
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D12-424 /
D14-1619**

FROM: S. FORFAR, M.C.I.P., R.P.P., MANAGER OF GROWTH PLANNING

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

RE: ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION – 521 AND
527 Big Bay Point Road

DATE: April 24, 2017

The subject lands are located on the south side of Big Bay Point Road between Yonge Street and Montgomery Drive. They are designated Residential by the City of Barrie Official Plan.

The proposal is to rezone from Residential Single Detached First Density (R1) to Residential Multiple Dwellings Second Density (RM2[SPXX]) pursuant to Zoning By-law 2009-141 to allow for the development of 34 back to back townhouses with special provisions to allow for greater building height, reduced side yard setbacks, increased density and gross floor area.

The primary planning/land use items being considered at this time are:

- Site design;
- Connectivity;
- Vehicle movement onsite; and,
- Privacy.

A Neighbourhood Meeting was held on March 9, 2017. There were 15 people from the public in attendance. Comments from the public included:

- Availability of parking onsite;
- Privacy;
- Traffic impacts on the surrounding areas; and,
- Architectural design of the site.

For more information, please contact Bailey Chabot, Planner at Ext. 4434.