



**DEVELOPMENT SERVICES
MEMORANDUM**

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File: D30-010-
2023
Pending #:

TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: L. JUFFERMANS, PLANNER, EXT. 4447

WARD: 8

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

**B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW –
101 – 119 BAY LANE**

DATE: JUNE 14, 2023

The purpose of this memorandum is to advise members of Affordability Committee of a Public Meeting for an application for a Zoning By-law Amendment submitted by the Jones Consulting Group Ltd. on behalf of Bay Lane Estates Co. Ltd. The site is legally described as Part of Lot 12, Concession 14, former Town of Innisfil, and municipally known as 101-119 Bay Lane in the City of Barrie, located north of Hurst Drive and east of Brennan Avenue.

The proposed Zoning By-law Amendment seeks to amend the current zoning from 'Residential Hold' (RH) to 'Residential Single Detached Dwelling First Density' (R1)(SP-XXX) with special provisions to permit a reduced lot frontage of 17 metres, where 22 metres is required, uses accessory to the individual parcels be permitted on the condominium (Block 11) and the private roadway/driveway be permitted to continue as uncurbed gravel surface treatment, where curbed and hard surface treatment is required (see Appendix "A" – Proposed Draft Plan of Subdivision).

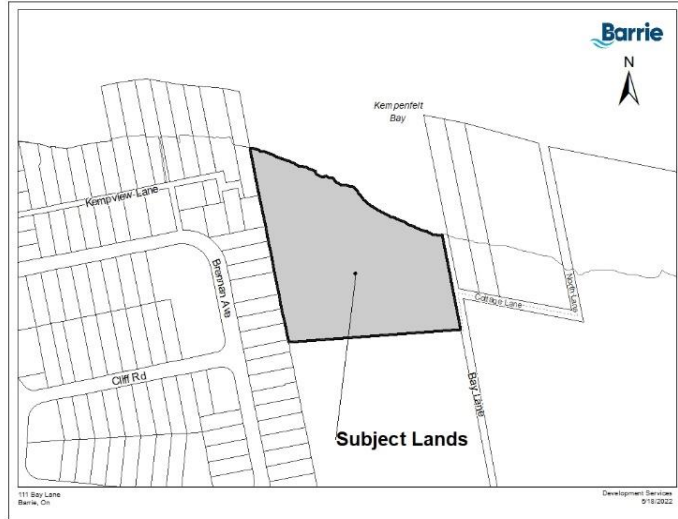
Related applications for a Draft Plan of Subdivision (D30-010-2023) and Exemption from the Plan of Condominium Process (D30-011-2023) have also been submitted.

The submission materials associated with the subject applications are available for viewing on the City's [Development Projects](#) webpage under [Ward 8 – 101-119 Bay Lane](#).

Background

The subject lands are currently occupied by nine (9) single detached dwellings which function as recreational and seasonal uses on a single lot. No new development is proposed by these applications, although there is one vacant lot that could be developed in the future.

The subject lands are 2.55 hectares (6.3 acres) in area and have frontage of approximately 40 metres (131 feet) along Bay Lane/Cottage Lane. The land uses immediately surrounding the site are residential consisting of primarily single detached dwellings and public open space/parks.



Access to the subject property is provided from Hurst Drive where it connects with Bay Lane.

The applications were submitted to the City and deemed complete on March 31, 2023. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The applications have also been circulated to all applicable City departments and external agencies for review and comment.

Neighbourhood Meeting

A Neighbourhood Meeting was held on June 23, 2022, with twenty-three (23) participants including Ward 8 Councillor Jim Harris, Planning staff and the consulting team in attendance.

Residents provided comments regarding matters such as:

- Points of clarification on the proposal including if the application would result in redevelopment of the site, ownership and tenure of the properties and clarification on the zoning proposed; and
- Concerns with change in the area and additional traffic and waste along the existing gravel lane.

Zoning By-law Amendment – Site Specific Provisions

The proposed Zoning By-law Amendment seeks to amend the current zoning from 'Residential Hold' (RH) to 'Residential Single Detached Dwelling First Density' (R1)(SP-XXX) with special provisions to permit a reduced lot frontage of 17 metres, where 22 metres is required, uses accessory to the individual parcels be permitted on the condominium (Block 11) and the private roadway/driveway be permitted to continue as uncurbed gravel surface treatment, where curbed and hard surface treatment is required.

The site specific provisions requested are detailed in Table 1 below.

Table 1: Site-Specific Zoning Provisions – 101-119 Bay Lane

Zoning Standard	Current RH	Requirement – R1	Proposed – R1 (SP-XXX)
Lot Area (min.)	4 ha	900m ²	>900m ²
Lot Frontage (min.)	150m	22m	17m
Surface Treatment (4.6.2.6)	Curbed, stable surfaces required	Curbed, stable surfaces required	Uncurbed, gravel surface treatment

Uses, buildings and structures accessory to residential uses permitted on Condominium Block 11	Not Permitted	Not Permitted	Permitted
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Planning and Land Use Matters Under Review

The subject application is currently under review by Planning staff and the City's Technical Review Team.

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

- Compliance with Provincial Planning Policy and City's Official Plan;
- Appropriateness of the requested amendment and site specific provisions in consideration of the adjacent waterfront and surrounding municipal open space;
- Ensuring that the proposal complies with all City standards.

Next Steps

Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of the applications for a Zoning By-law Amendment and Draft Plan of Subdivision by staff and agency partners.

All review comments that are received, as well comments provided at the Neighbourhood and Public Meetings, will be considered during the review of the application. A staff report for the Zoning By-law Amendment to General Committee is anticipated to be brought forward in Q3 or Q4 2023 for consideration.

The Draft Plan of Subdivision approval is delegated to staff and will not require a staff recommendation to Council. In addition, as the draft plan process has been initiated solely to permit condominium tenure, it is anticipated that the majority of detailed design and technical matters will be addressed through the Site Plan Control process. If approved, a subsequent application for a Site Plan Approval will be required along with processing the application for the Condominium Exemption.

If you have any questions, please contact the planning file manager, Logan Juffermans at 705-739-4220 ext. 4447 or via email at logan.juffermans@barrie.ca.

Attachments:

Appendix "A" – Proposed Draft Plan of Subdivision

APPENDIX "A"

Proposed Draft Plan of Subdivision

