

TO: GENERAL COMMITTEE

SUBJECT: REMOVAL OF HOLDING PROVISION – 190 ARDAGH ROAD

PREPARED BY AND KEY CONTACT: C. TERRY, SENIOR PLANNER,
EXT. #4430

SUBMITTED BY: R. WINDLE, M.C.I.P., R.P.P.
MANAGER OF DEVELOPMENT CONTROL

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE, DEVELOPMENT & CULTURE

CHIEF ADMINISTRATIVE OFFICER APPROVAL: JON M. BABULIC, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

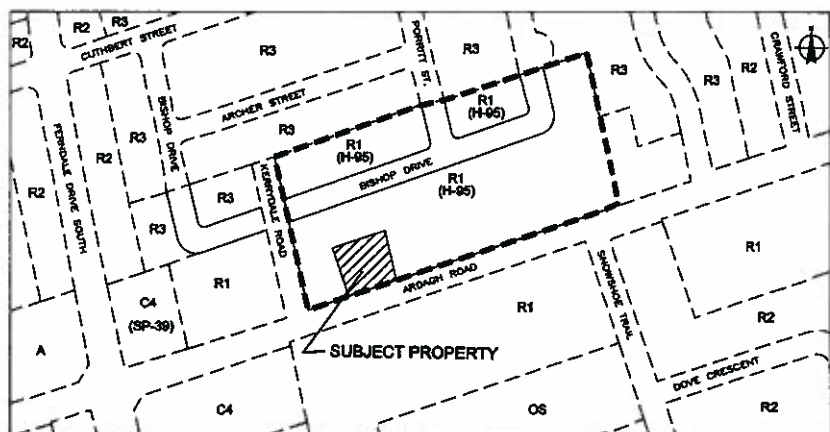
1. That the Holding Provision (H-95) initiated by By-law 2007-033 for the lands owned by Ferndale Meadows Inc., legally described as Part of Lots 4 & 5, Concession 14, generally located at 190 Ardagh Road and illustrated on the Plan of Survey prepared by Innovative Planning Solutions attached as Appendix A of Staff Report PLN006-11, be lifted (D14-1504); and
2. That the City Clerk be directed to provide appropriate notice for the lifting of the Holding Provision (H-95) for the subject lands pursuant to Section 36 of the *Planning Act*.

PURPOSE & BACKGROUND

Purpose

3. The purpose of this report is to recommend the removal of the Holding Provision (H-95) from the subject property, identified as the hatched area on the Plan below, in response to an application from Innovative Planning Solutions made on behalf of the owner, Ferndale Meadows Inc.
4. The Holding Provision imposed by By-law 2007-033 for the subject lands and several surrounding properties requires:

"That the extension of Bishop Drive has been secured to the satisfaction of The Corporation of the City of Barrie."



D14-1504_zona
March 1, 2011

Location

5. The subject lands are located on the north side of Ardagh Road within the Ardagh Planning Area and are legally described as Part of Lots 4 & 5, Concession 14, City of Barrie, County of Simcoe. The lands have approximately 60 metres of frontage along Ardagh Road, and are generally identified as municipal address 190 Ardagh Road. The property is approximately 2,497 square metres in size.
6. Surrounding Land Uses

North

R1 Residential lands now the subject of an Application for Removal of Hold (H-95), Rezoning and Draft Plan of Subdivision Applications (D14-1500, D12-395).

East

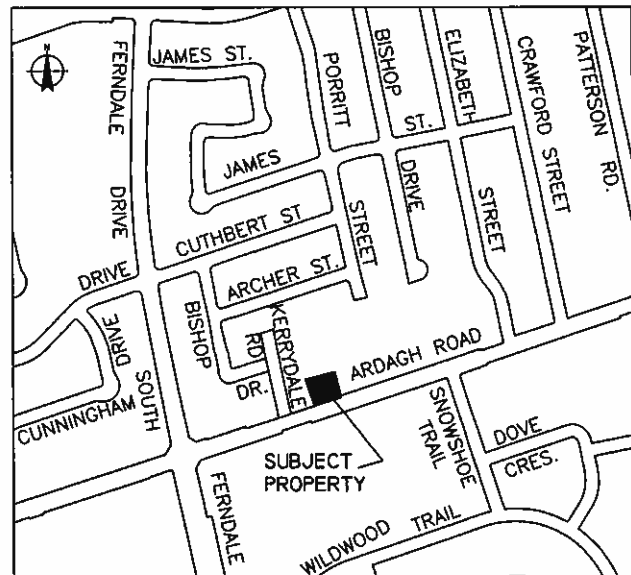
Existing Single Detached Residential Uses [R1 (H-95)] also subject to H-95.

South

Ardagh Road and Existing Single Detached Residential Uses (R1).

West

Part of Development Applications (D14-1500, D12-395) and unopened road allowance for Kerrydale Road.



D14-1504

Existing Policy

7. The subject property is designated Residential Area in the City's Official Plan and is zoned Residential Single Detached Dwelling First Density [R1 (H-95)] in both Zoning By-law 85-95 and Comprehensive Zoning By-law 2009-141.
8. Section 36 of the *Planning Act* allows the City of Barrie to apply a holding provision on zoning by-laws which are passed under Section 34. The City of Barrie may consider the removal of a holding provision once the conditions have been satisfied.

ANALYSIS

9. A consent application was recently approved by the Committee of Adjustment severing the subject property from a parent parcel, originally identified as 188-198 Ardagh Road. The consent application created 3 separate lots within the severed parcel. The owner intends to demolish all existing structures on the property to allow the construction of 3 new homes.
10. The severed parcels are subject to a Holding Provision to secure the extension of Bishop Drive over the original parcel of land. Staff have reviewed the application to lift the Holding Provision from the subject lands (severed lands), and are satisfied that the condition as prescribed in By-law 2007-033 no longer applies to the 3 lots approved by Committee of Adjustment decision dated November 24, 2010.
11. It is appropriate to lift the hold on this parcel as it meets the overall intent of the By-law by establishing a lotting pattern that can be integrated into an overall plan for the R1 (H-95) block. In addition, the lots do not have frontage on the future Bishop Drive extension; and services are not

required to be provided from the future Bishop Drive extension for the development of this property.

12. The parent parcel from which the subject property was severed is still subject to the Holding Provision. This property is now the subject of development applications submitted for Rezoning and Plan of Subdivision (D14-1500, D12-395) to create approximately 19 additional residential lots (Appendix "A"). The proposed Bishop Drive extension has been identified in the Rezoning and Plan of Subdivision for these lands, and the securement of Bishop Drive is a requirement of the development proposal.

ENVIRONMENTAL MATTERS

13. There are no environmental matters related to the recommendation.

ALTERNATIVES

14. There is one alternative available for consideration by General Committee:

Alternative #1

General Committee could deny the removal of Holding Provision H-95 from the subject lands.

This alternative is not recommended as the intent of the H-95 (i.e. the extension of Bishop Drive) no longer impacts the subject lands as they have been severed from the larger parcel by decision of the Committee of Adjustment on November 24, 2010.

FINANCIAL

15. The removal of the Hold will enable the demolition of the 2 existing dwelling units and the issuance of 3 new building permits for the lots as severed. Once new dwellings are constructed, the assessment would result in increased taxes.
16. The City's portion of the development charges will be collected at the time of building permit issuance based on current rates. An opportunity exists for the owner to receive a development charges credit towards redevelopment of the site if a building permit is issued within 60 months of the demolition of an existing structure.

LINKAGE TO COUNCIL STRATEGIC PRIORITIES

17. The recommendation(s) included in this Staff Report are not specifically related to the goals identified in the 2010-2014 City Council Strategic Plan.

Attachment: Appendix A (188 – 198 Ardagh Road)

APPENDIX "A"

188 – 198 Ardagh Road

