



Bill No. 043

BY-LAW NUMBER 2020-

**A By-law of The Corporation of the City of Barrie to
adopt an amendment to the Official Plan (O.P.A. 079)**

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 19-G-254 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. 079 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 11th day of May, 2020.

READ a third time and finally passed this 11th day of May, 2020.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

AMENDMENT NO. 79

TO THE

CITY OF BARRIE

OFFICIAL PLAN

OFFICIAL PLAN
FOR THE
CITY OF BARRIE
Amendment No. 79

Amendment No. 79 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 16th day of September, 2020.

Mayor – J.R. Lehman

City Clerk – Wendy Cooke

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 11th day of May, 2020.

Mayor – J.R. Lehman

City Clerk – Wendy Cooke

BY-LAW NUMBER 2020-XXX

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. No.79).

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 19-G-254, 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. 79 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 11th day of May, 2020.

READ a third time and finally passed this 11th day of May, 2020.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

This Amendment No. 79 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. 79 to the City of Barrie Official Plan.

Date

City Clerk – Wendy Cooke

OFFICIAL PLAN AMENDMENT NO. 79

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

**AMENDMENT NO. 79
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. 79 to the City of Barrie Official Plan.

PART A - THE PREAMBLE

PURPOSE

The purpose of this official plan amendment is to alter Schedule 'C' – Defined Policy Areas of the City of Barrie Official Plan. The amendment intends to redesignate lands known as Part Lot 6, Concession 13, Part Park Lot 19, Registered Plan 67 in the City of Barrie, and known municipally as 390 Essa Road to a Defined Policy Area.

LOCATION

The lands affected by this Amendment are known as Part Lot 6, Concession 13, Part Park Lot 19, Registered Plan 67 in the City of Barrie. The lands consist of an area of 0.35 hectares (0.87 acres) with a frontage of approximately 65.1 metres on Essa Road. The municipal address is 390 Essa Road.

BASIS

The purpose of this official plan amendment is to permit a six (6) storey, 74-unit residential apartment building on the subject lands. The proposed official plan amendment is required to permit a maximum density of 220 units per hectare based on the evaluation of this development against the City of Barrie Official Plan and all provincial planning instruments.

The official plan amendment application will alter Schedule 'C' – Defined Policy Areas of the City of Barrie Official Plan in order to classify 390 Essa Road as a Defined Policy Area. The Defined Policy Area classification will, on a site-specific basis, permit a maximum density of 220 units per hectare on the subject lands.

Surrounding land uses include:

- North: Across the street fronting Essa Road are several recently constructed residential townhouse and future stacked townhouse dwellings. Also, in this area are lands designed for environmental protection purposes.
- South: Directly abutting the subject lands to the southwest are lands designed for commercial uses fronting onto Essa Road. A commercial plaza occupies the neighbouring lands including uses such as a pharmacy, fast food restaurant establishments, and health care services. Additionally, there is an established residential neighbourhood, characterized by primarily semi-detached dwellings.
- East: Directly abutting the property to the east are residential dwellings including a four-storey walk up apartment. Further east are lands used for light industrial purposes including broadcasting towers.
- West: West of the subject lands is primarily occupied by an existing residential neighbourhood, characterized by mainly single detached residential dwellings.

There are various policies in the applicable planning documents including the Provincial Policy Statement, A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, and the City of Barrie Official Plan which offer support for the approval of this official plan amendment.

The main focus of the above noted policy documents are to ensure that development is directed towards appropriate areas within the City of Barrie and meeting the objectives of creating a complete community. The proposed development is located along a primary intensification corridor within the City of Barrie and helps to intensify the area by developing high density residential units on lands where municipal servicing is available. The size, location and configuration of the land makes the property suited for the proposed residential development.

The subject lands are located along Essa Road, an arterial road which is also identified as an intensification corridor. The subject lands are located in close proximity to two local bus routes. A commercial plaza is located adjacent to the subject lands to the southwest, which includes several restaurant establishments, a drug store and a variety of other services. Schools, parks and other community amenities are located in close proximity to the subject lands. Municipal servicing for the subject lands is adequate and appropriate for the proposed development including watermains, sanitary services, roads, and other municipal infrastructure. For the above noted reasons, the subject lands are considered an appropriate location for heightened density for the above stated reasons.

The proposed official plan amendment will permit the construction of a 74-unit apartment building. The proposed development meets the goals, objectives and policies of the Official Plan. The development is supported by off-site commercial, institutional and transit services that are all within walking distance.

A zoning by-law amendment is also required in order to rezone the lands appropriately and to ensure conformity with the Official Plan. The subject lands are currently zoned "Residential One" (R1) by Comprehensive Zoning By-law 2009-141. In order to permit the proposed development, a zoning by-law amendment is required to rezone the subject lands to "Residential Apartment Second Density" with Special Provisions (RA2 (SP-XXX)).

In addition, a Planning Justification Report was prepared by Innovative Planning Solutions dated September 2018 to further illustrate that the proposed amendment is in keeping with the goals and objectives of the various planning policy documents including the Provincial Policy Statement, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and City of Barrie Official Plan.

PART B - THE AMENDMENT

DETAILS OF THE AMENDMENT

The Official Plan of the City of Barrie, as amended, is hereby further amended as follows:

1. Section 4.8 Defined Policy Area is amended by adding the following text:
 - a. Defined Policy Area (LL)

Lands shown on Schedule 'C' – Defined Policy Areas legally described as Part Lot 6, Concession 13, Part Park Lot 19, Registered Plan 67, known municipally as 390 Essa Road, shall be permitted a maximum density of 220 units per net hectare, notwithstanding the provisions of Section 4.2.2.3 (c) of the Official Plan.
2. Schedule 'C' – Defined Policy Areas is hereby amended by designating the lands legally described as Part Lot 6, Concession 13, Part Park Lot 19, Registered Plan 67 in the City of Barrie, known municipally as 390 Essa Road, as "Defined Policy Area LL", as shown on Schedule "A" attached hereto and forming part of this amendment.

IMPLEMENTATION

An implementing zoning by-law amendment to rezone the subject lands from "Residential One" (R1) to "Residential Apartment Second Density" with Special Provisions (RA2)(SP-XXX) will be presented to Council following with Official Plan Amendment No. 79.

The specific provision to the "Residential Apartment Second Density" (RA2) (SP-XXX) Zone will permit reductions in the minimum landscaped open space area, minimum landscape buffer, maximum parking lot coverage, and minimum parking ratio.

INTERPRETATION

The remaining provisions of the Official Plan, as amended from time to time, shall apply in regard to this amendment.

Schedule 1 to Official Plan Amendment No. 79

