

Bill No. 121

BY-LAW NUMBER 2022-

**A By-law of the Corporation of the City of Barrie to
adopt an amendment to the Official Plan (OPA No. 84).**

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 22-P-050, 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. 84 to the City of Barrie Official Plan 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 this 14th day of December 2022.

READ a third time and finally passed this 14th day of December 2022.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR - ALEX NUTTALL

CITY CLERK – WENDY COOKE

AMENDMENT NO. 84

TO THE

CITY OF BARRIE

OFFICIAL PLAN

OFFICIAL PLAN
FOR THE
CITY OF BARRIE
Amendment No. 84

Amendment No. 84 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 14th day of December 2022.

Mayor – Alex Nuttall

City Clerk – Wendy Cooke

This amendment was adopted by the Corporation of the City of Barrie by By-law No. 2022-XXX in accordance with the provisions of the *Planning Act*, on the 14th day of December 2022.

Mayor – Alex Nuttall

City Clerk – Wendy Cooke



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READ a first and second time this 14th day of December 2022.

READ a third time and finally passed this 14th day of December 2022.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR - ALEX NUTTALL

CITY CLERK – WENDY COOKE

This Amendment No. 84 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. 84 to the City of Barrie Official Plan.

Date

City Clerk – Wendy Cooke

OFFICIAL PLAN AMENDMENT NO. 84

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**AMENDMENT NO. 84
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. 84 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

PURPOSE

The purpose of this amendment is to add a Defined Policy area to Section 4.8 and amend Schedule C – Defined Policy Area of the City of Barrie Official Plan to permit a self-storage use on a portion of the property described as: Part Lots 1 to 9 (inclusive), W/S Bayfield Street, Plan 285; Part Market Street, Plan 285 (closed by RO265467); Part East half Lot 21, Concession 5 (VESPra) as in RO1468196; S/T RO374807, RO1141241; City of Barrie, County of Simcoe, known municipally as: 320 Bayfield Street.

LOCATION

The subject lands are located on the west side of Bayfield Street, north of Coulter Street, and south of Glenwood Drive, near to the Highway 400 corridor within the Bayfield Commercial Planning Area. The subject lands are occupied by a commercial shopping centre and are 12.2 hectares (30.3 acres) in area, with frontage of approximately 284 metres (931 feet) along Bayfield Street, 522 metres (1712 feet) along Coulter Street and 57 metres (187 feet) along Glenwood Drive.

BASIS

The property municipally known as 320 Bayfield Street is currently designated as 'Community Centre Commercial' on Schedule A – Land Use of the Official Plan. In accordance with Section 4.3.2, 'Community Centre Commercial' uses are intended to provide a broad range of retail and service commercial uses and community facilities. Office and residential uses may also be permitted, however industrial uses such as self storage are not permitted within this designation. As proposed through an amendment to Schedule C – Defined Policy Area and with associated text in Section 4.8 describing the additional, though limited self-storage use permission which is further defined in the City of Barrie Zoning By-law. This amendment recommends approval of a self-storage use as an additional permitted use within a portion of the existing 'Community Centre Commercial' designated site.

The implementing zoning by-law includes Site Specific Provisions' (C3)(SP-625) as follows:

- a) Self storage is a permitted use for a portion of the lands;
- b) That the self storage use be restricted to the existing commercial shopping centre (Bayfield Mall);
and
- c) That the self storage use be restricted to a total area of 6,039 square metres or 15% of the existing commercial shopping centre.

The requested special provisions allow the self-storage use, while directing that the use must not occupying more than 15% of the existing commercial space. These provisions have been added to control the size of use while ensuring that the predominant commercial use remains as the primary use on the subject site. Should redevelopment of the site occur, and the existing commercial (mall) space be removed, the self storage use would cease to be permitted through the proposed Official Plan and Zoning By-law Amendments.

Staff have reviewed the comments received and considered the proposed Official Plan Amendment and the Zoning By-law Amendment applications, having regard to conformity with relevant Provincial and City planning policies. In staff's opinion, the proposed 'self storage' use is considered appropriate, consistent with the Provincial Policy Statement (2020) and in conformity to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended, Lake Simcoe Protection Plan, and the City's Official Plan.

PART B – THE AMENDMENT

DETAILS OF THE AMENDMENT

The Official Plan of the City of Barrie is amended by revising the Schedules and text of the Official Plan as follows:

1. Schedule C – Defined Policy Area to the Official Plan, as amended, is hereby further amended by adding a new Defined Policy Area for the lands municipally located at 320 Bayfield Street, as shown on Schedule 'A' attached hereto and forming Part of this Amendment.
2. Lands shown on Schedule 'C' located on the west side of Bayfield Street between Coulter Street and Glenwood Drive and limited to 15% of the south and central western extent of the existing commercial shopping centre (Bayfield Mall) may include self-storage as a permitted use within the Community Centre Commercial designation in conjunction with all other commercial uses currently permitted. Should the shopping centre (Bayfield Mall) form and function cease to exist in the future, the interim permissions granted by the subject Amendment for the proposed self-storage use would also cease.

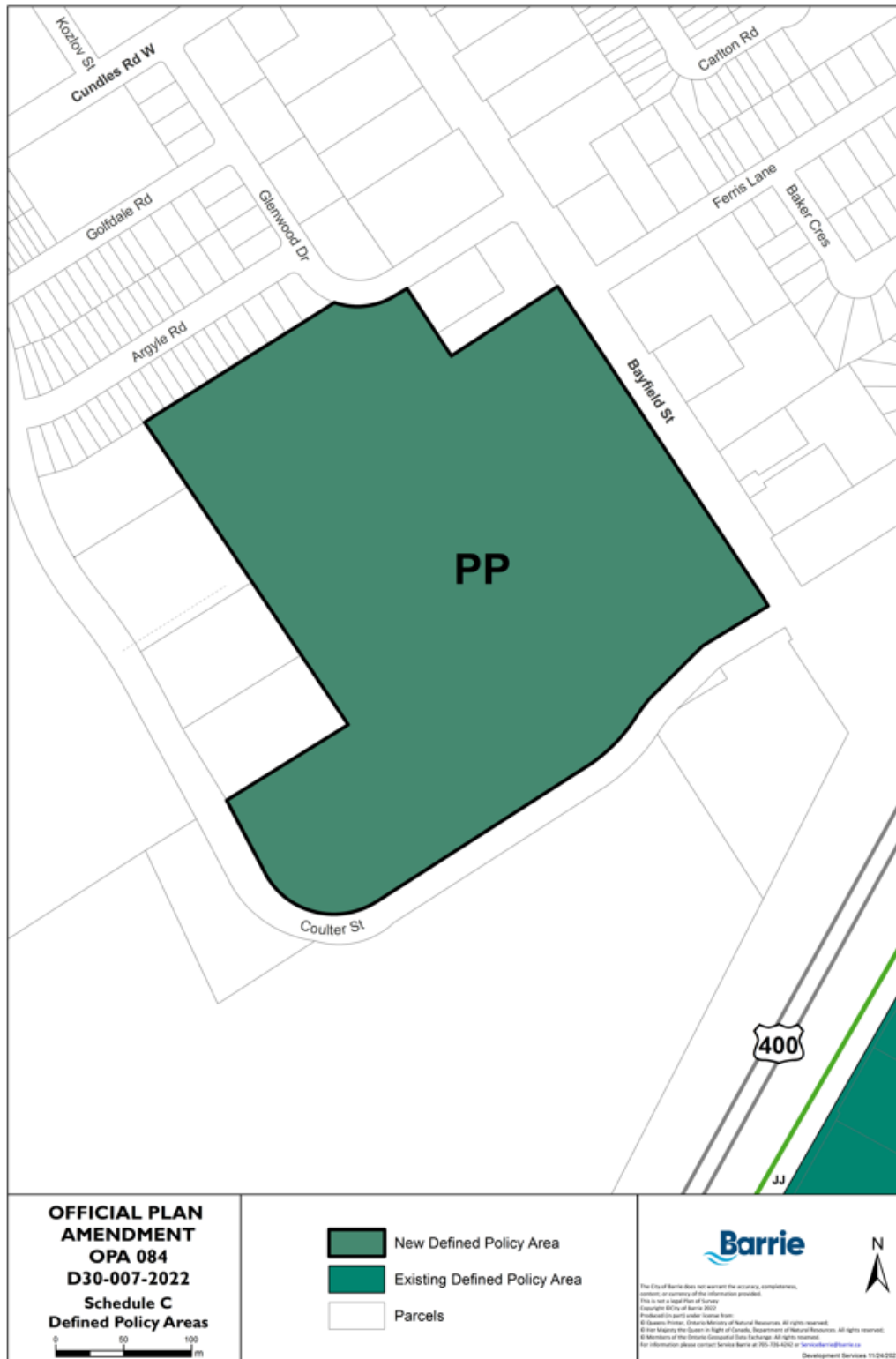
IMPLEMENTATION

An implementing Zoning By-law to re-zone the subject lands from 'Shopping Centre Commercial (C3) to Shopping Centre Commercial' with Special Provisions (C3)(SP-625) will be presented concurrently with Official Plan Amendment No. 84.

INTERPRETATION

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

Schedule 'A' to attached By-law 2022-XXX
Schedule C - Defined Policy Areas



PART C - THE APPENDIX

RECORD OF COUNCIL ACTIONS

1. On June 7, 2022, a Public Meeting was held for the proposed Official Plan Amendment and Zoning By-law Amendment (22-P-029).
2. On December 7, 2022, Planning Committee received Staff Report DEV037-22 and accepted the recommendation of staff to approve the applications to:
 - a) Amend Schedule “C” – Defined Policy Areas of the Official Plan for a portion of the lands known municipally 320 Bayfield Street to identify Defined Policy Area (PP) for a self-storage use, as illustrated by Schedule A to Amendment No. 84.
 - b) Add text to Section 4.8 – Defined Policy Area of the Official Plan as follows:

Section 4.8.XX – Defined Policy Area (XX)

Lands shown on Schedule ‘C’ located on the west side of Bayfield Street between Coulter Street and Glenwood Drive and limited to 15% of the south and central western extent of the existing commercial shopping centre (Bayfield Mall) may include self-storage as a permitted use within the Community Centre Commercial designation in conjunction with all other commercial uses currently permitted. Should the shopping centre (Bayfield Mall) form and function cease to exist in the future, the interim permissions granted by the subject Amendment for the proposed self-storage use would also cease.
3. On December 14, 2022, Council ratified the decision of Planning Committee to approve the applications for Official Plan Amendment and Amendment to the Zoning By-law as recommended by staff in Staff Report DEV037-22 (22-P-050).