

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1593**

FROM: S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT
C. LADD, CHIEF ADMINISTRATIVE OFFICER

RE: REMOVAL OF THE HOLD FROM THE COMMERCIAL BLOCK ZONED C5 (SP-485)
AT 650 BIG BAY POINT ROAD

DATE: DECEMBER 14, 2015

This memorandum is to advise the owner/applicant (Bondfield Homes) has satisfied the provisions of site specific Zoning By-law 2013-090 to remove the Hold from the commercial parcel at the corner of Big Bay Point Road and Hurst Drive. The Notice, dated November 27, 2015, was circulated in accordance with the provisions of the *Planning Act* and the corresponding By-law to remove the Hold is on the Council Agenda for December 14, 2015.

The Hold was placed on the property (formerly known as Sierra Vista) to ensure that there was an attempt made by the owner/applicant to try to establish the neighbourhood Commercial use at this location. The property was previously zoned and designated for Commercial use, and in the interest of trying to preserve some commercial use on-site, the City required that the commercial use be actively marketed for a period of 1 year.

Staff have received confirmation from a Real Estate Agent on behalf of Bondfield Homes that the Commercial listing was placed for more than 1 year and that there was no interest expressed in developing the property for Commercial uses. With this justification provided, the owner/applicant is able to apply to remove the Hold and if approved, develop the Commercial property with an additional five (5) single detached homes. The project would then consist of a total of 43 single detached homes and a private road to be developed through a Plan of Condominium.



If Members of Council have any questions, please feel free to contact Celeste Terry (celeste.terry@barrie.ca) at ext. 4430.


S. Naylor, M.C.I.P., R.P.P.
Director of Planning Services