


TO: GENERAL COMMITTEE


SUBJECT: OFFICIAL PLAN 2009 – HOUSEKEEPING AMENDMENT

WARD: ALL

PREPARED BY AND KEY CONTACT: K. BRISLIN, SENIOR POLICY PLANNER, EXTENSION # 4440 AND R. COTTON, POLICY PLANNER, EXTENSION # 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 AND GROWTH MANAGEMENT 

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

RECOMMENDED MOTION

1. That a public meeting be held pursuant to the statutory provisions of the Planning Act related to a series of proposed amendments to the City's Official Plan which are intended to address minor matters of a housekeeping nature.

PURPOSE & BACKGROUND

Report Overview

2. The City's Official Plan was adopted in April 2009 to replace the 1996 Official Plan, including OPA 100, which was a significant amendment adopted in 2006. Since the Official Plan was adopted, City staff on an on-going basis identify minor issues with the Official Plan related to the map schedules and to the text of the Official Plan.
3. Staff have prepared a table identifying the changes which is attached as Appendix "A" to this report. Due to the relatively minor nature of proposed amendments, staff are recommending that they be addressed simultaneously in the form of a housekeeping Official Plan Amendment.
4. The purpose of this staff report is to provide General Committee with a summary of these proposed amendments and to seek approval to schedule a public meeting pursuant to the statutory provisions of the Planning Act.

ANALYSIS

5. The 2009 Official Plan applies to all lands within the boundary of the City of Barrie with the exception of those lands annexed into the City in January of 2010. These lands will be included in the Official Plan through a general amendment when the applicable secondary plans are approved by Council.
6. Most of the revisions included herein relate to the Official Plan map schedules and deal with incorporating road re-alignments and parcel fabric changes resulting from the recently approved housekeeping Zoning By-Law. The zoning changes preceded the Official Plan changes as staff were initially proposing to include additional policy related housekeeping matters. Upon further

- review, staff have since determined that these matters are beyond the scope of minor housekeeping amendments.
7. The changes primarily affect Schedule A Land Use, however road re-alignments will be updated in all schedules. Because the majority of these changes have already been addressed through the zoning by-law housekeeping amendment, staff do not anticipate any concerns by the affected property owners.
 8. Staff have advised the consultants and affected private landowners of 40 and 42 Anne Street North and 128 Penvill Trail of this report, and will notify the affected property owners of the proposed changes and public meeting should this report be approved by Council. The other parcels referred to in this amendment relate to City owned lands.
 9. As indicated earlier in this report, staff have attached a complete list of all the proposed amendments to the schedules of the Official Plan Amendment as appendices to this report, however a brief summary of these proposed amendments are provided as follows:
 10. Proposed Mapping Changes:
 - a) Address remnant parcels created by the realignment of Lakeshore Drive and Simcoe Street owned by the City of Barrie. The City Centre designation is proposed for these lands.
 - b) 44 and 42 Anne Street – Proposed designation change from Residential to General Commercial. This designation would be consistent with the previous Official Plan as amended by Official Plan Amendment 83 prior to the approval of the 2009 Official Plan.
 - c) City owned land to rear of 92 and 96 Ardagh Road – A proposed designation change from Residential to Environmental Protection to recognize the identification of the lands as Level 1 Natural Heritage Resource on Schedule H of the Official Plan. This Environmental Protection designation is the same as the existing designation of the balance of this block of City owned land.
 - d) City owned land to east of 8 and 10 Trotter Court – The proposed designation change from Residential to Environmental Protection is to reflect the floodplain boundary. This Environmental Protection designation is the same as the existing designation of the balance of this block of City owned land.
 - e) A small portion of land located at the end of Penvill Trail adjacent to 128 Penvill Trail is to change from Environmental Protection to Residential. This part was transferred and merged with the adjacent residential parcel to the west of it in exchange for a larger parcel which was added to the City owned Environmental lands located to the south east. The lands transferred to the City are designated Environmental Protection. Given the small size of the parcel, this can be dealt with under the interpretive provisions of Section 7 of the Official Plan, however staff are recommending that this be addressed along with other housekeeping matters for greater clarity.
 11. Under the provisions of the Planning Act, a public meeting is required to be conducted relating to revisions to the Official Plan including housekeeping matters. Following the public meeting, any comments will be reviewed and a further staff report will be provided to Council for consideration.
 12. Staff recognize that additional matters of a housekeeping nature may arise between Council consideration of this staff report and the scheduling of the public meeting. Staff will include any additional matters in the notice of the public meeting provided such matters are of minor nature and do not affect any specific property.

ENVIRONMENTAL MATTERS

13. One of the effects of the proposed Housekeeping Official Plan Amendment is the designation of Environmental Protection (EP) Zoned City owned lands to the City's inventory of lands protected for environmental purposes.

ALTERNATIVES

14. The following alternative is available for consideration by General Committee:

Alternative #1 General Committee could maintain the existing Official Plan 2009 (i.e. Status Quo).

This alternative is not recommended as it does not recognize the identified need for the revisions to the Official Plan.

FINANCIAL

15. One purpose of this housekeeping Official Plan Amendment is to correct mapping and text inconsistencies. If these changes were not made, the City could potentially be subject to legal action resulting in costs being incurred by the City in terms of direct financial costs and redirection of staff time related to any legal actions.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

16. The recommendation included in this staff report is not specifically related to the goals identified in the 2010-2014 City Council Strategic Plan.

Attachments: Appendix "A" - Table 1 – Revisions to Official Plan 2009 Schedules
 Appendix "B" – Proposed Official Plan Map Schedule Changes

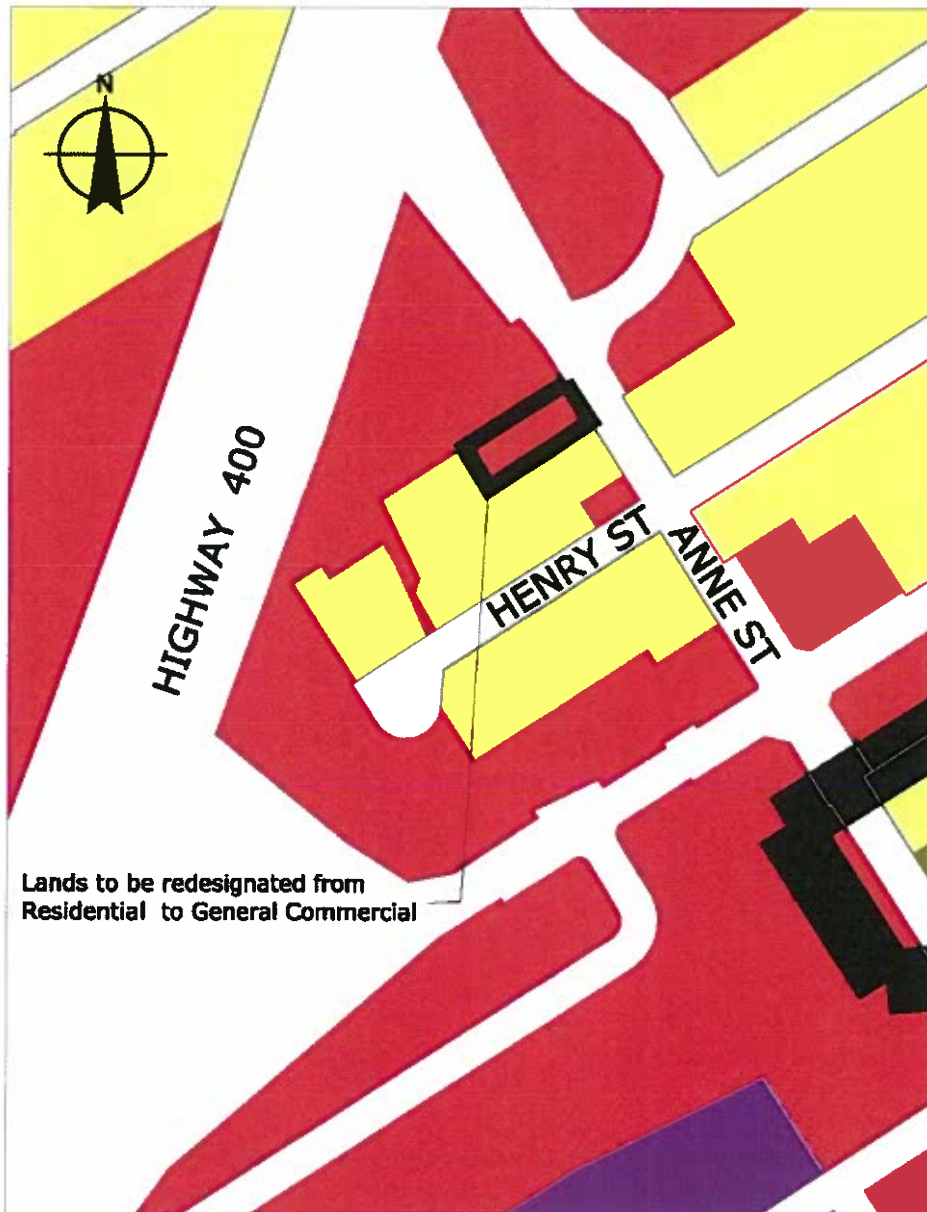
APPENDIX "A"
Table 1 – Revisions to Schedules of Official Plan 2009

Change Number	Schedule	Proposed Amendment on Schedule or Appendices	Rationale / Discussion	Address
1	Schedule A Land Use Alignment of roads to change in all other schedules	Open Space to City Centre	The realignment of Simcoe Street and Lakeshore Drive resulted in the creation of a remnant parcel of land where the old Lakeshore Drive right of way had been. This proposed amendment will apply the City Centre designation to this parcel the same as the adjacent properties' designation.	35 Simcoe Street and 3 Toronto Street and Former Road Allowance owned by City of Barrie
2	Schedule A Land Use	Residential to General Commercial	This amendment reflects a change in the Housekeeping Zoning By-law in which 40 and 42 Anne Street North were inadvertently left zoned as RM1. This amendment would serve to designate the lands to General Commercial to conform to the original designation on Schedule A prior to the approval of the 2009 Official Plan.	40 and 42 Anne Street North
3	Schedule A Land Use	Residential to Environmental Protection	A small portion of the southwest corner of a parcel of City owned lands is to be redesignated to Environmental Protection to reflect a Level 1 Natural Heritage feature.	Portion of City owned land to rear of 92 and 96 Ardagh Road.
4	Schedule A Land Use	Residential to Environmental Protection	A small portion of the southwest corner of a parcel of City owned land is to be redesignated to Environmental Protection that is part of the environmentally sensitive lands in City ownership.	Portion of City owned land to east of 8 and 10 Trotter Court
5	Schedule A Land Use	Residential to Environmental Protection	A small portion of land located at the end of Penvill Trail, adjacent to a 128 Penvill Trail is to change from Environmental Protection to Residential. This part was merged with the adjacent residential parcel at 128 Penvill Trail in exchange for a larger parcel which is designated Environmental Protection and which was added to the balance of City owned lands designated Environmental Protection located to the south east of Penvill Trail.	Portion of land added to 128 Penvill Trail

APPENDIX "B"
Proposed Official Plan Map Schedule Changes



OPA 41- Simcoe Street
realignment

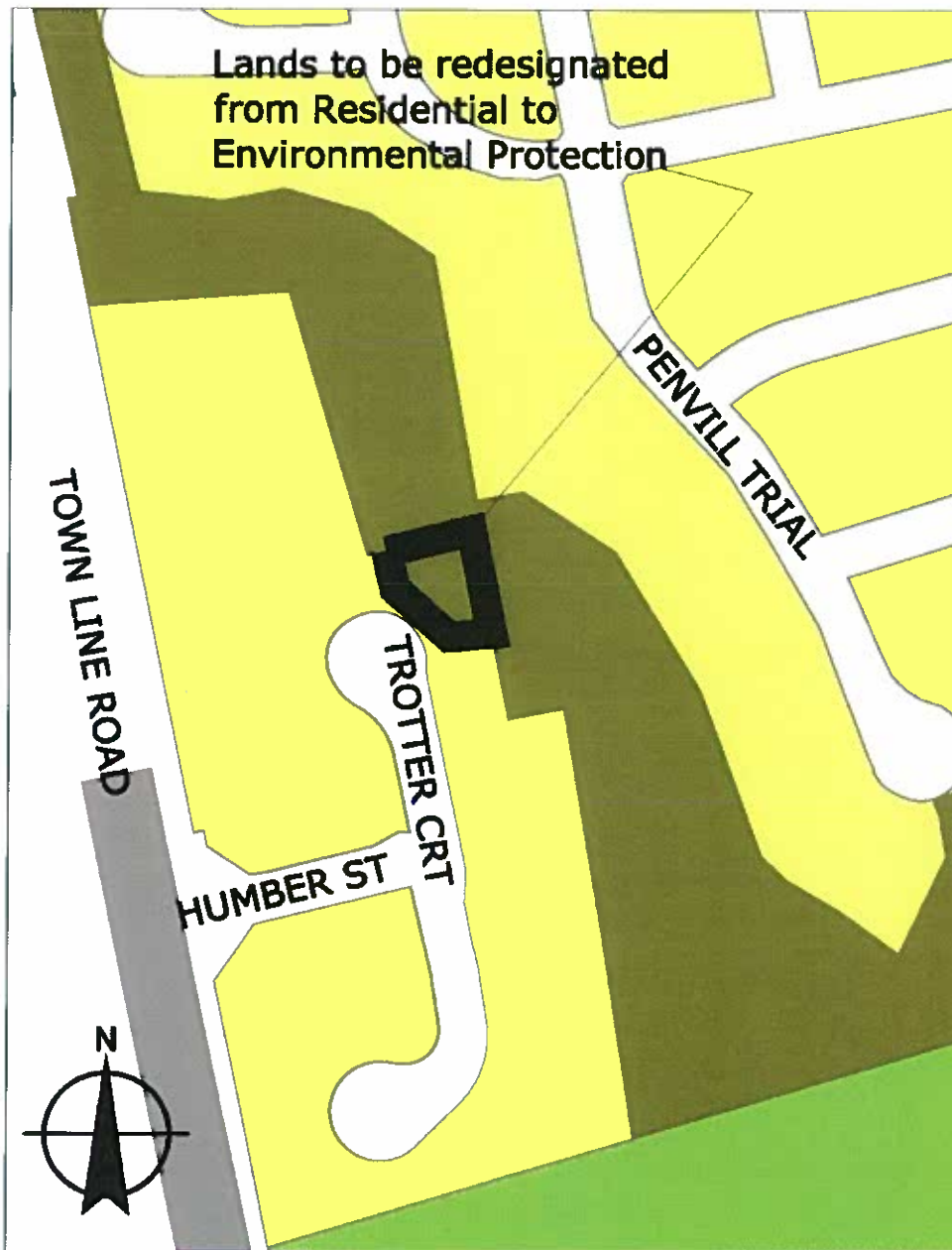


OPA 41 - Anne Street

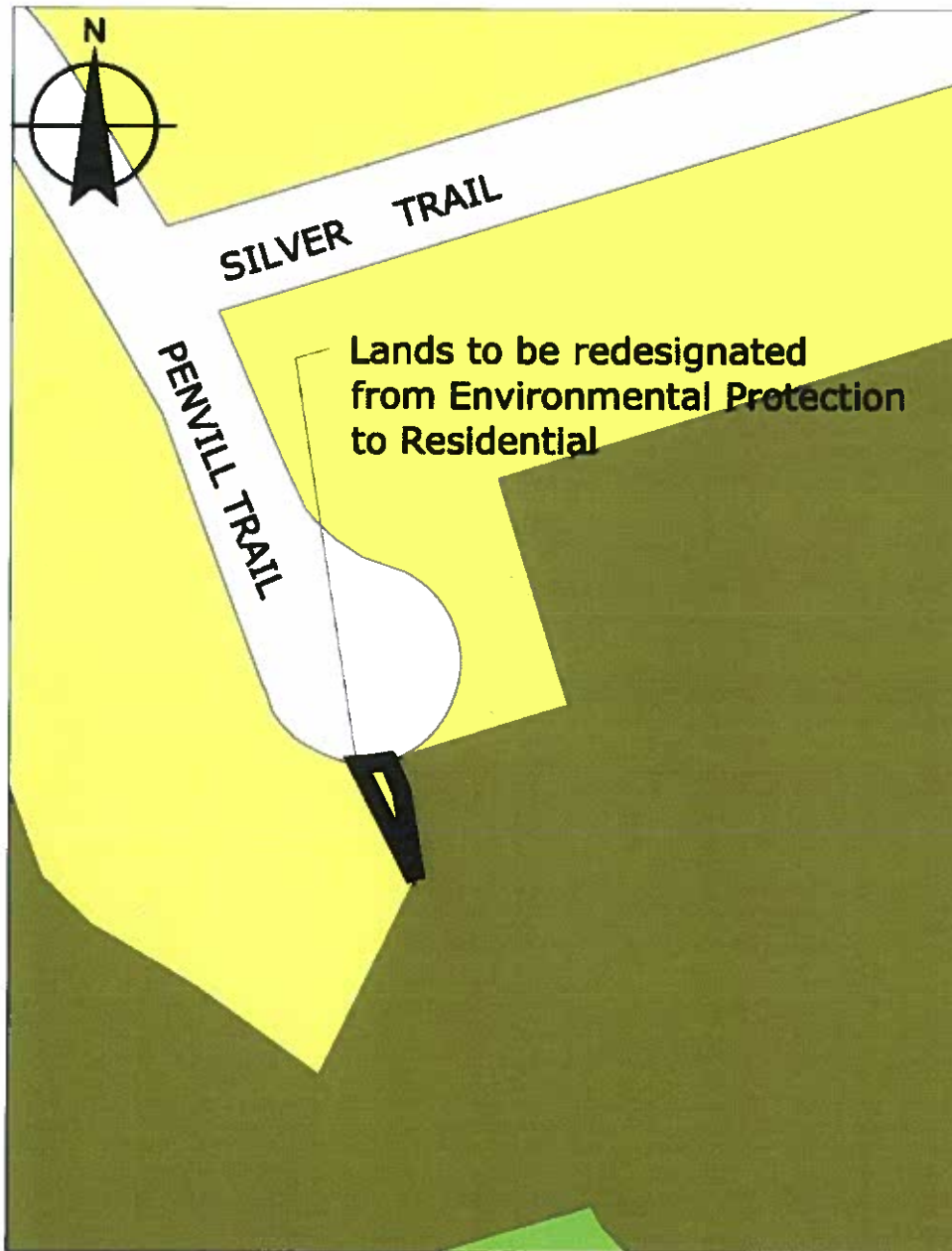


Lands to be redesignated
from Residential to
Environmental Protection

OPA 41- 92 & 96 Ardagh Road
(behind)



OPA 41- 8 & 10 Trotter Crt



OPA-41 Penvill Trail