

**TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL**

**PREPARED BY: ANDREW GAMEIRO, B.E.S., PLANNER**

**FROM: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES**

**NOTED: M. PROWSE  
CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING - ZONING BY-LAW AMENDMENT (FILE: D14-1661)  
DUSKO JANKOV - 403 COX MILL ROAD**

**DATE: APRIL 1, 2019**

**OVERVIEW:**

The purpose of this Memorandum is to advise members of Council on a Public Meeting for an application for a Zoning By-law Amendment submitted by Skelton Brumwell & Associates Inc. on behalf of Dusko Jankov for lands known municipally as 403 Cox Mill Road, Barrie.

The subject property, shown in Appendix 'A': Site Location Map, is located on the east side of Cox Mill Road, south of Arbour Trail and has an area of 1,182 square metres (0.3 acres) with 32.3 metres (119 feet) of frontage on Cox Mill Road. The subject property currently contains a single detached dwelling and is located in an area of low-density residential uses with a variety of lot sizes.

The subject property is designated 'Residential' in the City's Official Plan and is zoned 'Residential Single Detached Dwelling First Density' (R1) in accordance with Zoning By-law 2009-141, as amended. The applicant is proposing to amend the zoning of the subject property to 'Residential Single Detached Dwelling Second Density' (R2) to facilitate the severance of the subject lands into two (2) lots to permit the development of two (2) new single detached dwellings with frontage on Cox Mill Road, as identified in Appendix 'B': Site Plan and Elevations. A subsequent application for Consent would be required to create the new lot. The proposed lot sizes would be 590 square metres (6,350 square feet) with 16.15 metres (52.9 feet) of frontage. Both lots would exceed the minimum required zoning standards for lot size and frontage in the R2 zone (500 square metre area and 15 metre frontage).

**BACKGROUND:**

The subject application was submitted to the City on December 14<sup>th</sup>, 2018 and was deemed complete on December 18<sup>th</sup>, 2018. A notice was sent out to all property owners within 120 metres of the subject property on January 3, 2019, in accordance with the *Planning Act*. The application has also been circulated to all applicable City Departments and external agencies for review and comment.

A Neighbourhood Meeting was held on February 13<sup>th</sup>, 2019 regarding the subject application, whereby five (5) members of the public were in attendance. Those in attendance did not raise any concerns with the application, but emphasized the importance of ensuring that the proposed lot sizes and built-form are compatible with the surrounding area so as to not impact the character of the neighbourhood.

**PLANNING AND LAND USE MATTERS UNDER REVIEW:**

The subject application is currently undergoing a detailed review by Planning staff and the City's Technical Review Team. The primary planning and land use matters being considered at this time include:

- Site servicing;
- Protection and preservation of shared boundary trees; and,
- Compatibility with the surrounding neighbourhood as it relates to the proposed lot sizes and built-form.

A detailed analysis of the application will be included in the Planning staff report. All comments received during the technical review process, including comments provided at the Neighbourhood and Public Meetings, will be addressed in the staff report.

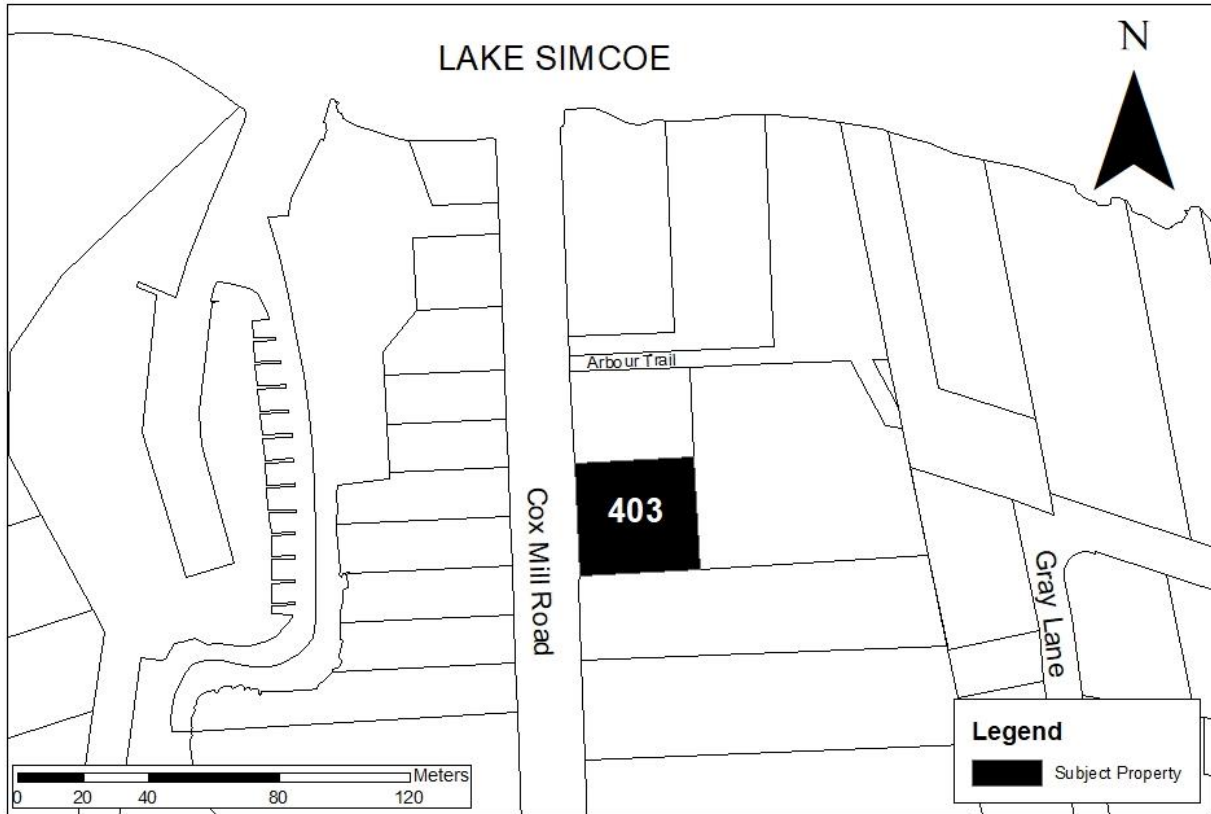
**NEXT STEPS:**

Planning staff are targeting the spring of 2019 to bring a staff report forward for General Committee's consideration respecting the proposed zoning by-law amendment application.

If you have any questions, please contact the Planning file manager, Andrew Gameiro at 705-739-4220 extension 5038.

Appendix 'A'

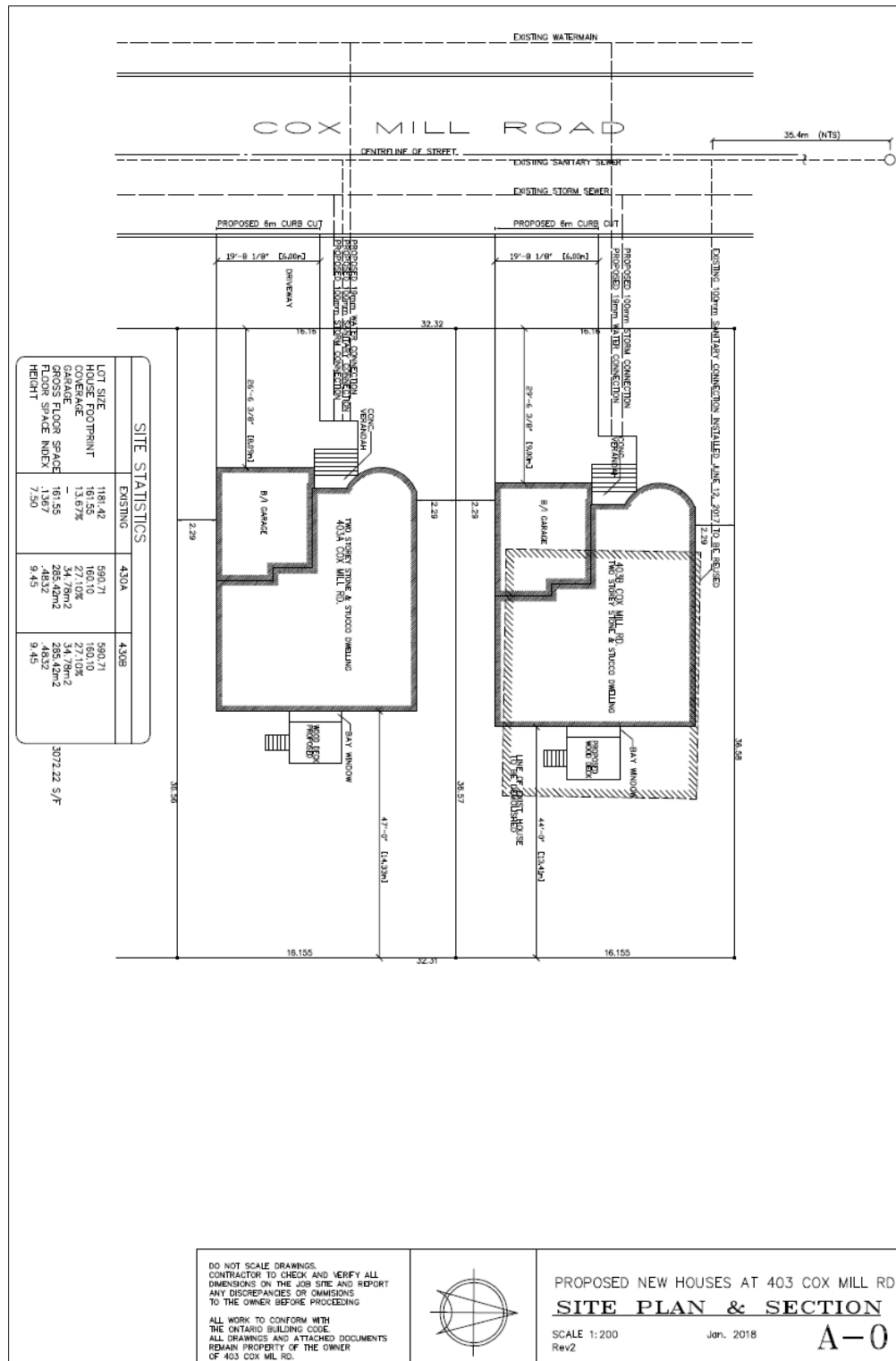
Site Location Map



Appendix 'B'

Site Plan and Elevation Plans

Site Plan



## Front & Rear Elevations

