
TO: DEPUTY MAYOR, B. WARD AND MEMBERS OF COUNCIL

FROM: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES EXT. 5466

**NOTED: B. ARANIYASUNDARAN, P.ENG., PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

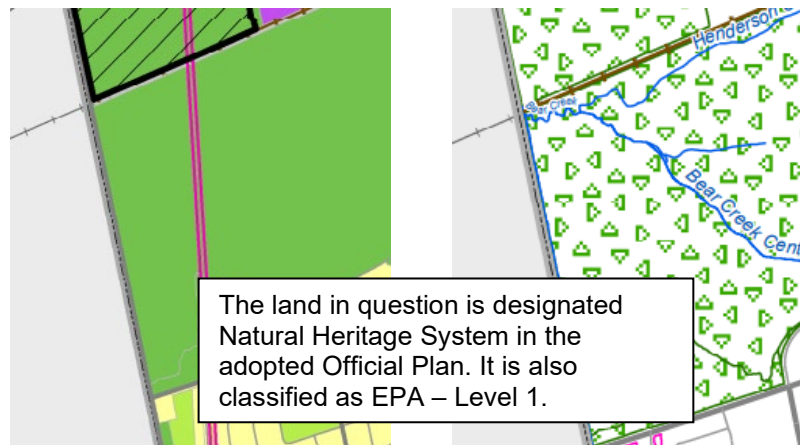
**RE: REQUESTED CHANGE TO ADOPTED OFFICIAL PLAN: ARDAGH ROAD AND
COUNTY ROAD 27**

DATE: JUNE 13, 2022

The purpose of this Memorandum is to provide members of Council with staff input into a request that the land use designation in the recently adopted new Official Plan, for land located on the north-east corner of Ardagh Road and County Road 27, be changed from Natural Heritage System to Neighbourhood Area. This request is not accompanied by a development application.

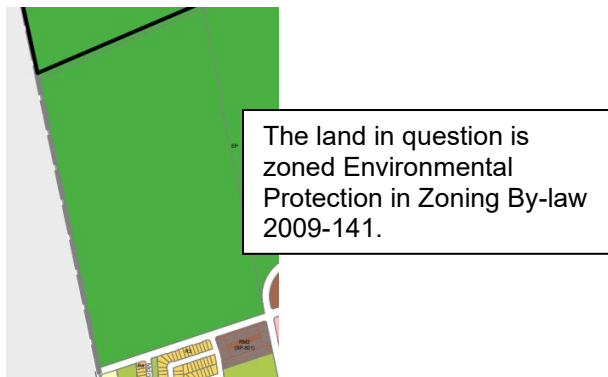
Staff in Development Services are not in support of this request for the following reasons:

1. The land use designation was originally changed in the now adopted Official Plan to Natural Heritage System upon request by the Nottawasaga Valley Conservation Authority (NVCA), who is the local conservation authority for the lands.
 - As stated in Official Plan feedback provided by the NVCA, the land in question is “recognized as wetland by the NVCA and, for planning purposes, is considered to be a part of the broader [Provincially Significant Wetland]”;
 - The written feedback notes that “through various past pre-consultations, NVCA has notified applicants that development within the wetlands in this location will not be supported”;
 - The feedback from NVCA was accompanied by mapping to illustrate the wetland area; and
 - In response, staff adjusted the environmental protection area (EPA) classification, as well as the land use designation, to reflect the environmental protections for the wetland upheld by the NVCA.



2. In Zoning By-law 2009-141, the City of Barrie's current Zoning By-law, the land in question is zoned Environmental Protection.

- Environmental Protection zoning prohibits the use of lands for any buildings or structures, except for environmental management measures, environmental monitoring, environmental conservation, environmental interpretative facilities, lookout points, naturalized buffers, natural restoration, natural trails, bicycle trails, cross country skiing and picnic areas.



3. Staff met with MHBC (the planning consultant representing the landowner), with Orion Environmental Solutions (an environmental consulting firm) and with members of the NVCA before putting the Official Plan forward for adoption consideration.
- At a meeting in October 2021, attended by the parties listed above, the historic context of the land in question was examined, including the 2008 Environmental Impact Statement (EIS) completed by Michalski Nielsen Associates Limited;
 - It was noted that in the 14 years since the report was conducted, no development has occurred on the land;
 - It was also noted that, as the NVCA is the permitting jurisdiction, and as the property is regulated, direction from the NVCA supersedes; and
 - Staff made the final recommendation regarding the Official Plan land use designation for the land in question only after meeting with the parties listed above and considering the available documentation.
4. The landowner and consultant can make a development application to the City under the existing Official Plan and policy framework, as the Province has not yet given its approval for the City to implement the newly adopted Official Plan.
- Staff will process and give due diligence to all applications submitted, including for any pertaining to lands zoned Environmental Protection and the project would be subject to the normal and required public consultation process; and
 - As part of the application process, the environmental features on the site would be documented and any development that may be supported identified.



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For more information, please contact Michelle Banfield, RPP, Director of Development Services at 705-739-4220 ext. 5466 or by email at michelle.banfield@barrie.ca