

SUMMARY OF THE CHAIR

“IN SUMMARY, THE BOARD FINDS ON THE BASIS OF THE EVIDENCE BEFORE IT THAT THE CITY’S OPPOSITION TO THE ‘PARK PLACE’ APPLICATIONS WAS NOT BASED ON ISSUES OF NON-CONFORMITY WITH ITS OFFICIAL PLAN POLICIES BUT RATHER WAS MOTIVATED BY A POLITICAL VISION FOR THE CITY BY ITS ELECTED REPRESENTATIVES, WHICH WAS NOT ENUNCIATED IN ITS OFFICIAL PLAN. ...IN THIS CASE, THE POLITICAL DESIRES OF THE ELECTED OFFICIALS OF THE CITY OF BARRIE SHOULD NOT OUTWEIGH THE PLANNING MERITS OF THE ‘PARK PLACE’ PROPOSAL, WHICH THE BOARD FINDS TO CONFORM TO THE OFFICIAL PLAN POLICIES IN EFFECT IN THE CITY OF BARRIE AND CONSTITUTES APPROPRIATE PLANNING.”

“THE BOARD IS SATISFIED BASED ON THE EVIDENCE BEFORE IT THAT THE PROPOSED MIXED-EMPLOYMENT DEVELOPMENT REFERRED TO AS ‘PARK PLACE’: HAS REGARD TO THE 1997 PPS; CONFORMS TO THE 2005 PPS; CONFORMS TO THE POLICIES OF THE EXISTING BARRIE OFFICIAL PLAN; ADVANCES THE GOALS OF THE EXISTING BARRIE OFFICIAL PLAN; IS AN APPROPRIATE USE OF THE SITE; AND IS IN THE GENERAL PUBLIC INTEREST. IT ALSO: CONFORMS TO AND ADVANCES THE THRUST AND INTENT OF THE DRAFT BARRIE OFFICIAL PLAN; DOES NOT OFFEND THE CITY’S VARIOUS STUDIES AND CORPORATE STRATEGIES; WILL NOT NEGATIVELY IMPACT UPON THE CITY’S HISTORIC DOWNTOWN; AND WILL NOT RESULT IN A SHORTFALL IN THE CITY’S SUPPLY OF QUALITY VACANT INDUSTRIAL LAND.”