



Bill No. 031

BY-LAW NUMBER 2014-

**A By-law of The Corporation of the City of Barrie to
adopt an amendment to the Official Plan (O.P.A. #33)**

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, by Motion 14-G-091 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. 33 to 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 28th day of April 2014.

READ a third time and finally passed this 28th day of April 2014.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

AMENDMENT NO. 33
TO THE
CITY OF BARRIE
OFFICIAL PLAN

OFFICIAL PLAN

FOR THE

CITY OF BARRIE

Amendment No. 33

Amendment No. XXX to the Official Plan for the Barrie Planning Area 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 ___ day of _____, 2014.

Mayor

City Clerk

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 ___ day of _____, 2014.

Mayor

City Clerk

BY-LAW NUMBER 2014-XX

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. No. 33).

WHEREAS, Section 21 of The Planning Act, R.S.O., 2090 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 14-G-091 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. Amendment No. 33 to the Official Plan for the City of Barrie attached to and forming part of this by-law, is hereby adopted.

READ a first and second time this ___ day of _____, 2014

READ a third time and finally passed this ___ day of _____, 2014

THE CORPORATION OF THE CITY
OF BARRIE

Mayor

Clerk

This Amendment No. 33 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. 33 to the City of Barrie Official Plan.

Date

City Clerk

**AMENDMENT NO. 33
TO THE CITY OF BARRIE
OFFICIAL PLAN**

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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. 33 to the Official Plan for the City of Barrie.

Also attached is **PART C - THE APPENDIX**, which does not constitute part of this amendment. This appendix contains the Public Meeting Minutes associated with this amendment.

Official Plan Amendment

PART A - THE PREAMBLE

PURPOSE

The purpose of this Official Plan Amendment is to amend Schedule A of the Official Plan to permit the creation of forty-seven (47) single detached residential lots.

Schedule "A" of the Official Plan is to be amended by changing the designation on the property from "Educational Institutional" to "Residential".

LOCATION

The subject land is comprised of a single block within the L.J. Maplevue Plan of Subdivision that was registered in phases in 2003 and 2004. The site is located within the Painswick South Planning Area. The property is legally described as Block 162, Plan 51M-756, Formerly the Town of Innisfil, now the City of Barrie. The lands comprise approximately 2.43 hectares in total.

BASIS

The subject property is currently designated "Educational Institutional" by the City of Barrie Official Plan, and is currently vacant. The lands were identified for a catholic elementary school during the original subdivision approval. However, at the time of subdivision approval in 2003, the Simcoe Muskoka Catholic District School Board was unsure if they would need the lands. As a result, the School Board entered into a ten year option to purchase agreement with the landowner. The agreement expired in 2013 and the School Board decided that they would not purchase the lands. The primary reason for this decision is that the boundary of Barrie was expanded to include lands adjacent to the L.J. Maplevue subdivision and a number of new school locations are proposed.

The redesignation of the lands to residential would permit the development of a residential plan of subdivision. The proposed subdivision contains forty-seven (47) single detached residential lots.

The redesignation of the lands is consistent with the Provincial Policy Statement. The proposed development represents orderly and contiguous development consistent with the surrounding built-up area. The development also promotes efficiencies within the existing road network and transit systems by contributing additional users to both systems.

The redesignation of the lands conforms to the Growth Plan for the Greater Golden Horseshoe as they are within the Built-up Area of the City of Barrie. Development on the site would assist the City in achieving the intensification target of 40% of growth occurring annually within the Built-up Area by 2015. This is particularly relevant given the large supply of land anticipated to be available in the next few years in the annexed lands. The development would utilize existing water and sanitary services which were contemplated for the site as part of the original Phases of the Plan of Subdivision.

The redesignation maintains the intent of the Official Plan and is consistent with the Housing Goals & Policies as identified in Section 3.3 of the Official Plan and Section 4.2.2.2(c). These policies provide direction for low density residential development within the City wherein it is stated that low density development shall consist of single detached, duplexes or semi-detached dwelling on a public street and that the average density shall range between 12 and 25 units per net hectare. The applicant is proposing single detached lots on a public street at a density of 19 units per hectare, which satisfies the low density residential targets of the Official Plan.

As the lands are not required for a public school and the underlying designation in the Painswick South Secondary Plan is low density residential, the intent of the Official Plan is being maintained.

This amendment would be implemented through a Zoning By-law amendment that would rezone the property in accordance with the adjusted Official Plan designated boundaries. In addition, the Zoning By-law Amendment would rezone the lands from Education-Institutional (I-E) to Single Detached Residential Third Density (R3), Single Detached Residential Third Density Special Provision (R3-SP), Single Detached Residential Fourth Density (R4) in order to facilitate the development of 47 single detached residential lots.

The Special Provisions within the implementing Zoning By-law would identify the following for the subject lands:

- a. That the lot area for Lots 2-10 be reduced to 290m²
- b. That the lot area for Lots 19-22 be reduced to 317m²
- c. That the rear yard setback of Lot 1 be reduced to 1.8 metres

PART B – THE AMENDMENT

DETAILS OF THE AMENDMENT

The Official Plan is amended by altering as follows:

Schedule A – Land Use Plan is hereby amended by redesignating certain lands described as Block 162, Plan 51M-756 in the City of Barrie as shown on Schedule A of the Amendment from Educational Institutional to Residential Area.

All other polices of the Official Plan as amended shall apply.

IMPLEMENTATION

An implementing Zoning By-law which will rezone the subject lands from Educational Institutional (I-E) to Single Detached Residential Third Density (R3), Single Detached Residential Fourth Density (R4) and Single Detached Residential Fourth Density with Special Provision R4(SP).

INTERPRETATION

The provision of the Official Plan, as amended from time to time, shall apply in regard to this Amendment.

SCHEDULE A- OFFICIAL PLAN



The City of
BARRIE
OFFICIAL PLAN
OPA 33

	Residential		Highway 409 Industrial		Water Treatment Centre
	City Centre		Restricted Industrial		Waste Management Facility
	General Commercial		Institutional		Police Station
	Community Centre Commercial		Educational Institutional		Waste Disposal Assessment Area see Section 47.2.8 Non-Duration
	Regional Centre Commercial		Major Institutional		City Boundary
	Business Park		Open Space		Applications currently before the Ontario Municipal Board (OMB)
	General Industrial		Environmental Protection Area		

SCHEDULE A
Land Use
OPA 33 PREPARED FEB 06, 2014

800 0 500 1000 metres

Note: Office consultation, please consult the Planning Services Department for the current address. Not to be reproduced without permission from the City of Barrie Planning Services Department.

PART C - THE APPENDIX

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MINUTES OF THE GENERAL COMMITTEE PUBLIC MEETING

City Clerk's Office
COUNCIL DIRECTION MEMORANDUM

TO: Director of Planning Services – note
Director of Legal Services - note

FROM: Dawn McAlpine, City Clerk

DATE APPROVED
BY COUNCIL: August 26, 2013

13-G-197 APPLICATION FOR A PROPOSED OFFICIAL PLAN AMENDMENT, AMENDMENT TO THE ZONING BY-LAW AND A PLAN OF SUBDIVISION - THE JONES CONSULTING GROUP LTD. ON BEHALF OF THE OWNER L.J. MAPLEVIEW INC. - SOUTH OF MAPLEVIEW DRIVE EAST AND EAST OF STUNDEN LANE (WARD 8) (August 12, 2013) (File: D09-OPA33, D12-407 and D14-1559)

Ray Duhamel, of the Jones Consulting Group Ltd. advised that the purpose of the public meeting is to review an application to consider a proposed Official Plan Amendment, Amendment to the Zoning By-law and a Plan of Subdivision submitted by The Jones Consulting Group Ltd., on behalf of the owner, L.J. Mapleview Inc., for lands located south of Mapleview Drive East and east of Stunden Lane. He provided images of the site and described its location, size and the land uses surrounding the site.

Mr. Duhamel reviewed the current Official Plan, Painswich Secondary Plan and Zoning By-law designation for the lands, and commented that the proposed amendment is to redesignate the subject lands from Institutional to Residential and rezone the property from Education Institutional (I-E) to Single Residential Detached Third Density (R3), Single Residential Detached Fourth Density (R4) and Single Residential Detached Fourth Density Special Provision (R4-SP). He provided a draft plan of subdivision provides for 47 residential lots, with a special provision recognizing a reduction in the lot area of 317m² for lots 19-22.

Mr. Duhamel provided his professional planning opinion that the applications conform to the Provincial Policy Statement and Growth Plan and are compatible with adjacent land uses. In closing, he highlighted the technical studies submitted to support the applications.

PUBLIC COMMENTS:

1. **Lynn Langford, 4 Stunden Lane** advised that she was concerned that the proposed development would be a series of townhouses.

WRITTEN CORRESPONDENCE:

1. Correspondence from Mr. N. Spanis dated July 24, 2013.
2. Correspondence from Bell Canada dated July 31, 2013.

COUNCIL RESOLUTION

City Clerk's Office
COUNCIL DIRECTION MEMORANDUM

TO: Director of Planning Services – note/implement
 Director of Legal Services – note
 Director of Building and By-law - note

FROM: Dawn McAlpine, City Clerk

DATE APPROVED

BY COUNCIL: April 28, 2014

14-G-091 OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW TO PERMIT THE DEVELOPMENT OF SINGLE DETACHED DWELLINGS THROUGH A PLAN OF SUBDIVISION - 411 MAPLEVIEW DRIVE EAST (WARD 8)

1. That the Official Plan Amendment application submitted by Jones Consulting Inc. on behalf of L.J. Mapleview Inc. to amend Official Plan Schedule A - Land Use, to redesignate the subject lands known municipally as 411 Mapleview Drive East (Ward 8) from 'Educational Institutional' to 'Residential', be approved (D09-OPA033).
2. That Part A and B of the Official Plan Amendment, as set out in Appendix "A" attached to Staff Report PLN004-14, be approved.
3. That the Zoning By-law Amendment application submitted by Jones Consulting Inc. on behalf of L.J. Mapleview Inc. to rezone the lands municipally known as 411 Mapleview Drive East from Institutional-Educational (I-E) to Residential Single Detached Third Density (R3), Residential Single Detached Fourth Density (R4) and Residential Single Detached Fourth Density with Special Provisions (R4)(SP), be approved (D14-1559).
4. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - a) That the lot area for Lots 2-10 be reduced to 290m²;
 - b) That the lot area for Lots 19-22 being reduced to 317m²; and
 - c) That the rear yard setback of Lot 1 be reduced to 1.8 metres.
5. That pursuant to Sections 17(22) and 34(17) of the Planning Act, no further public notification is required. (PLN004-14) (File: D09-OPA33, D14-1559, D12-407) (14-A-044) (14-G-044)