

TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

PREPARED BY: A. GAMEIRO, B.E.S., RPP, PLANNER

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

**NOTED: A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE & GROWTH
MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING
PROPOSED ZONING BY-LAW AMENDMENT (FILE: D14-1699)
2 ARBOUR TRAIL**

DATE: JUNE 23, 2020

OVERVIEW:

The purpose of this Memorandum is to advise members of Planning Committee of a public meeting for an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc., on behalf of Mark Porter, for lands known municipally as 2 Arbour Trail, Barrie.

The subject property, shown in Appendix "A" – Site Location Map, is located on the northeast corner of the intersection of Arbour Trail and Cox Mill Road and has an area of 2,007.9 square metres with 66.3 metres of frontage on Cox Mill Road. The subject property currently contains a single detached dwelling and is located in an area consisting of a mix of low-density residential uses with a variety of lot sizes.

The subject property is designated 'Residential' in the City's Official Plan and is zoned 'Residential Single Detached Dwelling First Density' (R1) in accordance with Zoning By-law 2009-141, as amended. According to policy 4.2.2.1(a) of the Official Plan, the predominant use of 'Residential' lands shall be for all forms and tenure of housing.

The applicant is proposing to amend the zoning of the subject property to 'Residential Single Detached Dwelling Second Density' (R2) to facilitate the future severance of the subject lands for the creation of a new residential lot, as identified in Appendix "B" – Concept Plan. The applicant proposes to retain the existing dwelling, while constructing a new single detached dwelling on the proposed severed lot. Preliminary building elevation plans for the proposed dwelling are attached as Appendix "C" to this memorandum.

Should Council approve the proposed Zoning By-law Amendment, the applicant would be required to submit a subsequent application for Consent to the Committee of Adjustment for the creation of the proposed severed lot. The severed lot would have a lot area of 537.1 square metres and 17.6 metres of frontage, while the retained lot would have an area of 1,470.8 square metres and 48.7 metres of frontage. Both lots would exceed the minimum required frontage and area requirements of the R2 Zone (15 metre frontage and 500 square metre area). Additionally, both lots would be fully serviced by municipal services and access would be provided from Cox Mill Road.

BACKGROUND:

The subject application was submitted to and deemed complete by the City on May 19, 2020 and notice was sent to all property owners within 120 metres of the subject property on May 28, 2020, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

A Neighbourhood Meeting was held on January 29, 2020 regarding the subject application, whereby two (2) members of the public and the local Ward Councillor were in attendance. Those in attendance did not raise any concerns with the application, but rather expressed general interest in the proposal.

PLANNING AND LAND USE MATTERS UNDER REVIEW:

The subject application is currently undergoing a detailed review by Planning staff and the City's Technical Review Team, including the Lake Simcoe Region Conservation Authority (LSRCA). The primary planning and land use matters being considered at this time include:

- Site servicing and grading;
- Ensuring that there are no impacts on natural features such as the Lake Simcoe shoreline;
- Protection and preservation of existing vegetation, particularly shared boundary or boulevard trees; and,
- Compatibility with the surrounding neighbourhood as it relates to the proposed lot sizes, building setbacks and built-form.

A detailed analysis of the application will be included in the Planning staff report that will be brought forward for Planning Committee's consideration. All comments received during the technical review process, including comments provided at the Neighbourhood and Public Meetings, will be addressed in the staff report.

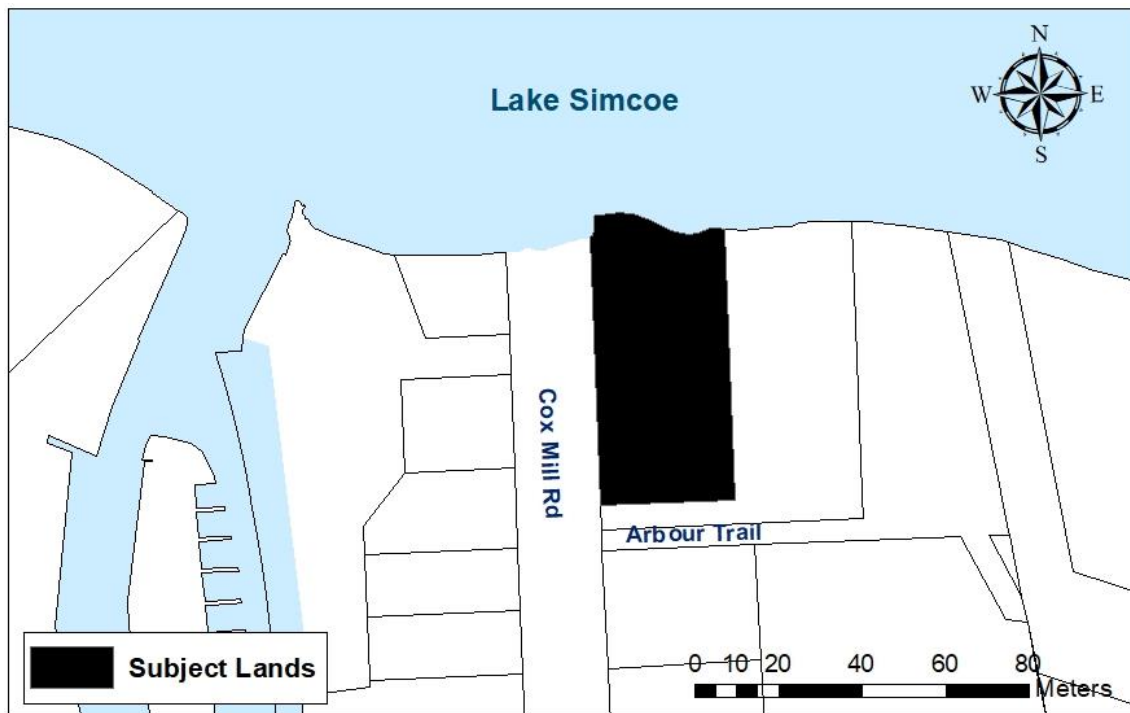
NEXT STEPS:

Planning staff are targeting the fourth quarter of 2020 to bring a staff report forward for Planning Committee's consideration respecting the proposed zoning by-law amendment application.

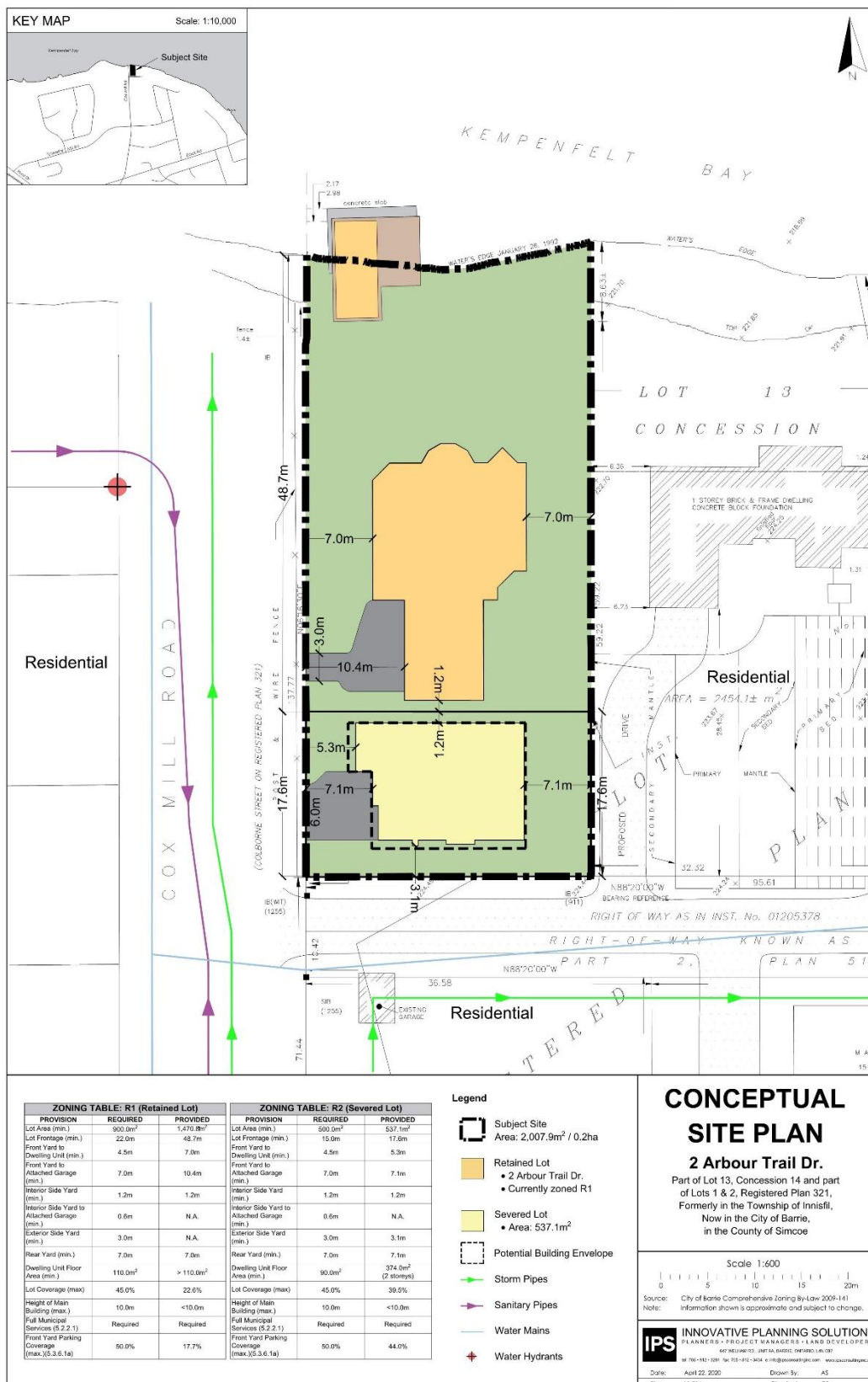
The submission materials and key dates associated with the subject application are available on the City's Proposed Developments webpage under [Ward 8](#).

If you have any questions, please contact the Planning file manager, Andrew Gameiro at andrew.gameiro@barrie.ca or 705-739-4220 extension 5038.

Appendix "A" – Site Location Map



Appendix “B” – Concept Plan



Appendix "C" – Building Elevations

