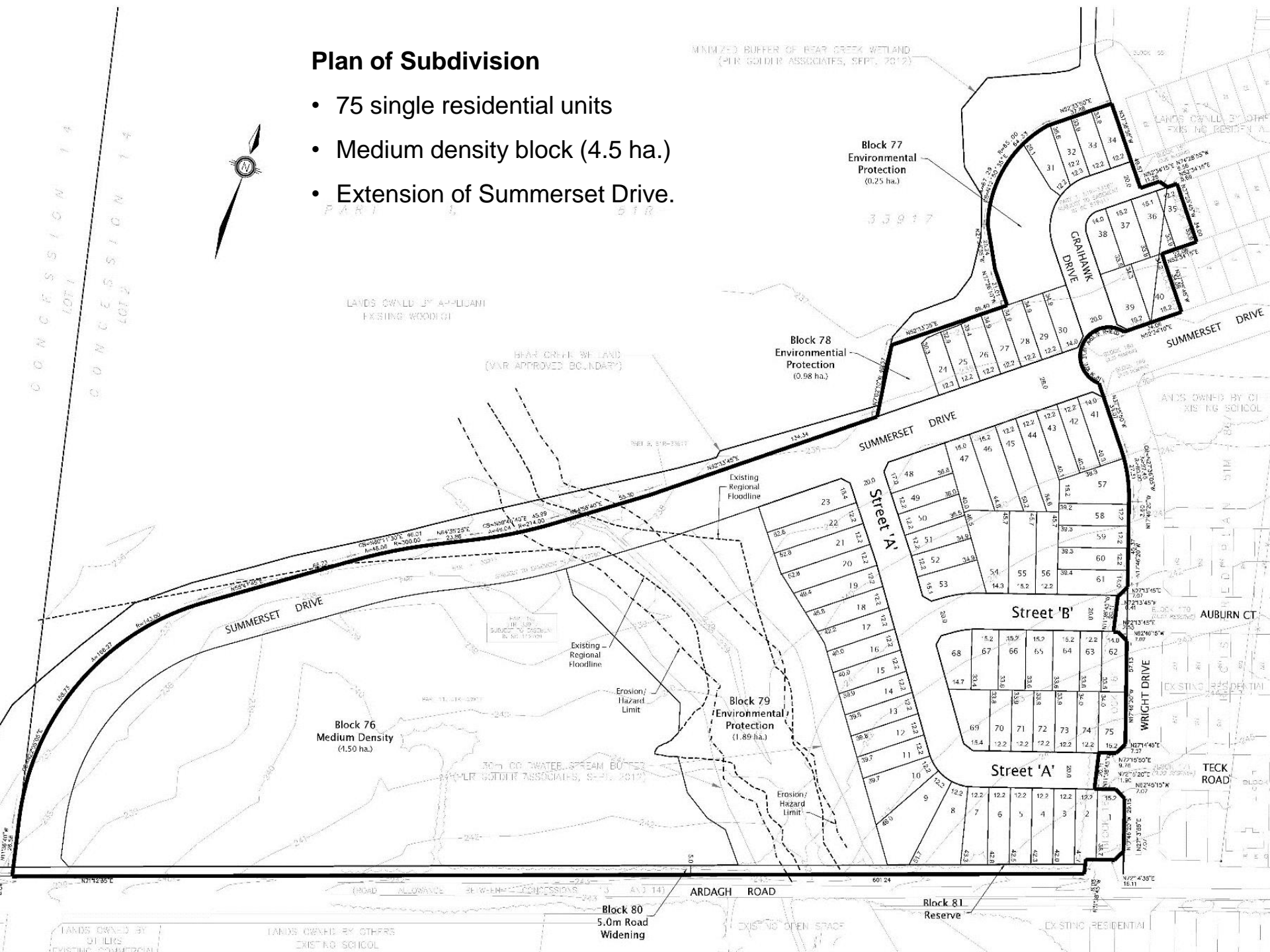
Site along Ardagh Rd. looking East



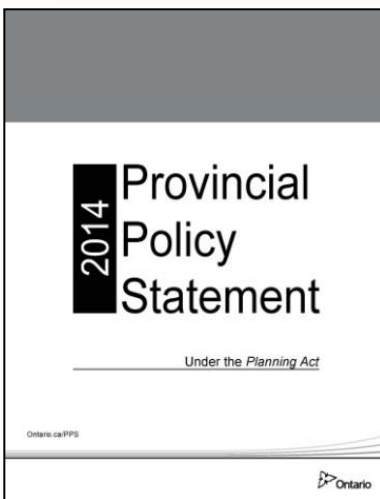
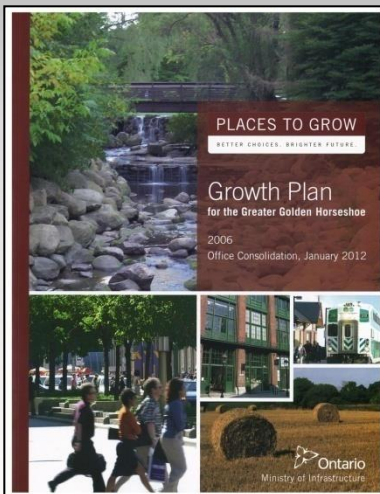
Site along Wright Dr. looking South

Plan of Subdivision

- 75 single residential units
- Medium density block (4.5 ha.)
- Extension of Summerset Drive.



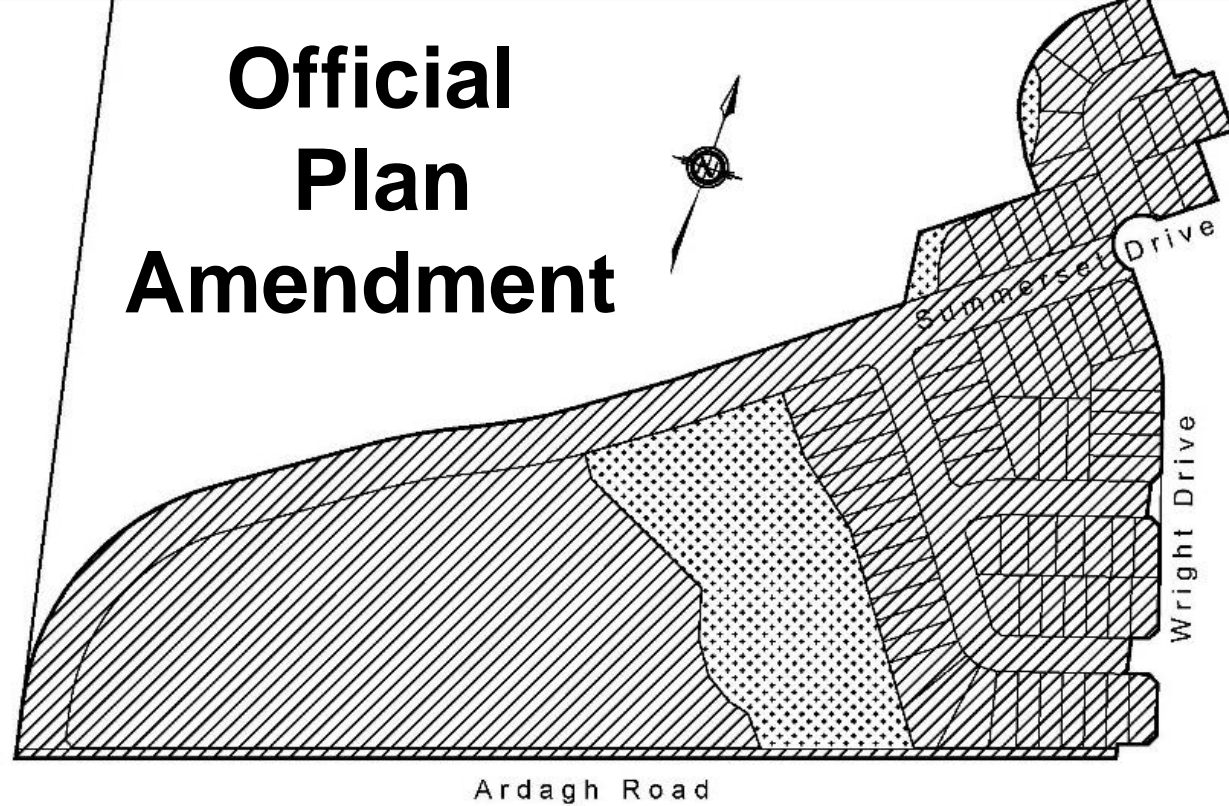
Provincial Policy Statement & Growth Plan



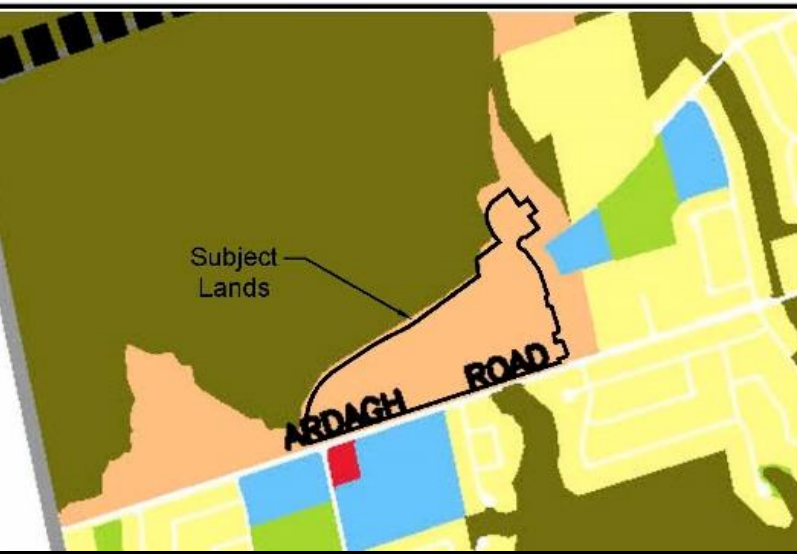
- **Greenfield development.**
- **Efficient use of existing infrastructure.**
- **Within the catchment area of several schools and Open Space.**
- **Compatible with adjacent land uses.**



Official Plan Amendment



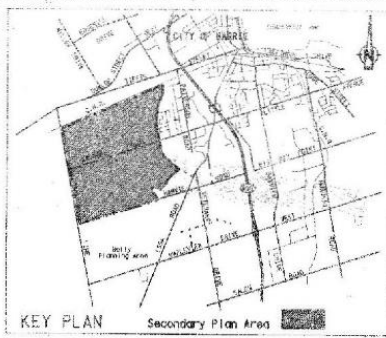
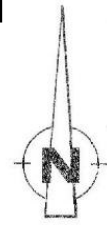
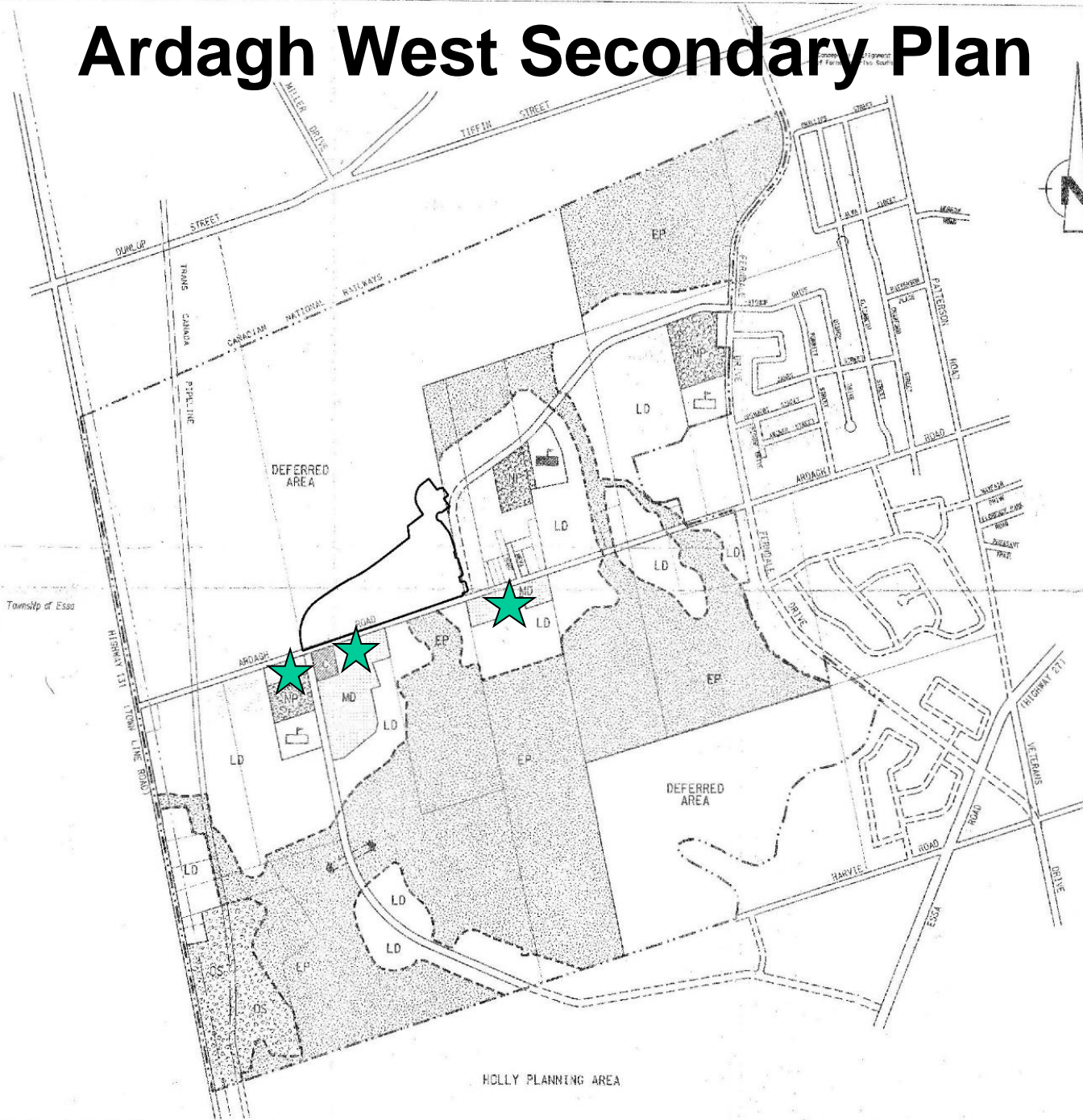
- Implement the existing 'Future Urban' designation by redesignating the lands to 'Residential' & 'Environmental Protection'.



	Residential		Highway 400 Industrial		Water Treatment Centre
	City Centre		Restricted Industrial		Waste Management Facility
	General Commercial		Institutional		Future Urban
	Community Centre Commercial		Educational Institutional		Waste Disposal Assessment Area see (Section 4.7.2.8) Non-Decision
	Regional Centre Commercial		Major Institutional		City Boundary
	Business Park		Open Space		Application currently before the Ontario Municipal Board (OMB)
	General Industrial		Environmental Protection Area		

Existing Official Plan - Land Use Designations - Schedule 'A'
City of Barrie - February 2014

Ardagh West Secondary Plan



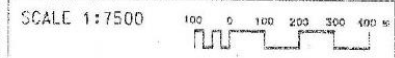
Weston & Associates

City of Barrie
ARDAGH WEST SECONDARY PLAN

SCHEDULE 2
LAND USE

----- Secondary Plan Area Boundary

- LEGEND**
- Land-use boundary
 - LD Low density residential
 - MD Medium density residential
 - HD High density residential
 - CS Commercial
 - Inst. (Public Elementary School)
 - Inst. (Separate Elementary School)
 - Neighbourhood park
 - EP Environmental Protection Area
 - OS Open Space
 - Underpass



Zoning By-Law Amendment

Subject Lands



- Zoned Environmental Protection (EP) and Agricultural (A).
- Rezone the lands to Residential (R3 & RM2), and Environmental Protection (EP)