

Public Meeting

Zoning By-law Amendment

297 Cox Mill Road

Gregor Homes

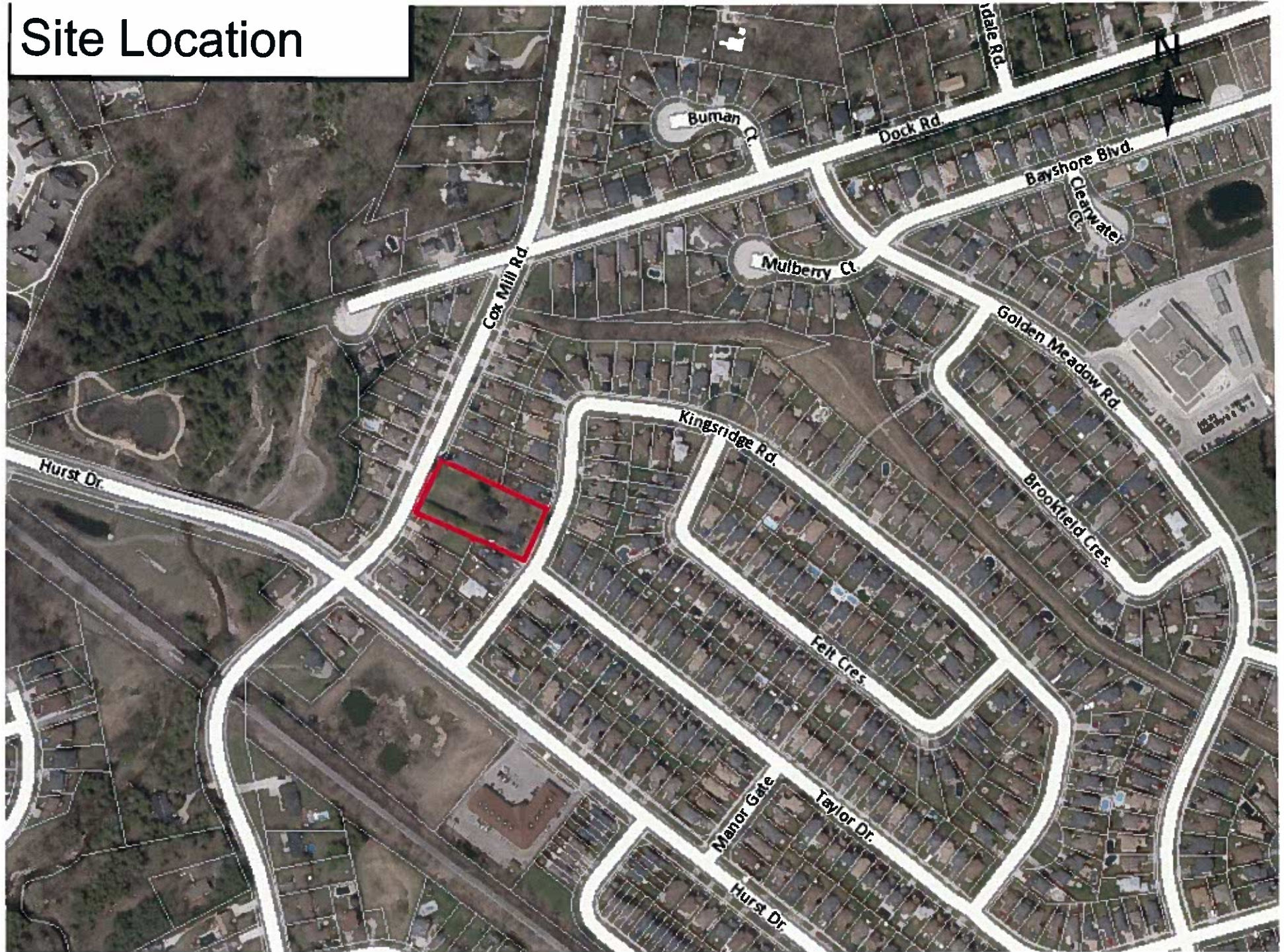
City File: D14-1513

August 8, 2011



Presentation by: Ray Duhamel, The Jones Consulting Group Ltd.

Site Location





Site Context

- 0.4 ha.
- 44m frontage on Cox Mill Rd.
- 44m frontage on Kingsridge Rd.

Provincial & Local Policy



Provincial Policy Statement, Places to Grow & the City of Barrie Official Plan.

- **Efficient use of existing infrastructure and community facilities.**
- **Located within Built Boundary.**
- **75m to intersection of Hurst Drive and Cox Mill Road.**
- **Close proximity to commercial, a school, parks, and public transit.**
- **Compatible use that can be integrated into existing lot/building fabric.**
- **Preservation of 19th Century home.**



Zoning By-Laws 85-95 & 2009-141



Existing Zoning: Agricultural (A)

Proposed Zoning Residential R2 (SP-xx)

- Minimum Frontage: 14.7m
- Minimum Area Lots 1 & 2: 493m²



Proposed Lot Layout

