

FILE NO.: D14-1698

**TO:** MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

**FROM:** T. BUTLER, PLANNER

**NOTED:** M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH  
MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

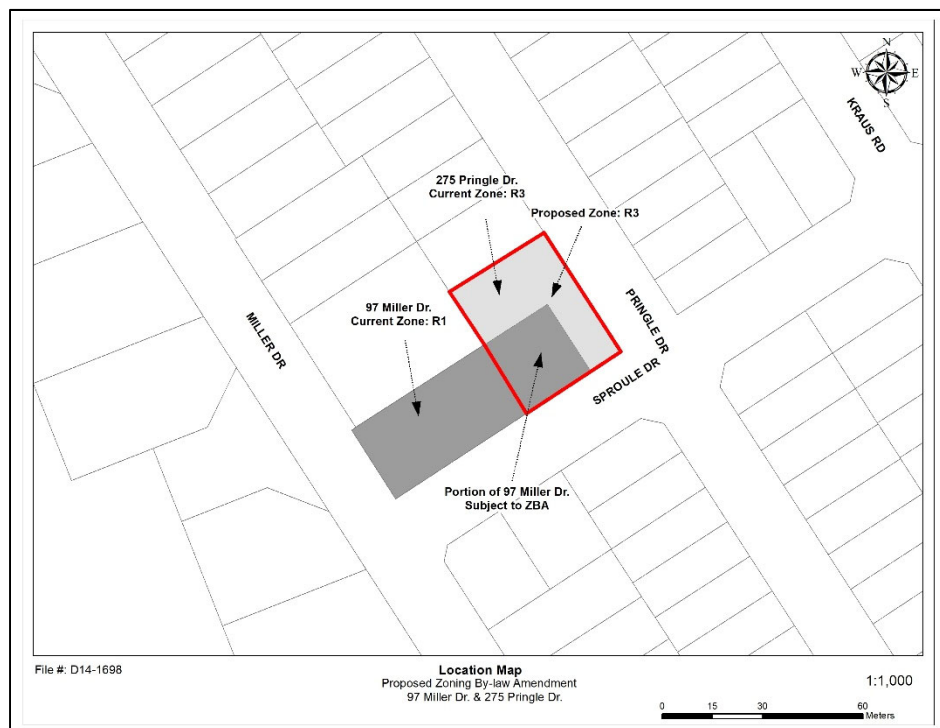
**RE:** PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT - 97 MILLER DRIVE &  
275 PRINGLE DRIVE

**DATE:** JUNE 23, 2020

The purpose of this memorandum is to advise members of Planning Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions., on behalf of South of 49 Inc., for development of the properties known municipally as 275 Pringle Drive and a portion of 97 Miller Drive.

The lands are designated Residential in the City's Official Plan. The site is located on the north-west corner of Sproule Drive (North) and Pringle Drive (West). The lands are legally described as Concession 7 West Part Lot 23 (97 Miller Drive) and Concession 7 Barrie West Part Lot 23 being Part 3 on Registered Plan 51R-35036 (275 Pringle Drive).

The landholdings have an approximate area of 0.13 hectares with approximately 35 metres of frontage on Sproule Drive and approximately 42 metres of frontage on Pringle Drive.



The subject lands are currently zoned 'Residential Single Detached Dwelling First Density' (R1), and 'Residential Single Detached Dwelling Third Density' (R3) in accordance with the City's Comprehensive Zoning By-law 2009-141. The owner has applied to amend the current zoning to 'Residential Single Detached Dwelling Third Density' (R3) to facilitate the construction of three (3) single detached residential



## DEVELOPMENT SERVICE DEPARTMENT MEMORANDUM

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dwellings. The proposed concept site plan is attached to this memorandum as Appendix "A". No site-specific zoning provisions would be required to accommodate the proposed concept plan and the proposed development would not normally be subject to Site Plan Control.

### Neighbourhood Meeting

The application was submitted and deemed complete on May 21, 2020. A Neighbourhood Meeting was held on January 23, 2020. The meeting was attended by 2 residents, the Ward Councilor, the planning consultant team and City planning staff.

Comments from residents concerning the proposed development are summarized as follows:

- Concerns with the loss of mature trees; and,
- Ensuring compatibility of the proposed development with the existing residential development in the neighbourhood.

### Planning and Land Use Matters Under Review

The subject application is currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Conformity with the City's intensification policies and design guidelines;
- Preservation and/or mitigation of impacts on any boundary trees;
- Integration of the proposed development into the existing neighbourhood; and,
- Municipal infrastructure capacity.

### Next Steps

Staff will continue to work with both the applicant and their consultants to address the feedback received through the public consultation process, as well as any technical comments received through the analysis of the application by staff and external agencies. These items may require revisions or updates to the plans and reports submitted in support of this application. A staff report providing a recommendation to Planning Committee on the proposed Zoning By-law Amendment application is anticipated to be brought forward in the Fall of 2020.

For more information, please contact Tyler Butler, Planner at 705-739-4220 ext. 5446 or [tyler.bulter@barrie.ca](mailto:tyler.bulter@barrie.ca).

Attachments: Appendix "A" – Conceptual Site Plan

Appendix "A"  
Conceptual Site Plan

