



Bill No. 039

**BY-LAW NUMBER 2021-**

**A By-law of The Corporation of the City of Barrie to  
adopt an amendment to the Official Plan (O.P.A. 071).**

**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 21-P-009 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. 071 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 26<sup>th</sup> day of April, 2021.

**READ** a third time and finally passed this 26<sup>th</sup> day of April, 2021.

**THE CORPORATION OF THE CITY OF BARRIE**

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**MAYOR – J.R. LEHMAN**

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**CITY CLERK – WENDY COOKE**

**AMENDMENT NO. 71**

**TO THE**

**CITY OF BARRIE**

**OFFICIAL PLAN**

OFFICIAL PLAN  
FOR THE  
CITY OF BARRIE  
AMENDMENT No. 71

AMENDMENT NO. 71 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 12<sup>th</sup> day of April 2021.

\_\_\_\_\_  
Mayor – J.R. Lehman

\_\_\_\_\_  
City Clerk – Wendy Cooke

This amendment was adopted by the Corporation of the City of Barrie by By-law No. 2021-\_\_\_ in accordance with the provisions of the Planning Act, on the 26<sup>th</sup> day of April, 2021.

\_\_\_\_\_  
Mayor – J.R. Lehman

\_\_\_\_\_  
City Clerk – Wendy Cooke



Bill No. 039

**BY-LAW NUMBER 2021-XXX**

**A By-law of the Corporation of the City of Barrie to  
adopt an amendment to the Official Plan (OPA No. 71).**

**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 21-P-009, 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. 71 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 26<sup>th</sup> day of April 2021.

**READ** a third time and finally passed this 26<sup>th</sup> day of April 2021.

THE CORPORATION OF THE CITY OF BARRIE

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**Mayor – J.R. Lehman**

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**City Clerk – Wendy Cooke**

This AMENDMENT NO. 71 to the Official Plan for the City of Barrie which has been recommended by the Barrie Planning 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. 71 to the City of Barrie Official Plan.

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Date

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City Clerk – Wendy Cooke

## OFFICIAL PLAN AMENDMENT NO. 71

### TABLE OF CONTENTS

#### **Contents**

THE CONSTITUTIONAL STATEMENT .....	1
PART A - THE PREAMBLE .....	2
Title.....	2
Purpose.....	2
Location.....	2
Basis 2	
PART B - THE AMENDMENT .....	4
Details of the Amendment.....	4
Implementation.....	5
Interpretation .....	5
PART C - THE APPENDIX .....	8
RECORD OF COUNCIL ACTIONS .....	8

**AMENDMENT NO. 71  
TO THE CITY OF BARRIE  
OFFICIAL PLAN**

## **THE CONSTITUTIONAL STATEMENT**

The following Amendment to the Official Plan for the City of Barrie consists of three parts:

**PART A - THE PREAMBLE** consists of the purpose, location and basis for the Amendment and does not constitute part of this amendment.

**PART B - THE AMENDMENT** sets out the actual Amendment and consists of the following text and schedules which constitute AMENDMENT NO. 71 to the Official Plan of the City of Barrie.

**PART C - THE APPENDIX** consists of a list of information pertinent to this Amendment in the form of a record of City of Barrie Council's actions (Public Meeting Minutes, Staff Report, and Council Resolution) and does not constitute part of this amendment.



## **PART A - THE PREAMBLE**

### **TITLE**

The title of this Amendment is “Official Plan Amendment No. 71 to the Official Plan of the City of Barrie”, herein referred to as Amendment No. 71.

### **PURPOSE**

The purpose of this Official Plan Amendment is to amend Schedule A – Land Use of the City of Barrie Official Plan by designating the subject lands Residential, General Commercial and Open Space and to amend Schedule B – Concept Plan of the Edgehill Drive Secondary Plan OPA No.16 by designating the subject lands Residential High Density, General Commercial, Park and Park (SWM).

Notwithstanding the provisions of the Edgehill Drive Secondary Plan, the text of the Secondary Plan shall also be amended to reflect updated population, density and housing mix figures, as well as include the provision for high density residential uses on the subject lands to allow for the development of 336 residential apartment units in the form of five (5), five and six-storey apartment buildings and the expansion of the commercial development block located at the southwest corner of the future Sproule Drive extension and Ferndale Drive North.

An Amendment to the City of Barrie Zoning By-law, Plan of Subdivision and Site Plan approval are required for this development proposal to proceed.

### **LOCATION**

The property subject to this amendment is located on the west side of Ferndale Drive North, south of Edgehill Drive, within the Edgehill Drive Planning Area and is legally described as Part of Lot 23, Concession 7, formerly Township of Vespra, now the City of Barrie, Lots 55 and 56, Plan 51M-751 and Part of Block 183, Plan 51M-751. The property is known municipally as 180 and 190 Ferndale Drive North and 59 and 61 Sproule Drive and has a total area of approximately 7.98 ha (19.7 ac).

### **BASIS**

The municipal approval of the proposed amendment is to facilitate changes to the City of Barrie Official Plan and the Edgehill Drive Secondary Plan land use designations, amend the text of the Edgehill Drive Secondary Plan to reflect updated population, density and housing mix figures as well as include the provision for high density residential uses on the subject lands, and amend the Zoning By-law for the lands known municipally as 180 and 190 Ferndale Drive North and 59 and 61 Sproule Drive, to facilitate the future development of the lands for 336 residential apartment units in the form of five (5), five and six-storey apartment buildings and the expansion of the commercial development block located at the southwest corner of the future Sproule Drive extension and Ferndale Drive North.

The subject property is currently designated Residential, General Commercial, Open Space, and Environmental Protection Area within the City’s Official Plan; Low Density Residential, Medium Density Residential, General Commercial, Park, Park (SWM) and Environmental Protection within the Edgehill Drive Secondary Plan.

The Ontario Municipal Board (OMB) approved Official Plan Amendment No.16 (Edgehill Drive Secondary Plan) and a plan of subdivision (File: D12-294) for the subject property on December 15, 1999. Since the initial draft plan approval, the applicant has requested and been granted a number of draft plan extensions and red-line revisions. The most recent extension, as approved by the Ontario Municipal Board, was granted to December 31, 2019. The extensions were requested as there were issues concerning the

relocation and channelization of the Dymont's Creek tributary to the west which may have had an impact on the development limits associated with the subject property. In addition, the applicant had considered revisions to the original draft plan which resulted in an increase in the density in accordance with new Provincial policy. The Owner failed to register the approved draft plan by December 31, 2019 and as such the draft approval has lapsed and is no longer in place.

The Official Plan Amendment is intended to amend Schedule "A" – Land Use to redesignate a portion of the subject lands from Residential to Open Space as a result of the proposed park block being relocated to the north side of Sproule Drive; redesignate a portion of the lands from Open Space to General Commercial to accommodate the expansion of the proposed commercial block; and redesignate a portion of the subject lands from Residential and Environmental Protection Area to Open Space for stormwater management purposes.

As noted above, the subject lands are located within the Edgehill Drive Secondary Plan (EDSP) which was approved by the OMB as Official Plan Amendment No. 16 on December 15, 1999. In accordance with the City's Official Plan, new development shall be in accordance with the applicable Secondary Plan policies.

On May 25, 2015, Council adopted OPA No. 015 which amended the EDSP to redesignate the subject lands Low Density Residential, Medium Density Residential, General Commercial, Park, and Park (SWM), and amended the text of the EDSP to reflect updated population, density and housing mix figures. This Official Plan Amendment is intended to further amend the Edgehill Drive Secondary Plan Schedule "B" – Concept Plan to provide for a High Density Residential designation in place of the existing low and medium density designations over the subject lands, whereby a high density designation does not currently exist in the EDSP, and reconfigure the existing General Commercial, Park and Park (SWM) designations as illustrated on Schedule "B".

Notwithstanding the provisions of the Edgehill Drive Secondary Plan, this Official Plan Amendment would also amend the text of the Secondary Plan to reflect updated population, density and housing mix figures, as well as include the provision for high density residential uses on the subject lands.

Staff have reviewed the comments received and considered the proposed Official Plan and Zoning By-law Amendments, having regard to conformity with the relevant Provincial Policy, the City's Official Plan and the Edgehill Drive Secondary Plan. Planning staff are satisfied that the provision of high density residential uses on the property and the expansion of the commercial block is appropriate and is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended, and the City's Official Plan.

## **PART B - THE AMENDMENT**

### **DETAILS OF THE AMENDMENT**

The Official Plan of the City of Barrie, as amended, as it applies to lands legally described as Part of Lot 23, Concession 7, formerly Township of Vespra, now the City of Barrie, Lots 55 and 56, Plan 51M-751 and Part of Block 183, Plan 51M-751, and known municipally as 180 and 190 Ferndale Drive North and 59 and 60 Sproule Drive, is hereby further amended as follows:

1. Schedule A – Land Use is hereby amended by redesignating certain lands shown on Schedule A from Residential to Open Space.
2. Schedule A – Land Use is hereby amended by redesignating certain lands shown on Schedule A from Open Space to General Commercial.
3. Schedule A – Land Use is hereby amended by redesignating certain lands shown on Schedule A from Residential and Environmental Protection to Open Space.

The Edgehill Drive Secondary Plan, as amended, as it applies to lands legally described as Part of Lot 23, Concession 7, formerly Township of Vespra, now the City of Barrie, Lots 55 and 56, Plan 51M-751 and Part of Block 183, Plan 51M-751, and known municipally as 180 and 190 Ferndale Drive North and 59 and 60 Sproule Drive, is hereby further amended as follows:

1. Edgehill Drive Secondary Plan Schedule “B” – Concept Plan is hereby amended by redesignating certain lands shown on Schedule “B” from Low Density Residential and Medium Density Residential to High Density Residential.
2. Edgehill Drive Secondary Plan Schedule “B” – Concept Plan is hereby amended by redesignating certain lands shown on Schedule “B” from Medium Density Residential to Park.
3. Edgehill Drive Secondary Plan Schedule “B” – Concept Plan is hereby amended by redesignating certain lands shown on Schedule “B” from Park and Park (SWM) to General Commercial.
4. Edgehill Drive Secondary Plan Schedule “B” – Concept Plan is hereby amended by redesignating certain lands shown on Schedule “B” from Environmental Protection to Park (SWM).
5. That notwithstanding the provisions of the Edgehill Drive Secondary Plan for the lands known municipally as 180 and 190 Ferndale Drive North, 59 and 61 Sproule Drive, the text of the Secondary Plan is hereby amended as follows:
  - i) Section 1.2.1 is hereby amended by replacing the population figure in the first sentence with ‘approximately 4,535’.
  - ii) Section 2.1.2 is hereby amended by deleting it and replacing it with the following: “The residential density for the Edgehill Drive Planning Area will be approximately 53 persons per gross residential hectare, yielding a residential community of approximately 4,535 persons”.

- iii) Section 2.2.1 is hereby amended by deleting it and replacing it with the following: 'New developments in the area of the Amendment No. 16 will take the form of draft plan of subdivisions for low, medium and high density residential uses'.
- iv) Section 2.2.2 is hereby amended by deleting it and replacing it with the following: "Approximately 1,672 dwelling units are built or planned to be built within the secondary plan area. The approximate housing mix shall be 70% low density residential, 10% medium density residential and 20% high density residential".
- v) Section 2.2 is hereby amended by adding the following subsection:

"Section 2.2.12 High density residential areas shall include apartment dwellings. The density in these areas shall not exceed ninety-two (92) units per net residential hectare."

### **IMPLEMENTATION**

Subsequent to the adoption of this Amendment, an implementing zoning by-law will be passed which will rezone the property from Residential Single Detached Dwelling Second Density (R2), Residential Single Detached Dwelling Second Density, Hold (R2) (H130), Residential Single Detached Dwelling Fourth Density (R4), Residential Single Detached Dwelling Fourth Density, Hold (R4)(H-131), Multiple Residential Dwelling Second Density – Special Provision (RM2)(SP-513), Multiple Residential Dwelling Second Density – Townhouse (Wide Shallow) – Special Provision [RM2-TH(WS)(SP-512)], Open Space (OS), Open Space Stormwater Management OS(SWM), Environmental Protection (EP) and Convenience Commercial – Special Provision (C5)(SP-514) to Residential Apartment Dwelling First Density-2 – Special Provision (RA1-2)(SP-605), General Commercial – Special (C4)(SP-606), Open Space and Open Space Stormwater Management (OS) (SWM), in accordance with this amendment.

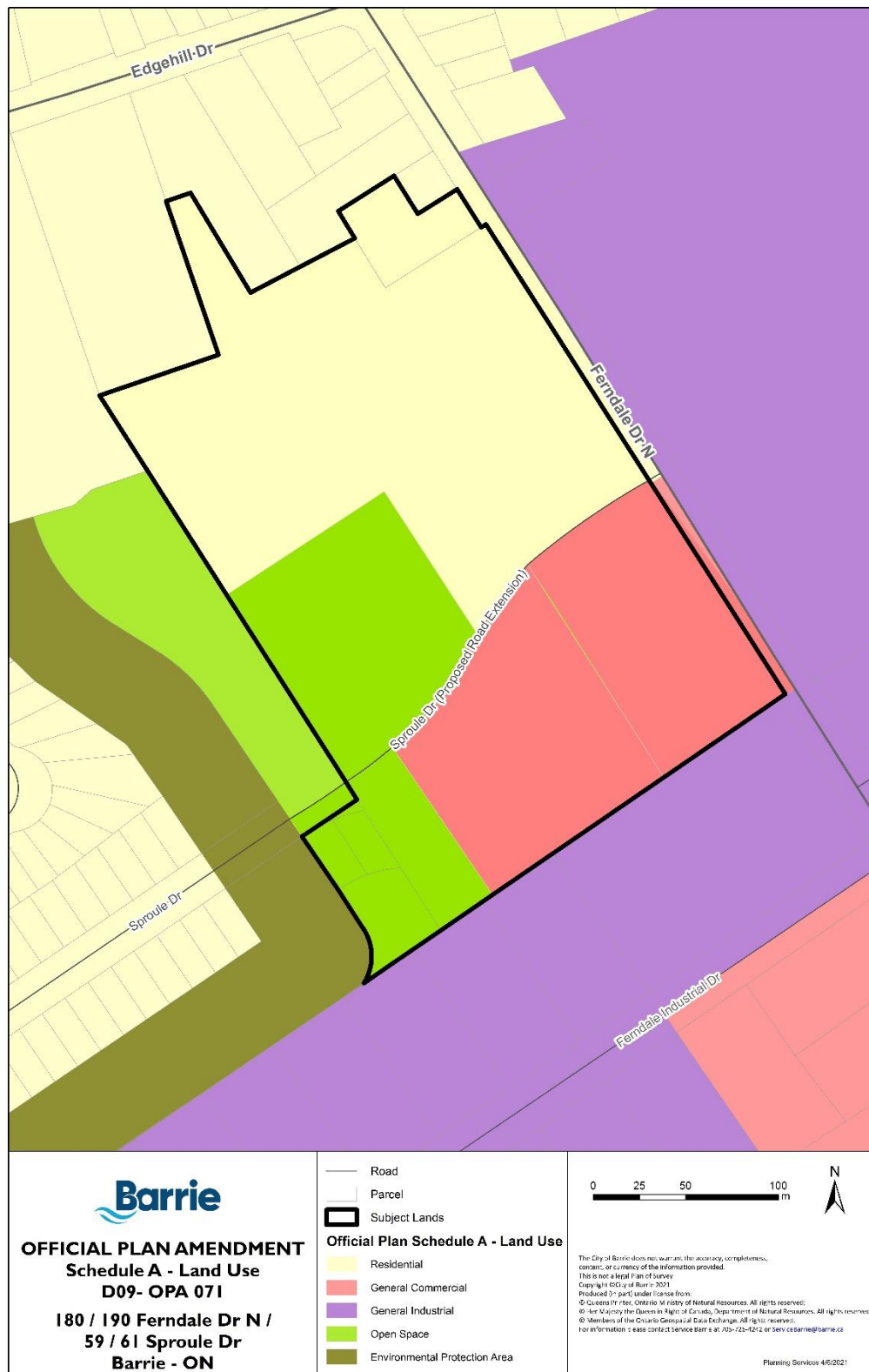
The site-specific by-law will facilitate the future development of the lands for 336 residential apartment units in the form of five (5), five and six-storey apartment buildings and the expansion of the commercial development block located at the southwest corner of the future Sproule Drive extension and Ferndale Drive North.

The detailed development of the site will be accomplished through the registration of a Plan of Subdivision and Site Plan Control process.

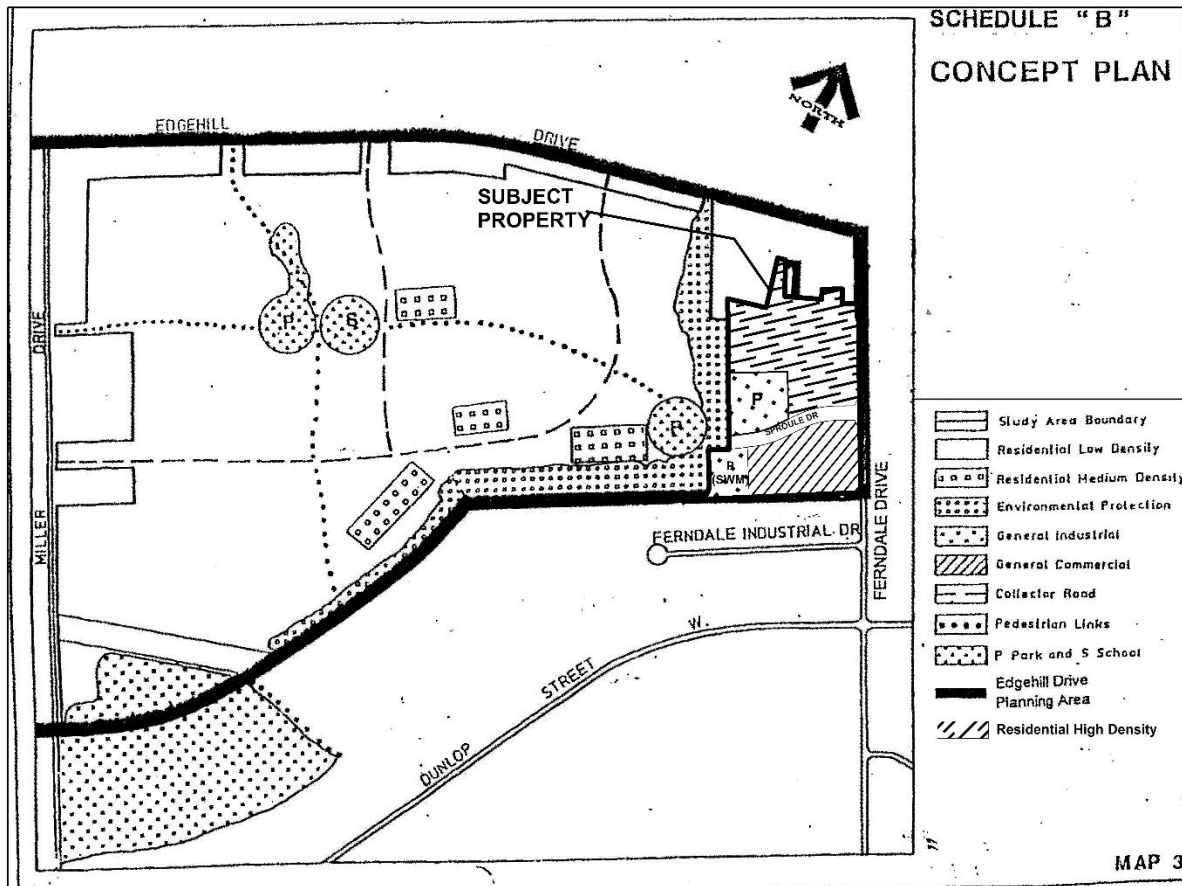
### **INTERPRETATION**

The remaining provisions of the Official Plan of the City of Barrie, as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment.

Schedule "A" to Official Plan Amendment No. 71



Schedule "B" to Official Plan Amendment No. 71



D09-OPA071 / D14-1663 / D12-441  
180/ 190 Ferndale Dr  
59/61 Sproule Dr  
Barrie - ON

Development Services - OS  
Date: 4/6/2021

**PART C - THE APPENDIX**

**RECORD OF COUNCIL ACTIONS**

1. On April 8, 2019, a Public Meeting was held for the proposed Official Plan Amendment and Zoning By-law Amendment applications. (19-G-074)
2. On March 23, 2021, Planning Committee received Staff Report DEV010-21 and accepted the recommendation of staff to approve the applications. (21-P-009)
3. On April 12, 2021, Council ratified the decision of Planning Committee to approve the applications. (21-A-009)