



TO: GENERAL COMMITTEE

SUBJECT: ZONING BY-LAW AMENDMENT – 101 TO 119 BAY LANE (BAY LANE ESTATES LIMITED)

WARD: 8

PREPARED BY AND KEY CONTACT: L. JUFFERMANS, PLANNER, EXT. 4447

SUBMITTED BY: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

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

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Zoning By-law Amendment application submitted by the Jones Consulting Group on behalf of Bay Lane Estates Limited, to rezone lands municipally known as 101 to 119 Bay Lane from 'Residential Hold' (RH) to 'Residential Single Detached Dwelling First Density' with Special Provisions (R1) (SP-XXX), be approved.
2. That the following site-specific provisions be referenced in the implementing Zoning By-law for the subject lands:
 - a) A minimum lot frontage of seventeen (17) metres shall be permitted, whereas twenty-two (22) metres is required;
 - b) That uncurbed gravel surface treatment will be permitted for private roads and driveways; whereas, curbed stable surfaces such as Portland cement, asphaltic binder or paving stones are required; and
 - c) That uses, buildings and structures accessory to residential uses on Lots 1-10 will be permitted on Block 11. Accessory uses such as recreational uses/facilities (e.g., tennis court), private roadway/driveways, infrastructure and storage will be permitted.
3. That the written and oral submissions received relating to this application, have been on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV043-23.
4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law.

PURPOSE & BACKGROUND

Report Overview

5. The purpose of this Staff Report is to recommend approval of a Zoning By-law Amendment submitted by the Jones Consulting Group Ltd., on behalf of Bay Lane Estates Limited, for lands municipally known as 101-119 Bay Lane from 'Residential Hold' (RH) to 'Residential Single Detached Dwelling First Density' with Special Provisions (R1) (SP-XXX) (see Appendix "A" – Draft Zoning By-law Amendment).
6. If approved, an application for a Draft Plan of Subdivision can be considered for approval to facilitate the creation of ten (10) residential parcels comprised of nine (9) existing dwellings and one (1) vacant lot along with one (1) common amenity block. A separate application for a Plan of Condominium (D30-011-2023) will tie the residential parcels to the common amenity block (Block 11) which will include the existing private driveway and amenity space. No new development is proposed as part of the current applications, although in the future there is development potential on the vacant lot (see Appendix "B" - Draft Plan of Subdivision).

Background

7. The existing nine (9) dwellings and one (1) vacant lot are owned by Bay Lane Estates Limited and have existed in this format since incorporation in the 1960s. One (1) of the parcels to be established is vacant, although it was previously developed with a residential dwelling that has since been removed. Jointly submitted with the Zoning By-law Amendment, the applicant has submitted a Draft Plan of Subdivision (D30-010-2023) which will establish boundaries for the existing ten (10) residential uses. The newly created residential lots include the nine (9) existing dwellings and one (1) vacant residential lot. A separate Plan of Condominium (D30-011-2023) will tie the residential parcels to Block 11 which will include the existing private driveway and amenity lands.
8. The applications do not propose redevelopment of the property. The applications have been submitted to address a historical shared ownership which does not allow for the dwellings to be transferred/sold or maintained individually without corporate agreement. The applications as proposed will allow for a more standard zoning and ownership structure.
9. The applicant submitted a Planning Justification Report, a Natural Heritage Evaluation with Species-at-Risk screening, and an Archaeological Assessment as part of the formal submission. With the conclusion of the technical review and public consultation process, which included a neighbourhood meeting on June 23, 2022 and public meeting on June 14, 2023, staff have determined that the proposal has regard for matters of provincial interest as outlined in the *Planning Act*, is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019) as amended, and the City of Barrie Official Plan (2010). As such, the zoning by-law amendment application is being recommended to Council for approval.

Site and Location

10. The subject lands are located on the west side of Bay Lane, north of Hurst Drive. The lands are 2.55 hectares (6.3 acres) in area and have frontage of approximately 40 metres (131 feet) along Bay Lane. The subject lands are currently occupied by nine (9) single detached dwellings which function as recreational and seasonal uses and one (1) vacant parcel which has the potential for a similar recreational or seasonal dwelling.

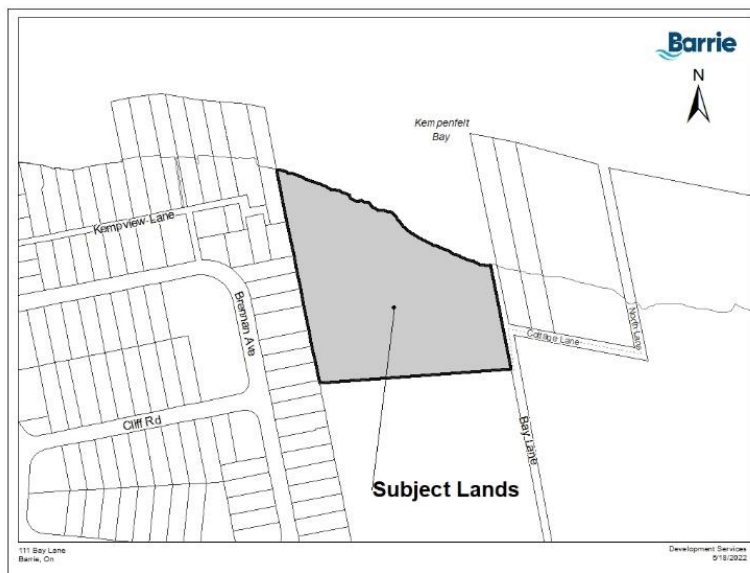
11. The existing and proposed land uses surrounding the subject property are as follows:

North: Kempenfelt Bay/Lake Simcoe

South: Gables Park

East: Gables Park and Cottage Lane seasonal residential

West: Existing single detached residential



Existing Policy

12. The applications were submitted to the City and deemed complete on March 31, 2023, prior to the approval of the new City of Barrie Official Plan (2023), which was approved by the Ministry of Municipal Affairs and Housing on April 11, 2023. Section 2.5.7 notes that applications deemed complete prior to the approval of this Plan by the Ministry of Municipal Affairs and Housing may continue towards final approval under the policy framework in place at the time the Notice of Complete Application was issued. This would include any subsequent implementing approvals. As such, the application has been reviewed against the policies of the City's former Official Plan (2010).
13. The City's former Official Plan (2010) designates the subject property as 'Residential' on Map A – Land Use.
14. The City's new Official Plan (2023) designates the subject property as 'Neighbourhood Area' on Map 2 – Land Use Designation in the City of Barrie Official Plan.
15. The lands are zoned 'Residential Hold' (RH) in the City's Comprehensive Zoning By-law 2009-141, as amended.

Background Studies

16. In support of the applications, the following plans, reports, and studies were submitted by the applicant. Copies of the submission material are available for viewing on the City's Proposed Developments webpage under [Ward 8 - 101 - 119 Bay Lane](#).
- a) Planning Justification Report (The Jones Consulting Group Ltd, prepared March 2023)
 - b) Draft Plan of Subdivision (The Jones Consulting Group Ltd, prepared Sept 7, 2022)
 - c) Archaeological Assessment – Stage 1 and 2 (AMICK Consultants Limited, prepared October 7, 2022)
 - d) Natural Heritage Evaluation and Species at Risk Assessment (Azimuth Environmental Consulting Inc., prepared November 2022)

PUBLIC CONSULTATION

Neighbourhood Meeting and Public Meeting

17. A neighbourhood meeting was held on June 23, 2022, with twenty-two (22) residents and Ward 8 Councillor Jim Harris, Planning staff, and the applicant's consulting team in attendance.
18. A Statutory Public Planning Meeting was held on June 14, 2023, to present the subject application to the Planning Committee. There was one (1) member of the public who spoke along with the Ward Councillor Jim Harris.
19. The comments and concerns expressed by residents both at the neighbourhood meeting and the public meeting, are outlined in the public comment section of Staff Report DEV043-23 (paragraphs 20 and 21) below. This list provides a summary of the comments as well as a corresponding response from staff to demonstrate that the issues have been considered in the review of this application to the greatest extent possible.

Public Comments

20. **Clarification on difference between RH and proposed R1 Zoning**

Residents sought clarification on the purpose of the application along with seeking details on the various development standards applicable through the current Residential Hold (RH) zoning or through the proposed Residential Single Detached Dwelling First Density (R1).

Staff and the applicant provided clarity on the historic nature of the current property's zoning, and detailed that the only additional uses possible would redevelopment of the existing single detached dwelling units on each individual lot.

21. **Increased Development Potential**

A resident expressed concerns with the creation of Block 11 and the development potential of these lands.

The applicant and Staff have clarified that while this block is proposed to be zoned R1(SP-XXX), it will be developed as a tied piece of land through the proposed Plan of Condominium as amenity space and access for the ten (10) residential lots.

DEPARTMENT & AGENCY COMMENTS

22. The subject application was circulated to staff in various departments and to external agencies for review and comment.
23. **Development Services (Addressing):** staff noted that addressing for this property was assigned historically and no additional street naming or numbering will be required.
24. **Development Services (Approvals):** staff do not have any objections to the approval of the proposed application. Existing easements on the subject site for municipal water and sewer infrastructure be maintained through the draft plan of subdivision and condominium.
25. **Development Services (Parks Planning):** staff have no objections to the approval of the proposed application as no work is proposed.
26. **Development Services (Transportation Planning):** staff have no objections to the approval of the proposed application.
27. **Building Department:** no comments or concerns regarding the proposed application. A future building permit will be required for the one (1) vacant lot.
28. **Infrastructure Services Department (Water Operations):** no comments or concerns regarding the proposed application.
29. **Finance (Development Charges Administration):** outlined that development charges, education levies, and cash in lieu of parkland will not be applicable for the subdivision of this property into nine (9) residential lots with existing structures. Should redevelopment occur on any of the created properties, development charges may be applicable. The applicability of development charges would be reviewed prior to building permit issuances.
30. The **City's Risk Management Official (RMO):** does not have any objections to the approval of the proposed rezoning application. Any future development shall conform with the City of Barrie Drinking Water Protection Policy and shall be reviewed by the Environmental Risk Management Group.
31. **The City's Environmental Officer (Environmental Compliance):** does not have any objections to the approval of the proposed application. Any future development shall conform with the City of Barrie Site Alteration By-law 2014-100 and Sewer Use By-law 2021-002.
32. **The City's Waste Management and Environmental Sustainability Department (Environmental Sustainability Branch):** reviewed the subject application and confirmed that the proposed single family residential properties remain eligible for the Municipally Provided Front End Bin Program. No changes are recommended for the remainder of the waste collection contract (April 30, 2024), while the City's Waste Management By-law (2021-003) was re-emphasized to ensure existing curbside collection is being appropriately followed.
33. **Fire Services:** no concerns or objections with the application.
34. **Alectra Utilities:** no objections to the approval of the proposed application.
35. **Canada Post:** does not object to the proposed application. However, will require circulation of future final plans and consultation on potential mail delivery options to the resultant ten (10) lots.

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36. **Enbridge:** does not object to the proposed application.
 37. **The Lake Simcoe Region Conservation Authority:** no objection to the passing of the proposed Zoning By-law Amendment, supporting direction as provided by City of Barrie technical departments.
 38. **Simcoe County District School Board (SCDSB):** does not object to the proposed application.

ANALYSIS

Policy Planning Framework

39. The following provides a review of the application in accordance with applicable provincial and municipal policy documents.

Ontario Planning Act, R.S.O. 1990

40. Section 2 of the *Planning Act* requires that the Minister, the council of a municipality, a local board, a planning board, and the Tribunal, shall have regard to, among other matters, matters of provincial interest such as, but not limited to, the protection of ecological systems, including natural areas; the adequate provision and efficient use of transportation; sewage and water services and waste management systems; the adequate provision of a full range of housing, including affordable housing; the resolution of planning conflicts involving public and private interests; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; the promotion of built form that, is well-designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and the mitigation of greenhouse gas emissions and adaptation to a changing climate. The *Planning Act* can be found in its entirety at the following link: <https://www.ontario.ca/laws/statute/90p13>.
41. The proposed development is consistent with this legislation given that it is located within the settlement area of Barrie and within an area of similar single detached residential uses. The application proposes to align the zoning of the property with that of the surrounding residential neighbourhood and will utilize existing municipal infrastructure.

Provincial Policy Statement (2020) (PPS)

42. The Provincial Policy Statement (2020) (PPS) provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for managing growth for regulating the development and use of land. The PPS can be found in its entirety at the following link: <https://www.ontario.ca/page/provincial-policy-statement-2020>.
43. Section 1.1 of the PPS promotes efficient development and land use patterns that ensure the vitality and regeneration of existing settlement areas. While the application does not propose redevelopment, it will support the continuation of the existing residential use that was established in 1965. The established form of development pre-dates newer more compact residential uses within the City; however, it will remain compatible with adjacent lower density residential uses.
44. Section 1.2 of the PPS seeks to ensure coordination of planning priorities in managing growth and development, balancing natural heritage protection while allowing for needed new residential. As

the subject application does not propose any redevelopment, there is no anticipated impact on the existing shoreline of Kempenfelt Bay and Lake Simcoe.

45. Section 2.1 of the PPS provides policies that protect Natural Heritage Features for the long term. Development within Natural Heritage Features or on lands adjacent to Natural Heritage Features, is only permitted if demonstrated that there will be no negative impacts on the features or their ecological functions. While no development is proposed, a Natural Heritage Evaluation was completed in support of their proposal, confirming that no impacts will occur due to the proposed application. The existing natural heritage features will continue to be protected with any new development having to conform to the policies of the City of Barrie and Lake Simcoe Region Conservation Authority (LSCRA). The application is supported by the LSRCA.
46. Although not included in detail, staff have reviewed the relevant policies and are of the opinion that the development is consistent with the applicable policies of the Provincial Policy Statement (2020).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan)

47. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), as amended, is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment and natural resources, and helps communities achieve a high quality of life. It provides a framework for implementing Ontario's vision for building strong, prosperous communities by managing growth and it establishes the long-term framework for where and how the region will grow. The Growth Plan can be found in its entirety at the following link: <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>
48. The Growth Plan is intended to provide direction for municipalities in areas related to intensification of existing built-up areas with a focus on strategic growth areas, including urban growth centres and major transit station areas. The primary focus of the Growth Plan is on building complete communities that are well-designed to meet people's daily needs; offer a variety of transportation choices; and accommodate people at all stages of life by providing an appropriate mix of jobs, local services, public service facilities, and a full range and mix of housing options to meet various incomes and household sizes.
49. Section 2.2.1 sets out how municipalities should manage growth, supporting the achievement of complete communities. As the application will facilitate the creation of separate lots aligned with surrounding and planned for low density residential, with access to municipal parks and available infrastructure, the application conforms with complete community principles. Further, the application does not result in any impacts on existing natural heritage features and will not exacerbate any natural hazards.
50. Staff have reviewed the relevant policies in detail and are of the opinion that the development conforms with all the applicable policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended.

Lake Simcoe Protection Plan (LSPP)

51. The Lake Simcoe Protection Plan (LSPP) is a policy and implementation document that guides efforts to protect and restore the ecological health of the Lake Simcoe watershed. The subject application has been reviewed in detail by the Lake Simcoe Region Conservation Authority (LSRCA) for conformity with the LSPP.

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52. Staff at the LSRCA have provided comments that the proposed rezoning are consistent with the policies of the LSPP.

City of Barrie Official Plan

53. According to the City's Official Plan (2010), the subject lands are designated 'Residential' on Schedule A – Land Use. The policies in Section 4.2 of the Official Plan guide land use, building height, and density in the 'Residential' designation. As the subject application does not represent new development of the subject lands, residential density (Section 4.2.2.2), design (Section 4.2.2.4), and servicing (Section 4.5.1.9) considerations are not required, however in the opinion of Planning staff the subject application conforms to the City of Barrie Official Plan.
54. The Official Plan provides guidance for consideration of land use changes, the provision of public works, actions of local boards and private enterprise, and municipal initiatives. It gives direction for implementing by-laws, guidelines for more detailed planning, and the means for controlling growth so that the City's capacity to provide a healthy community environment is not exceeded. The City's former Official Plan can be found in its entirety at the following link: <https://www.barrie.ca/sites/default/files/2022-07/Official%20Plan%20-%20January%202018.pdf>
55. As referenced above, the application is being reviewed against the City's former Official Plan (2010) as the application was deemed complete on March 31, 2023. The City of Barrie's new Official Plan adopted on April 11, 2023, has also been considered as part of the application review and the application deemed to conform with the new Official Plan Policies.

Growth Management

56. Growth management policies in Section 3.1.1 (a) and (e), set several goals relevant to the application including accommodating projected needs for residential, employment and other lands to achieve a complete community with appropriate mix of uses including jobs and local services, housing, open space, schools, and recreation opportunities, and directing growth to take advantage of existing services and infrastructure where possible, and to minimize the cost of infrastructure expansion.
57. If approved, the subject application will allow the existing built form to continue in an established residential area, which will contribute to the achievement of complete communities. Residents have access to a private recreational area and nearby municipal parkland (The Gables and Minet's Point Park). The lands will efficiently utilize existing municipal infrastructure as there is no requirement to expand municipal water or wastewater services or road access to service the lands.

Natural Heritage Resources

58. Schedule H depicts Natural Heritage Resources in the City of Barrie, identifying part of the subject lands as a Level 1 with existing development and with adjacent lands identified as Level 3 Resources. As noted above, a Natural Heritage Evaluation and Species-at-Risk Screening was completed in support of the application, no negative impact(s) were identified, and no mitigation measures were required as a result of the application.

Drinking Water Protection

59. Schedule G of the Official Plan identifies part of the existing property as being within a Significant Groundwater Recharge Area, however as no development is proposed through the submitted

applications, the City’s Risk Management reviewer has not identified concerns with respect to the proposed Zoning By-law Amendment.

60. Based on the foregoing, Development staff are satisfied that the subject application conforms to the City’s Official Plan (2010), as it relates to permitted uses, density, land use compatibility, Natural Heritage Resources, and drinking water protection.

Comprehensive Zoning By-law 2009-141 – Site Specific Zoning Provisions

61. As noted above, the application proposes to rezone the current ‘Residential Hold’ (RH) zoning over the subject lands to ‘Residential Single Detached Dwelling First Density with Special Provisions’ (R1) (SP-XXX). Table 1 below illustrates the proposed site-specific zone provisions as it relates to the proposed development with further explanation in the paragraphs below.

Table 1: Site Specific Zoning Provisions

Minimum Zone Standard	Residential Single Detached Dwelling First Density (R1)	Proposed Residential Single Detached Dwelling First Density – Special Provision (R1) (SP-XXX)
Lot Frontage (min.)	22m	17m
Surface Treatment (4.6.2.6)	Curbed, stable surfaces required	Uncurbed, gravel surface treatment
Uses, buildings and structures accessory to residential uses permitted on Condominium Block 11 (Section 5.3.5)	Not Permitted	Permitted

Lot Frontage

62. The application proposes a minimum lot frontage of seventeen (17) metres, whereas a minimum lot frontage of twenty-two (22) metres is required in the ‘Residential Single Detached Dwelling First Density’ (R1) zone. The reduced frontage is due to the nature of the existing structures and their respective access to the existing internal private road. The application could have proposed to rezone the subject lands as ‘Residential Single Detached Dwelling Second Density’ (R2) in line surrounding residential land uses to the west, however it was identified that the large lot size and existing circumstances of the historic development were better aligned with the R1 zone.
63. The intent of the minimum lot frontage requirement is to allow for appropriate separation between residential properties, providing necessary area for access, drainage, and servicing. The lot frontage of each proposed property would occur along the private (plan of condominium) boundary and reflect existing circumstances, where access, drainage, and servicing are already provided. Given that these variances are existing and longstanding, staff are of the opinion that they will not create any negative impacts as no new development or redevelopment is being proposed.

Surface Treatment

64. The application is proposing to permit the existing private access laneway to remain as an uncurbed, gravel surface treatment whereas curbed, stable surfaces are required. This requirement for all driveways and aisles reflects the urban nature of the City and the need for stable surfaces in seasonal maintenance and interaction with paved and stable City roads and infrastructure. As the municipally owned and maintained Bay Lane also occurs as an uncurbed, gravel surface treatment, and the private driveway is existing and has functioned for the reported sixty (60) years, this interface and variance is justified in the opinion of staff in particular as the existing uses are not intensifying.

Accessory Residential Uses on Condominium Block 11

65. The application proposes that uses, buildings, and structures accessory to residential uses on Lots 1-10 will be permitted on the Plan of Condominium Block 11. Accessory uses such as recreational uses or facilities (e.g., existing tennis court), private roadway/driveways, infrastructure, and storage will be permitted on the separate parcel, whereas the City's Zoning By-law requires accessory uses to be maintained on the same parcel of land as the primary land use. This zoning requirement ensures that uses be legally tied to the direct owners of the structures or features. Given the uses are existing and secured through a Plan of Condominium to the residential parcels this request is deemed to be appropriate and justified.
66. In summary, staff have reviewed the proposed amendment and the requested site-specific provisions and are of the opinion that they are minor and meet the intent of the Zoning By-law. The proposed site-specific provisions are based on the existing site conditions and recognize existing buildings and conditions on the property. Planning staff are in support of the proposed amendment.

Summary

67. Staff have reviewed the comments received and are satisfied that the oral and written submissions along with all departmental and agency comments relating to this application have been considered and/or addressed and are of the opinion that the requested site-specific provisions represent good planning and would facilitate a development that is consistent with relevant provincial and city planning policies.
68. Planning staff therefore recommend the approval of the proposed Zoning By-law Amendment application to rezone the subject lands from 'Residential Hold' (RH) to 'Residential Single Detached Dwelling Density 1' with Special Provisions (R1)(SP-XXX) to allow for the formalization of existing recreational and seasonal waterfront residential uses from a corporate ownership structure to individual land tenure as it is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), Lake Simcoe Protection Plan and the City's Official Plan (2010).

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

69. The following environmental and climate change impact matters have been considered in the development of the recommendation:
- a) The subject property is adjacent to Lake Simcoe and a forested area owned by the City. The natural heritage features were reviewed through a Natural Heritage Evaluation and Species-at-Risk Screening where no impacts to surrounding natural features or hazards were identified.

ALTERNATIVES

70. The following alternatives are available for consideration by General Committee:

Alternative #1 General Committee could refuse the application and maintain the existing zoning of 'Residential Hold' (RH) over the subject lands.

This alternative is not recommended as Development staff have undertaken a full review and are of the opinion that the proposal conforms to the applicable planning policies. The application is led by the landowners' group in order to support the use and maintenance of the property while clearing up historical zoning and ownership situation on the subject property.

Alternative #2 General Committee could alter the proposed recommendation by approving the Zoning By-law Amendment without the site-specific provisions requested.

This alternative is not recommended as it would require the applicant to make significant modifications to the existing land uses occurring on the property and would generally be more disruptive to the surrounding residential and natural heritage features.

FINANCIAL

71. The subject application, if approved, would support the subdivision the subject property. This property has a current assessment of \$4,322,000.00 and is being assessed in the residential tax class which it would continue under. The 2023 tax levy was \$55,804.63, with it estimated that if this parcel subdivided and restricted through a Plan of Condominium, the tax levy would be \$83,863.17 which is an increase of \$28,058.55. These values are estimates only based upon comparable surrounding properties.
72. This property was charged local improvement charges starting in 2023 for the Royal Oak Local Improvement Project in the amount of \$25,039.19. These charges will be levied each year over the next ten (10) years.
73. Development charges, education levies, cash in lieu of parkland will not be applicable on nine (9) of the existing developed lots, however, will be applicable at the time of development of the remaining one (1) vacant lot.

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74. There are no building permit fees anticipated as the application is not proposing any further development of the property at this time. The remaining one (1) vacant lot will be subject to building permit approvals and associated fees applicable at the time of redevelopment.

LINKAGE TO 2022-2026 STRATEGIC PLAN

75. The recommendation(s) included in this Staff Report support the following goals identified in the City's 2022-2026 Strategic Plan:
- Affordable Place to Live – Encourage a range of housing options to make housing attainable
76. In accordance with Council's goals, approval of the subject application will permit the subdivision of a collectively owned existing residential parcels. While impacts from this decision are minimal, through the creation of clear property tenure, these parcels will have increased residential dwelling unit potential, providing opportunities for additional housing options.

Attachments:

- Appendix "A" – Draft Zoning By-law Amendment
- Appendix "B" – Draft Plan of Subdivision

APPENDIX "A"

Draft Zoning By-Law Amendment



Bill No. XXX

BY-LAW NUMBER 2023-XXX

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control By-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands being described as Part Lot 12, Concession 14, former Town of Innisfil, in the City of Barrie, municipally known as 101-119 Bay Lane, from 'Residential Hold' (RH) to and 'Residential Single Detached Dwelling First Density – Special Provision' (R1) (SP-XXX).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 23-G-XXX.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change the zoning on lands known as 101 – 119 Bay Lane from Residential Hold (RH) to 'Residential Single Detached Dwelling First Density - Special Provision' (R1) (SP-XXX) in accordance with Schedule A attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provisions set out in Section 5.3.1 and Table 5.3 of By-law 2009-141, a minimum lot frontage of seventeen (17) metres is permitted in the 'Residential Single Detached Dwelling First Density – Special Provision' (R1) (SP-XXX) zone.
3. **THAT** notwithstanding the provisions set out in Section 4.6.2.6 of By-law 2009-141, uncurbed gravel surface treatment will be permitted for private roads and driveways in the 'Residential Single Detached Dwelling First Density – Special Provision' (R1) (SP-XXX) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3.5 of By-law 2009-141, uses, buildings and structures accessory to residential uses on Lots 1-10 will be permitted on Block 11 in the 'Residential Single Detached Dwelling First Density – Special Provision' (R1) (SP-XXX) zone in accordance with Schedule B attached to this By-law.



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5. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands as shown in Schedule A to this By-law shall apply to the said lands except as varied by this By-law.
 6. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this ____ day of October, 2023.

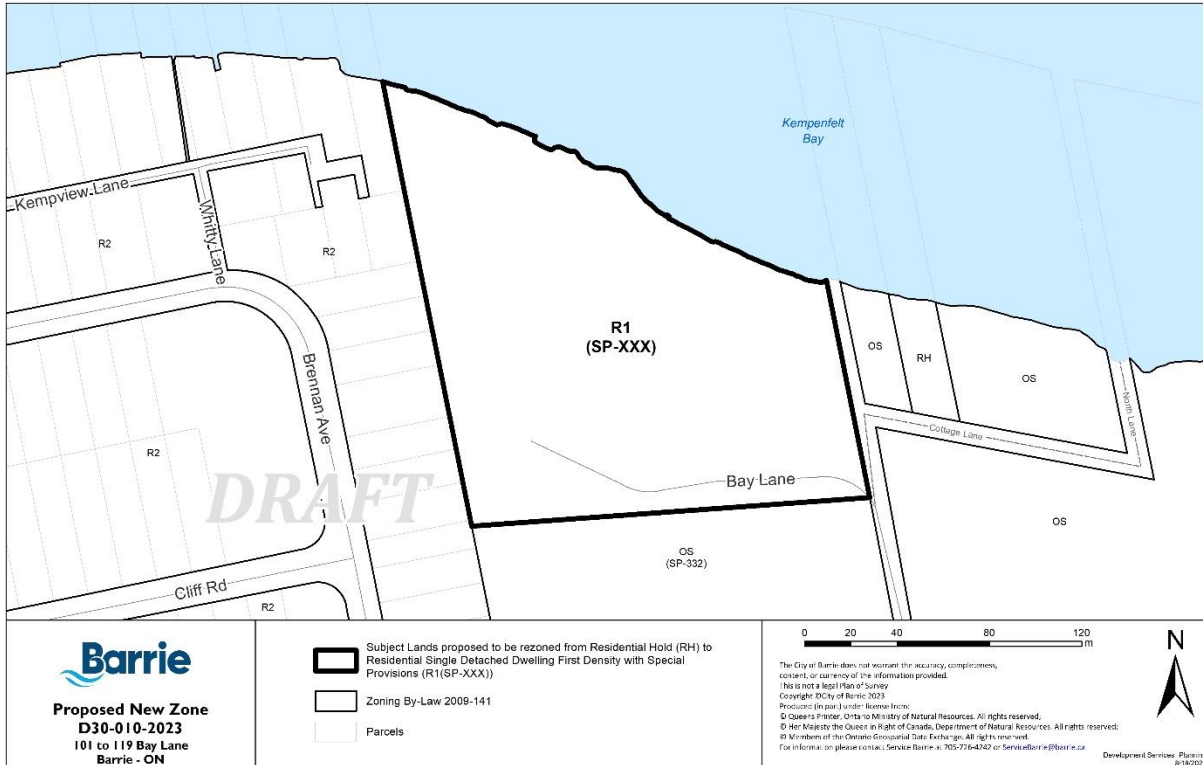
READ a third time and finally passed this ____ day of October, 2023.

THE CORPORATION OF THE CITY OF BARRIE

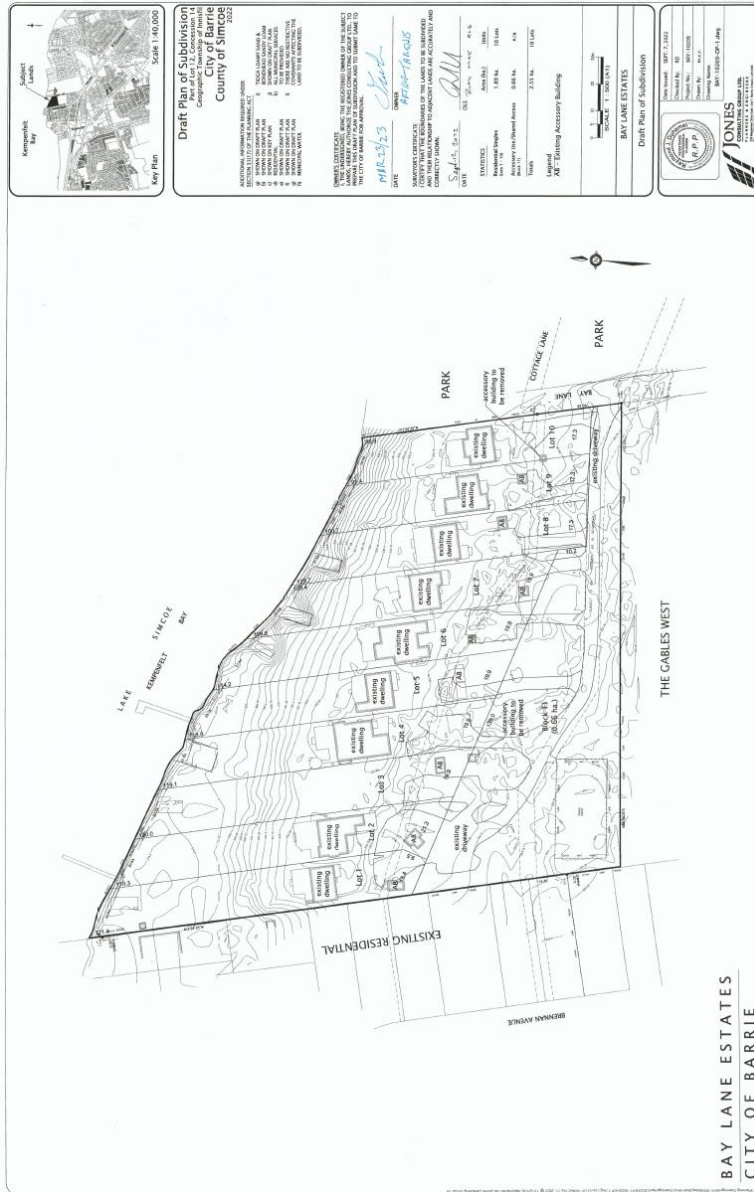
MAYOR – A. NUTTALL

CITY CLERK – WENDY COOKE

Schedule A to Attached By-law 2023-XXX

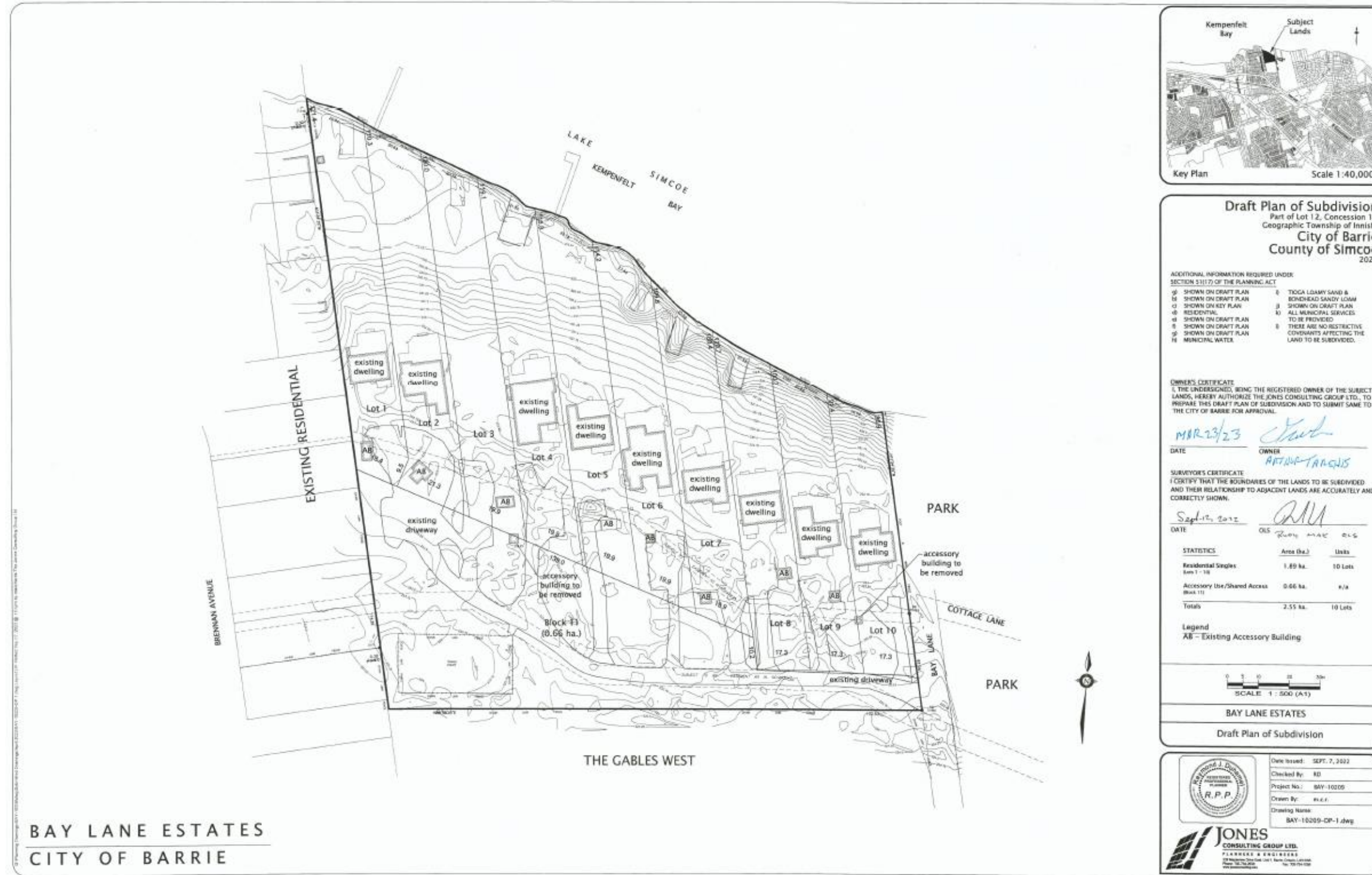


Schedule B to Attached By-law 2023-XXX

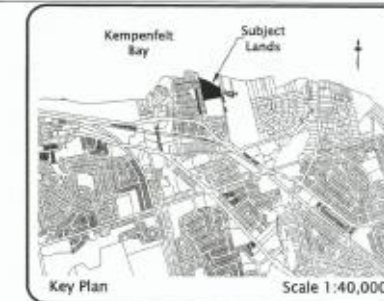


APPENDIX "B"

Draft Plan of Subdivision



BAY LANE ESTATES
CITY OF BARRIE



Draft Plan of Subdivision
Part of Lot 12, Concession 14
Geographic Township of Innisfil
City of Barrie
County of Simcoe
2022

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 53(17) OF THE PLANNING ACT

a) SHOWN ON DRAFT PLAN	g) TOGA LOAMY SAND & BONDHEAD SANDY LOAM
b) SHOWN ON DRAFT PLAN	h) SHOWN ON DRAFT PLAN
c) SHOWN ON KEY PLAN	i) ALL MUNICIPAL SERVICES TO BE PROVIDED
d) RESIDENTIAL	j) THESE ARE NO RESTRICTIVE COVENANTS AFFECTING THE LAND TO BE SUBDIVIDED.
e) SHOWN ON DRAFT PLAN	
f) SHOWN ON DRAFT PLAN	
g) SHOWN ON DRAFT PLAN	
h) MUNICIPAL WATER	

OWNER'S CERTIFICATE
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING GROUP LTD., TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF BARRIE FOR APPROVAL.

DATE: MAR 23/23
OWNER: ARTHUR TANGUIS

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: Sept. 12, 2022
S: R.M.
O/S: R.M. M.A. D.S.

STATISTICS	Area (ha.)	Units
Residential Single Units 1 - 10	1.89 ha.	10 Lots
Accessory Use/Shared Access (Block 11)	0.66 ha.	n/a
Totals	2.55 ha.	10 Lots

Legend
AB - Existing Accessory Building



BAY LANE ESTATES
Draft Plan of Subdivision

Date Issued:	SEPT. 7, 2023
Checked By:	RD
Project No.:	BAY-10205
Drawn By:	m.e.c.
Drawing Name:	BAY-10205-DP-1.dwg

