

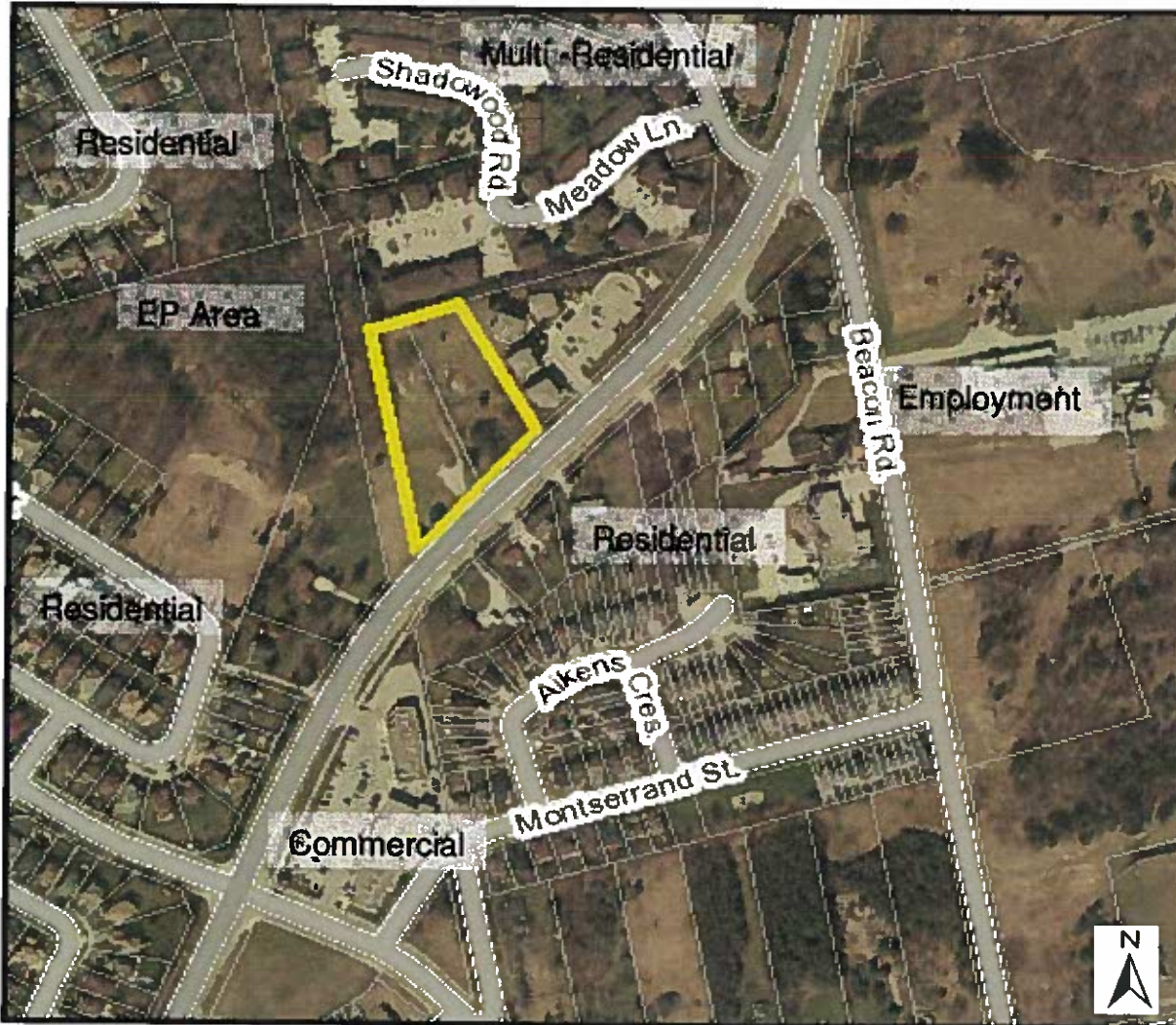
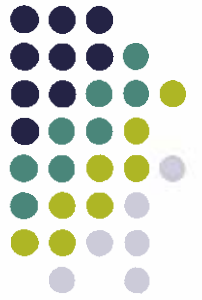
# 369 & 379 ESSA ROAD DRAFT PLAN OF SUBDIVISION



JUNE 9<sup>TH</sup>, 2014  
PUBLIC MEETING



# APPLICATION CONTEXT



## SITE: 369 & 379 ESSA RD

- FRONTAGE:
  - 111.46 M
- AREA:
  - 1.01 HA (2.48 ACRES)
- VACANT
- UNOPENED ROAD ALLOWANCE TO WEST
- RM2-SP327 ZONING
- SUBJECT TO ONGOING REZONING

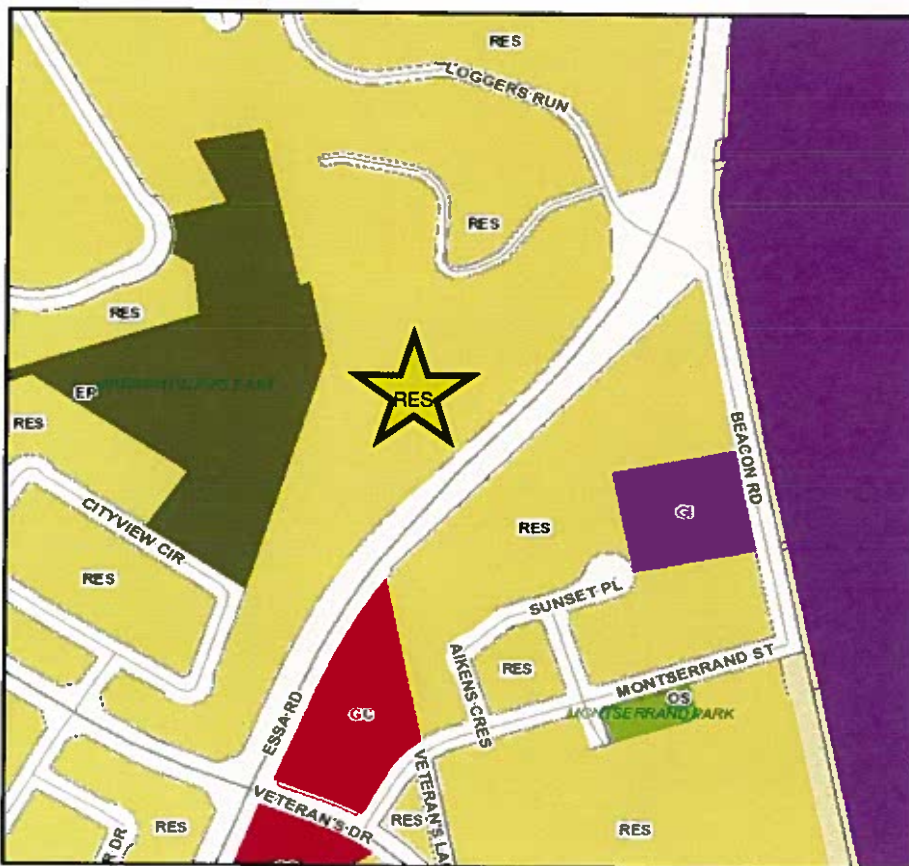
## SURROUNDING:

- COMMERCIAL DEVELOPMENT (ESSA & VETERANS)
- LOW, MEDIUM & HIGH DENSITY RESIDENTIAL
- EMPLOYMENT LANDS
- ENVIRONMENTAL PROTECTION AREA
- ACCESS TO HIGHWAY 400

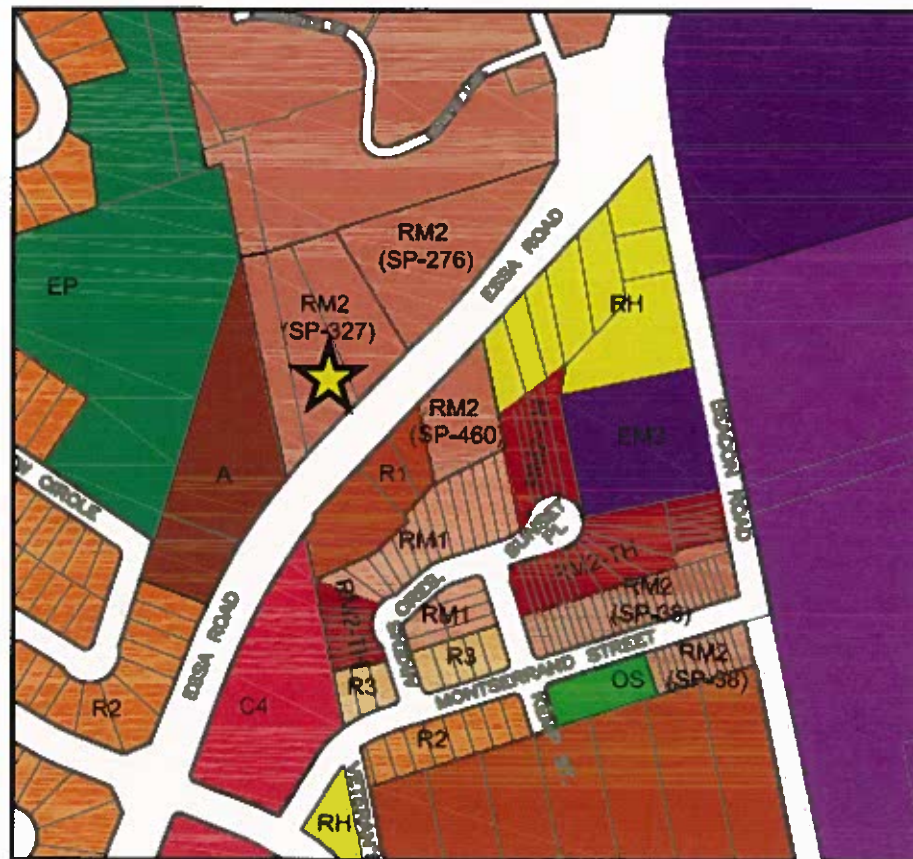
# LAND USE DESIGNATION & ZONING



LAND USE DESIGNATION



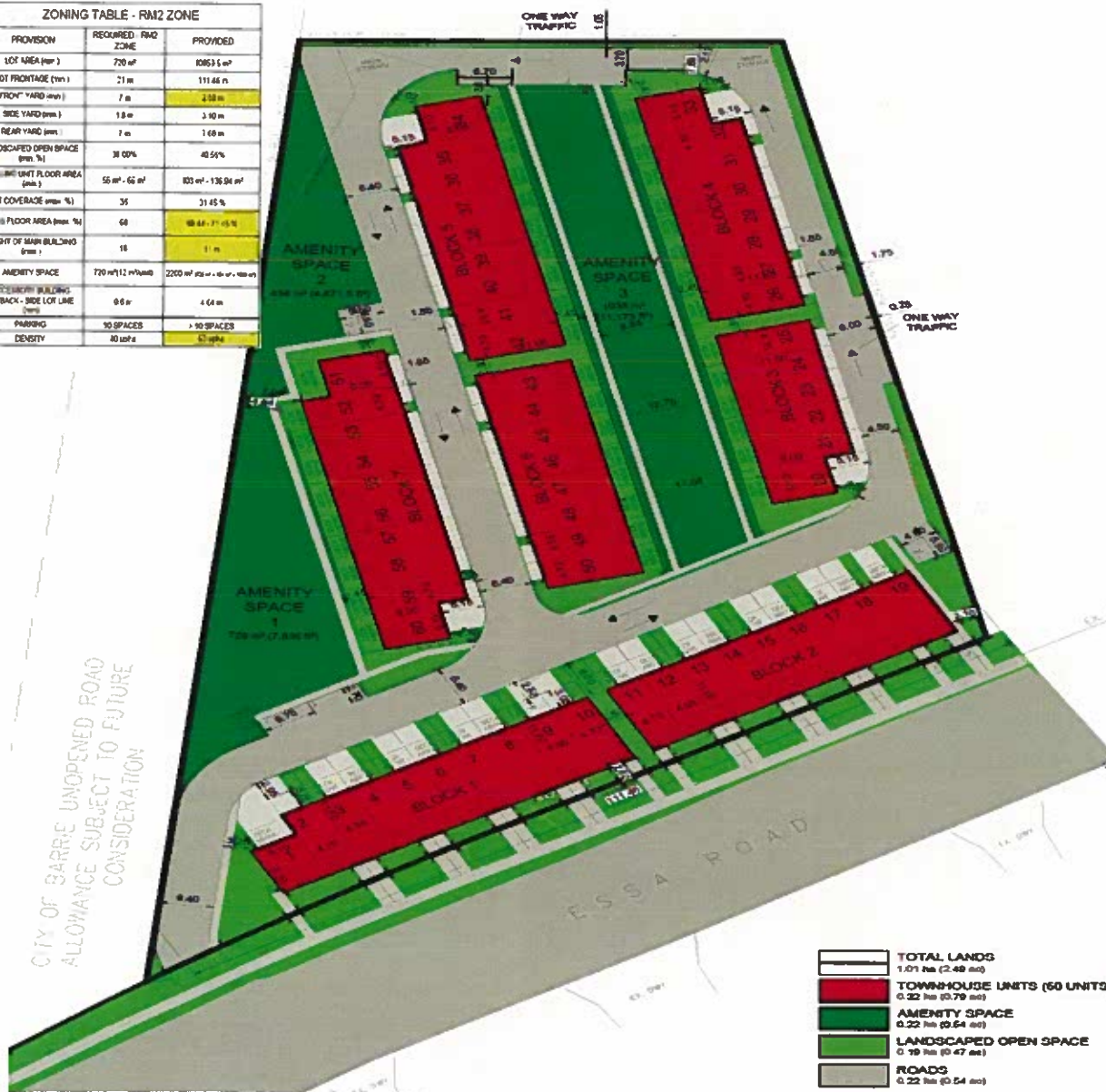
ZONING



# BACKGROUND INFORMATION



ZONING TABLE - RM2 ZONE		
PROVISION	REQUIRED RM2 ZONE	PROVIDED
LOT AREA (sq m)	720 sq m	1065.5 sq m
LOT FRONTAGE (m)	21 m	111.46 m
FRONT YARD (m)	7 m	2.88 m
SIDE YARD (m)	1.8 m	3.10 m
REAR YARD (m)	7 m	1.68 m
LANDSCAPED OPEN SPACE (sq m %)	38 00%	40.56%
MAXIMUM UNIT FLOOR AREA (sq m)	55 sq m - 66 sq m	803 sq m - 136.94 sq m
LOT COVERAGE (sq m %)	35	31.45 %
GROSS FLOOR AREA (sq m %)	68	88.44 - 71 - 45 %
HEIGHT OF MAIN BUILDING (m)	16	11 m
AMENITY SPACE	720 m <sup>2</sup> (12 m x 60 m)	2200 m <sup>2</sup> (22 m x 100 m)
ACCESSORY BUILDING SETBACK - SIDE LOT LINE (m)	0.6 m	4.64 m
PARKING	10 SPACES	> 10 SPACES
DENSITY	40 units	47 units



	TOTAL LANDS	1.01 ha (2.49 ac)
	TOWNHOUSE UNITS (60 UNITS)	0.32 ha (0.79 ac)
	AMENITY SPACE	0.22 ha (0.54 ac)
	LANDSCAPED OPEN SPACE	0.19 ha (0.47 ac)
	ROADS	0.22 ha (0.54 ac)

- REZONING APPLICATION CURRENTLY IN PROCESS, SEEKS TO REZONE TO RM2 WITH SPECIAL PROVISIONS
- PUBLIC MEETING HELD MAY 5<sup>TH</sup>, 2014 BEFORE GENERAL COMMITTEE AS REQUIRED.
- COMMENTS FROM VARIOUS MUNICIPAL DEPARTMENTS RECEIVED SINCE PUBLIC MEETING.
- ONGOING DISCUSSIONS WITH STAFF HAS RESULTED IN MINOR REVISIONS.
- ANTICIPATE STAFF REPORT TO GENERAL COMMITTEE FOLLOWING SUMMER RECESS.

# DEVELOPMENT PROPOSAL

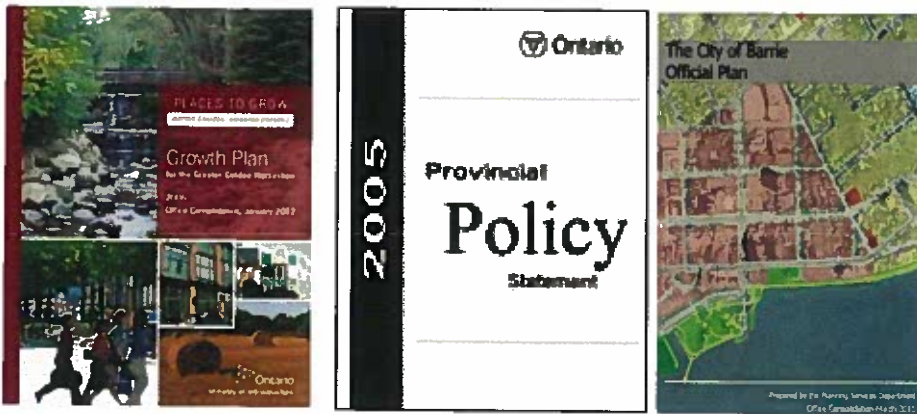


EXISTING  
ENVIRONMENTAL  
PROTECTION

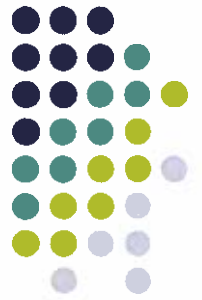


- LANDS LEGALLY DESCRIBED AS PART OF PARK LOT 24, REGISTERED PLAN 67, GEOGRAPHIC TOWNSHIP OF INNISFIL, NOW IN THE CITY OF BARRIE, REGISTERED IN 1857.
- BY-LAW (NO. A27) WAS PASSED BY THE TOWNSHIP OF INNISFIL ON FEBRUARY 6<sup>TH</sup>, 1956 AS PART OF SUBDIVISION CONTROL AND DEEMED SUBJECT LANDS TO NO LONGER BE IN A REGISTERED PLAN OF SUBDIVISION.
- APPLICATION CREATES 1 BLOCK FOR RESIDENTIAL USE OVER ENTIRE PARCEL TO PLACE LANDS WITHIN A PLAN OF SUBDIVISION.
- WILL ALLOW CONDOMINIUM UNITS TO BE CREATED BY EITHER PART LOT CONTROL OR THROUGH SITE PLAN AND PLAN OF CONDO EXEMPTION, IN CONFORMITY WITH PROPOSED REZONING.





# PLANNING POLICY



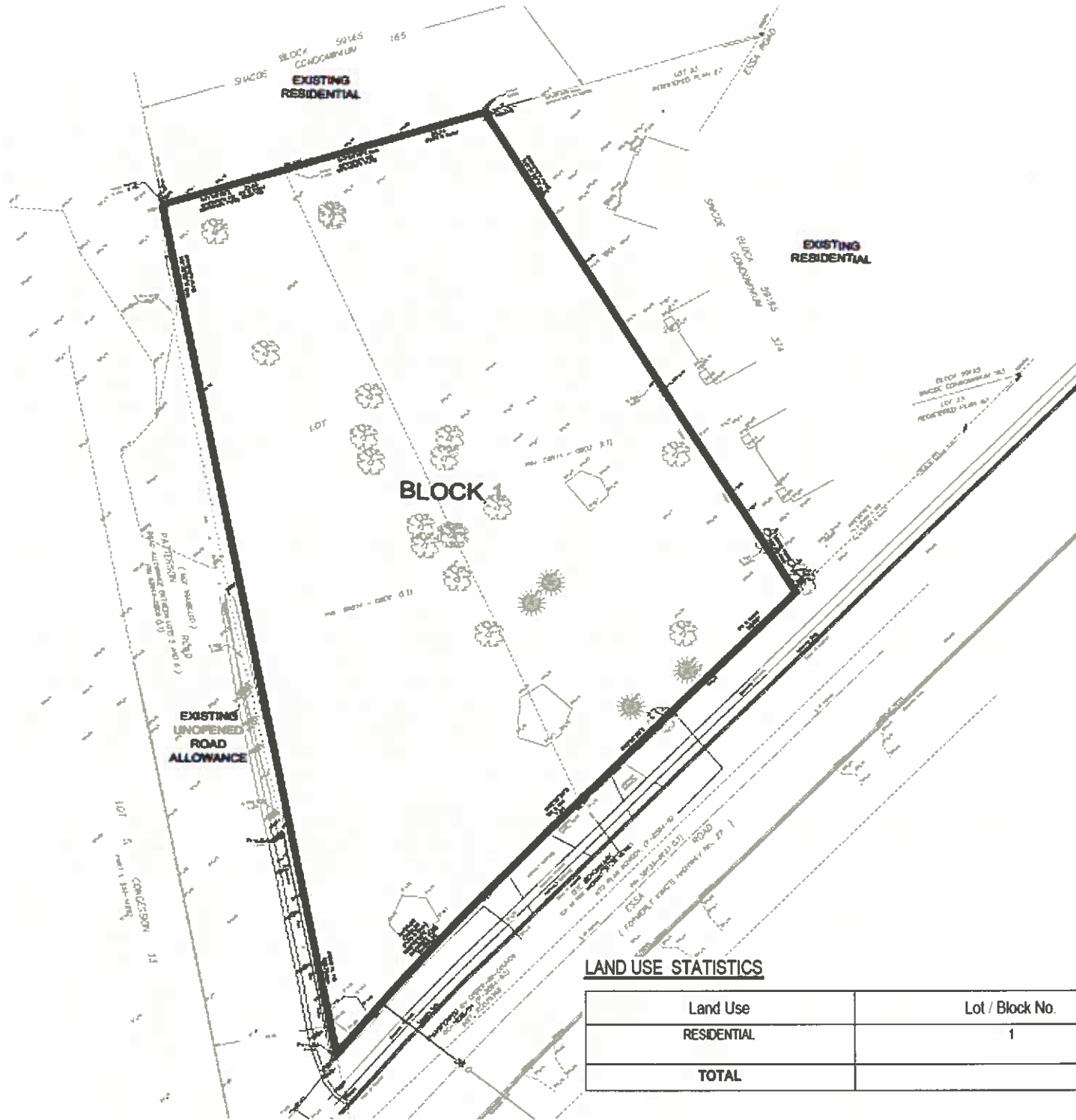
- UPPER AND LOWER TIER POLICY SUPPORT DEVELOPMENT ASSOCIATED WITH REZONING.
- PLAN OF SUBDIVISION IS REQUIRED TO CREATE CONDOMINIUM UNITS VIA PART LOT CONTROL (UNDER FUTURE APPLICATION).
- LANDS ARE IN A SUITABLE LOCATION WHERE ADEQUATE SERVICES ARE AVAILABLE AND MEET THE GOALS AND CRITERIA UNDER SECTION 6.2.2 ON PLANS OF SUBDIVISION IN THE OFFICIAL PLAN.

# CONCLUSION



- APPLICATION IS REQUIRED DUE TO BYLAW A-27 WHICH DEEMED THE LANDS TO NOT BE WITHIN A PLAN OF SUBDIVISION.
- PROPOSAL AIMS TO FACILITATE THE DEVELOPMENT OF VACANT LOT BY PLACING LANDS WITHIN A SINGLE BLOCK IN A PLAN OF SUBDIVISION.
- APPLICATION FOR PART LOT CONTROL OR SITE PLAN AND CONDO EXEMPTION WILL BE REQUIRED IN FUTURE TO CREATE THE PROPOSED 60 UNITS; BUT CANNOT BE APPLIED FOR UNTIL LANDS ARE WITHIN A PLAN OF SUBDIVISION.
- ASSOCIATED DEVELOPMENT AIMS TO OPTIMIZE THE USE OF EXISTING INFRASTRUCTURE TO SUPPORT GROWTH IN A COMPACT, EFFICIENT FORM.
- APPLICATION IS CONSISTENT WITH ALL IMPLEMENTING UPPER AND LOWER TIER PLANNING POLICY.

**EXISTING ENVIRONMENTAL PROTECTION**



**EXISTING RESIDENTIAL**

**LAND USE STATISTICS**

Land Use	Lot / Block No.	Area (ha.)
RESIDENTIAL	1	1.01
<b>TOTAL</b>		<b>1.01</b>