

Lisa Pearson

From: Kathy Brislin
Sent: Tuesday, February 16, 2016 4:15 PM
To: Lisa Pearson; Tina Gonneau
Subject: FW: File: D09-54/D14-1598

Attached e-mail received regarding the upcoming public meeting.

-----Original Message-----

From: Shane Stewart
Sent: Tuesday, February 16, 2016 2:32 PM
To: Kathy Brislin
Cc: Stephen Naylor
Subject: File: D09-54/D14-1598

Kathy,

We write in regard to our opposition to the Proposed Official Plan Amendment to the Zoning By-Law. We are Stakeholders having property located at the corner of Milburn and Gowan Streets.

Please let us know what the procedure will be to express our concerns.

Best Regards,
Shane Stewart

From: Mary Armstrong
Sent: Sunday, February 14, 2016 16:32
To: Stephen Naylor
Cc: Mary Armstrong; Brad & Mary Armstrong
Subject: 217 Anne St. S. Zoning Bylaw Amendments Feb 22 mtg for Historic Neighbourhood Defined Policy Area

To Stephen Naylor,
Director of Planning
City of Barrie

Re; 217 Anne St. S.
Barrie, On

Please note that we have received the notice of the Zoning Bylaw Amendments meeting set for Feb 22, 2016 217 Anne St. South is in the mapped area.

[REDACTED] will not be able to attend that meeting.

We are very interested as to what transpires and what is decided at that meeting and any further meeting so that we can follow how it could affect us.

Please take this as a request to be kept up to date and in the loop as to how any changes take place and what we need to know about those changes.

Thanks and can you please confirm that your received this email.
Respectfully,
Brad and Mary Armstrong

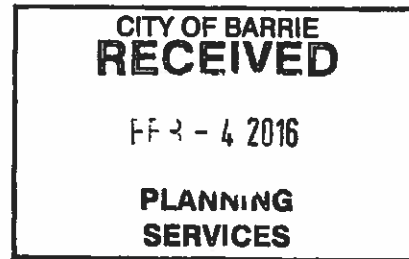
Mary M. Armstrong
Strong Connect Services

mary@strongconnectservices.ca

Michael McKean

4 February 2016

Stephen Naylor
Director of Planning Services
City of Barrie, P.O. Box 400
Barrie, Ontario L4M 4T5



SUBMISSION:
PROPOSED OFFICIAL PLAN AMENDMENT – HISTORIC NEIGHBOURHOOD
AND AMENDMENT TO THE ZONING BY-LAW – SPECIAL HERITAGE CHARACTER

I am writing, further to correspondence from The City of Barrie dated 29 January 2016, specifically File: D09-54/D14-1598. This submission is made on behalf of all four members of my family (Michael Charles McKean, Sylvie Marie Marthe Fortin, François Alexandre Fortin McKean, and Jean-Luc Fortin-McKean) in relation to 131 Burton Ave and 122 Cumberland Street.

Recognizing that the Allandale area is part of the identified Urban Growth Centre (UGC) of The City of Barrie and in the context that I have been pursuing development plans that respect the Intensification Area Urban Design Guidelines (2013) it is my humble opinion that minor adjustment and or waivers relating to Corner Lots should be considered. As illustrated in the enclosed pages, the Proposed Zone Provision RM1 (SP-HC1) e., g., h., and i. effectively prevents the development (taking into consideration cost and marketability) of a semi-detached house with attached garage on the 122 Cumberland Street property. Without going into details, extensive consultations relating to 122 Cumberland Street have occurred, and have identified several issues, including Lot Servicing (sewer / water / hydro / natural gas), and driveway access to Milburn Street. Consultations with neighbours have also highlighted other issues, including the existence of mature trees and concern with the proximity of any new construction to property lines (backyard privacy).

I am requesting that Zone Provisions for Corner Lots allow reasonable variation to RM1 (SP-HC1) e., g., h., and i. Alternatively, I am requesting that a waiver for 122 Cumberland be approved.

A handwritten signature in black ink, appearing to read "M. McKean". The signature is fluid and cursive, written over a light blue horizontal line.

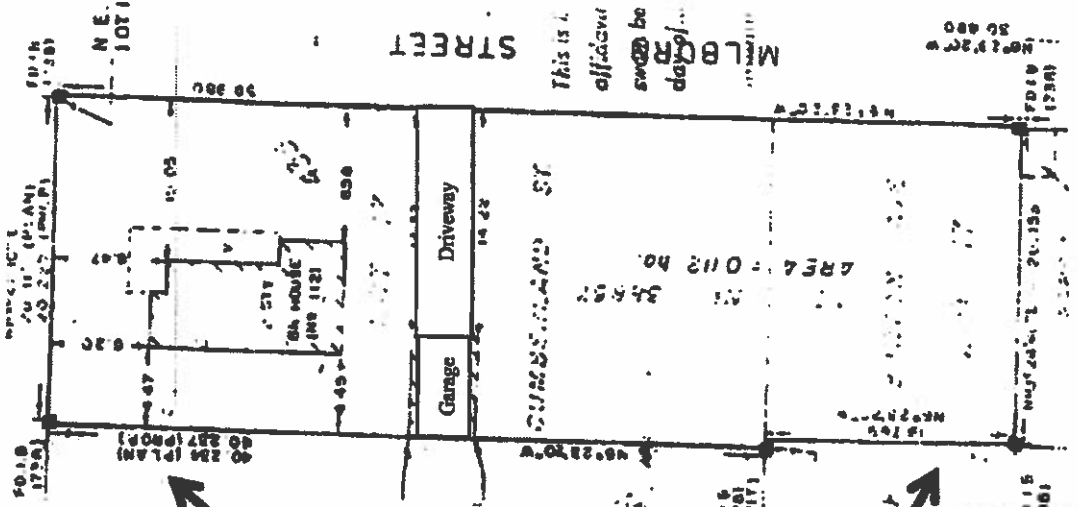
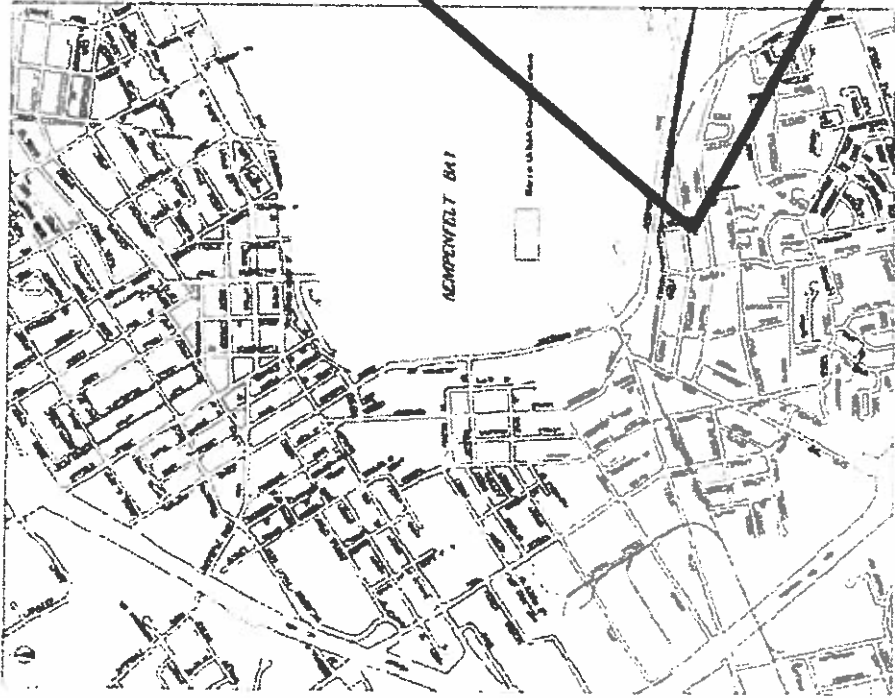
Michael McKean

Enclosures: 3 Pages

McKean Submission: File D09-54/D14-1598

URBAN GROWTH CENTRE

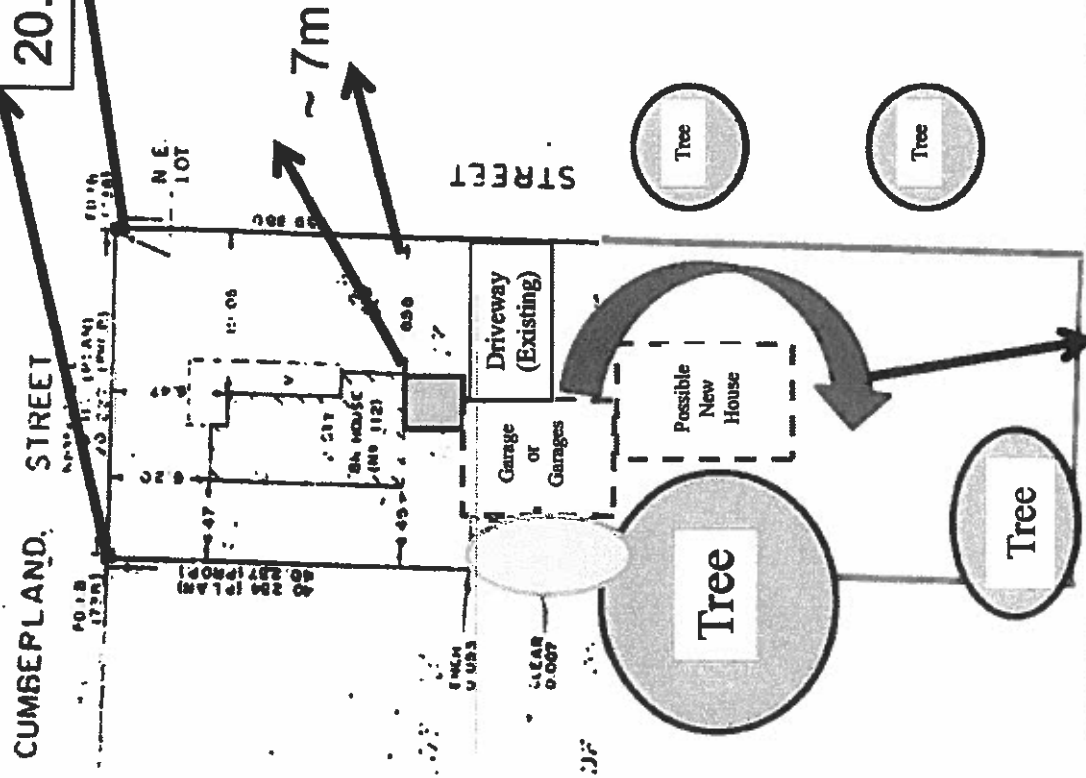
122 Cumberland Street
Corner Lot Issues



CITY CENTRE CITY OF BARRIE

Extract: Kirkpatrick O.L.S. 1980
(Survey to be Updated)

20.117m (Plan)



Existing Driveway Access and Corner Lot realities make the proposed Zone Provisions RM1 (SP-HC1) e., g., h., and i. problematic for Development of 122 Cumberland Street.

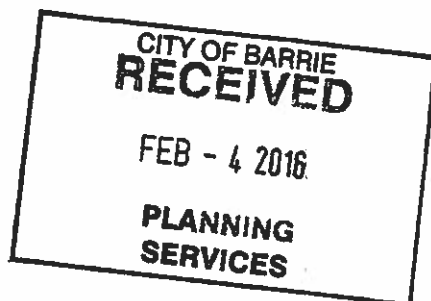
Proposed Zone Provision RM1 (SP-HC1) h. effectively prevents a semi-detached house with attached garage from being built (based on consultations related to second driveway access to Milburn Street).

Request that Zone Provisions for Corner Lots allow reasonable variation to RM1 (SP-HC1) e., g., h., and i. Alternatively, request that a waiver for 122 Cumberland be approved.

Proposed Zone Provisions relating to garages are problematic for Corner Lots, and this could make Small Boarding or Rooming Houses a more attractive development option – which is not likely the intent of File: D09-54/D14-1598

Proposed Zone Provision RM1 (SP-HC1) h. would require garage as outer wall. Driveway issues and likely impact on roots of a large tree.

Michael McKean



3 February 2016

Stephen Naylor
Director of Planning Services
City of Barrie, P.O. Box 400
Barrie, Ontario L4M 4T5

**SUBMISSION:
PROPOSED OFFICIAL PLAN AMENDMENT – HISTORIC NEIGHBOURHOOD
AND AMENDMENT TO THE ZONING BY-LAW – SPECIAL HERITAGE CHARACTER**

I am writing, further to correspondence from The City of Barrie dated 29 January 2016, specifically File: D09-54/D14-1598. This submission is made on behalf of all four members of my family (Michael Charles McKean, Sylvie Marie Marthe Fortin, François Alexandre Fortin McKean, and Jean-Luc Fortin-McKean) in relation to the stalled development at 15 and 17 Milburn Street (illustrated in the enclosure) that is immediately adjacent to our properties at 131 Burton Ave. and 122 Cumberland Street.

I participated in the public meeting, during 2010, that resulted in the creation of 15 and 17 Milburn Street. Although the location of the garages would not conform to the Proposed Zoning By-Law RM1 (SP-HC1) e., g., h., and i. I believe that the current configuration is reasonable given the size and location of the property. I am concerned that the Proposed Official Plan Amendment and Amendment to the Zoning By-Law avoids the complex issue of Lot Servicing (sewer / water / etc.) which I understand to be a factor in the stalled development at 15 and 17 Milburn Street.

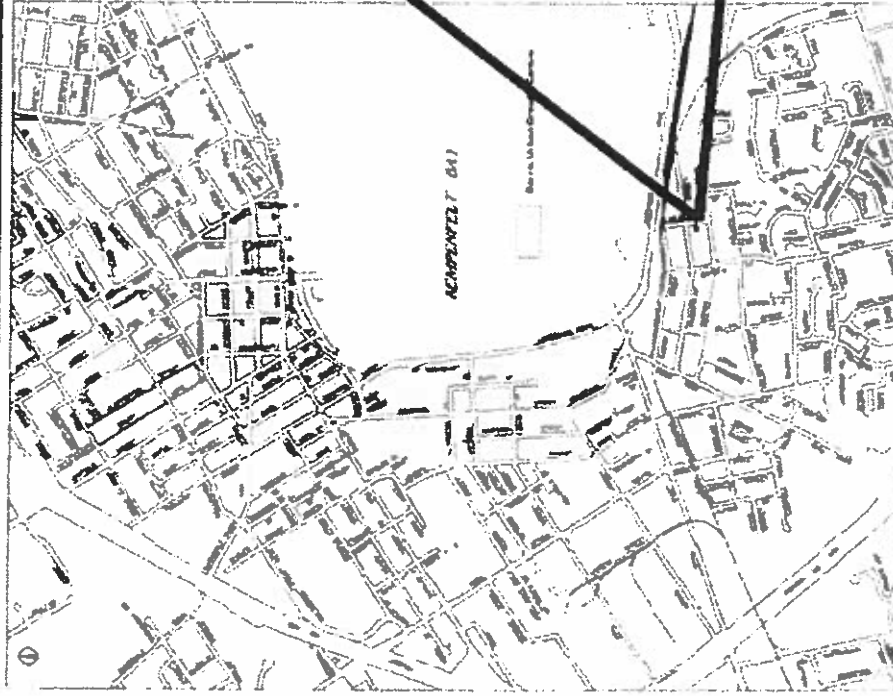
A handwritten signature in black ink, appearing to read "Michael McKean".

Michael McKean

Enclosure: 1 Page

McKean Submission: File D09-54/D14-1598

URBAN GROWTH CENTRE



15 & 17 Milburn Street
Lot Servicing Issues



CITY CENTRE

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