
TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: M. FREETHY, RPP, SENIOR PLANNER, EXT. 4117

WARD: 7

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 –
229 MCKAY ROAD WEST**

DATE: OCTOBER 18, 2023

The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by KLM Planning Partners Inc., on behalf of Watersand Construction Ltd. The subject lands comprise two sections of a larger parcel known municipally as 229 McKay Road West/980 Veteran' Drive and legally described as Part of the North Half of Lot 3, all of the North Half of Lot 4 and part of Lot 5, Concession 9, Former Geographic Township of Innisfil, now City of Barrie. The site is within the Salem Secondary Planning Area.

The Zoning By-law Amendment application proposes to amend the 'Neighbourhood Residential' (R5) Zone that applies to the subject lands in the City of Barrie Zoning By-law 2009-141. The purpose of the amendment is to permit the construction of double car garages for the lane based townhouse dwelling units noted as Blocks 1129-1150 and 1157-1169 on Draft Plan of Subdivision D12-423 and to recognize a decreased setback from McKay Road West due to a road widening. The zoning amendment will apply only to these blocks.

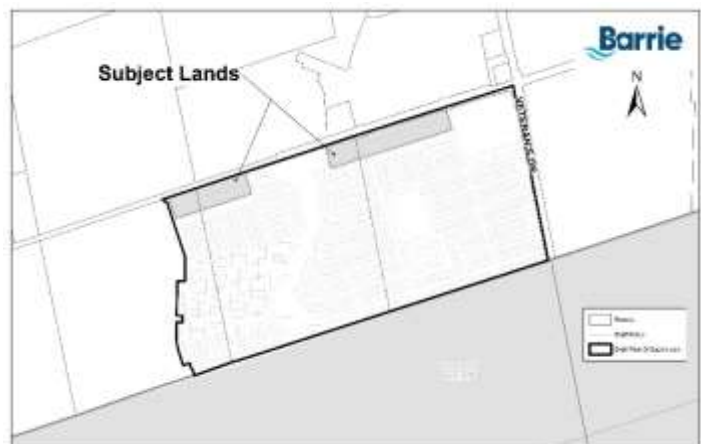
The complete submission package is available for viewing on the City's Proposed Developments webpage under [Ward 7 – 229 McKay Road West/980 Veteran's Drive](#).

Background

The subject lands are located on the south side of McKay Road West, west of the intersection of McKay Road West and Veteran's Drive.

The lands are located within a larger property that forms part of the Watersand Subdivision lands and which received approval in 2017 under File Nos. D14-1616 & D12-423. The area to which the amendment applies is described as Blocks 1157-1169 and 1129-1150.

The subject lands are designated as "Neighbourhood Area" in the City of Barrie Official Plan 2051.



The subject application was submitted to the City and deemed complete on August 22, 2023. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has been circulated to all applicable City departments and external agencies for review and comment.

Draft Plan of Subdivision D12-423 is attached to this memorandum as Appendix “A” for information purposes.

Neighbourhood Meeting

A Neighbourhood Meeting was not held for this project due to the limited number of properties within the 240 metre circulation radius. Most of surrounding property owners are party to the Salem Secondary Plan Landowners Group and have either received draft plan approval for plans of subdivision or are in the process of obtaining approvals.

Zoning By-law Amendment – Site-Specific Provisions

The proposed Zoning By-law Amendment is being requested to rezone the subject lands from ‘Neighbourhood Residential’ (R5) to “Neighbourhood Residential (R5) with Special Provision (R5)(SP-XXX). The draft Zoning By-law Amendment Schedule “A” is attached to this memorandum as Appendix “B” for information purposes.

The requested site specific zoning standards are listed in Table 1 below:

Table 1: Proposed Site Specific Zoning Provisions – 229 McKay Road West

Standard	R5 Zone	Proposed
Size of Parking Spaces - Section 4.6.2.5	2.7 m x 5.5 m	2.5 m x 5.5 m.
Accessory Buildings and Structures Section 5.3.5 h)	Not permitted to collectively exceed 10% lot coverage for detached accessory structures.	To not apply to detached garages on laneway townhouse dwellings.
Maximum Width of a Private Garage Door Section 14.3.3.1. b) i)	In accordance with the table and in no case shall the private garage exceed 60% of the lot width.	To not apply to laneway townhouse dwellings.
Maximum Width of a private garage door for a lot less than 7 m Section 14.3.3.1 b) i)	2.7 m	4.9 m
Maximum Width of a Private Garage Door for a lot 7 m to less than 10 m Section 14.3.3.1 b) i)	3.7 m	4.9 m
Residential Standards – Minimum Front Yard Setback Section 14.5.6	3.0 m	1.5 m
Accessory Buildings and Structures Section 14.5.9 b)	Structures shall not be erected closer than 2 m from the street line.	Setback of 0.6 m for detached garages from the street line.



Planning and Land Use Matters Under Review

The subject application currently is undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with the City's Official Plan and the intent of the Zoning By-law;
- Site servicing, grading, and stormwater management as it relates to the Master Studies prepared for the Salem Secondary Plan and potential impacts on the same; and
- Justification and appropriateness of the requested site specific provisions.

Next Steps

Staff will work with both the applicant and residents to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners. All technical comments that are received as well as any comments provided in the Public Meeting will be considered during the review of this application. This review may result in revisions or updates to the plans and reports submitted in support of the application.

A staff report to the General Committee is anticipated to be brought forward in the first quarter of 2024 for consideration of the proposed Zoning By-law Amendment.

For more information, please contact Michele Freethy, RPP, Senior Planner at 705-739-4220 ext. 4117 or by email at michele.freethy@barrie.ca.

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

APPENDIX "B"

Draft Zoning By-law Amendment Schedule A

