

August 3, 2011

Heather Gleben

RE: PROPOSED REZONING – 297 Coxmill Road

To: City Clerk's Office

I am writing with respect to the proposed rezoning and subdivision of the property at 297 Coxmill Road. While I am not philosophically opposed to this rezoning, I do wish to voice some concerns.

The subject property is located adjacent to and opposite from R2 lots. I agree that R2 zoning is appropriate for the site. Single family detached dwellings are appropriate for the existing neighbourhood. My concerns are as follows:

1. The proposed lots do not meet the R2 standards on both frontage and lot area.
2. The subject property is 3m closer to Coxmill Road than the adjacent lots. Thus, the 3 proposed lots on Coxmill Road would be 3m closer to the public roadway than their adjacent lots on Coxmill Road. Given a minimum 4.5m setback requirement, it is possible that homes on these new lots will be only 1.5m from the front property lines of their neighbours. These homes could jut out the way the sidewalk in front of the property currently does. While the sidewalk is barely noticeable, 3 homes breaking the line of buildings would be undesirably evident. I would suggest that a 7.5m front yard setback for these lots would address this concern. Alternatively, the 3m depth of the existing lot fronting onto Coxmill could be deeded to the City of Barrie, in order to make any newly created lots consistent with their neighbours and provide a boulevard between the sidewalk and Coxmill Road.
3. The orientation of the existing home would change. What is now a home fronting onto Coxmill Road will become a home fronting onto Kingsridge Road. I trust that the residential standards regarding front and rear yard setbacks will be applied using the new orientation. In effect, you will be placing 3 new homes plus a minimum 7m rear yard into what is currently the front yard of a single home.

Provided the lots meet the zoning standards of the zoning being sought, I am in full support of this application. The current agricultural zoning is clearly not reflective of the property's use.

Regards,

Heather L. Gleben
Heather Gleben