



Zoning By-Law Amendment & Consent

Public Meeting

403 Cox Mill Road, City of Barrie

Jankov

Presented by: James Hunter | Planner

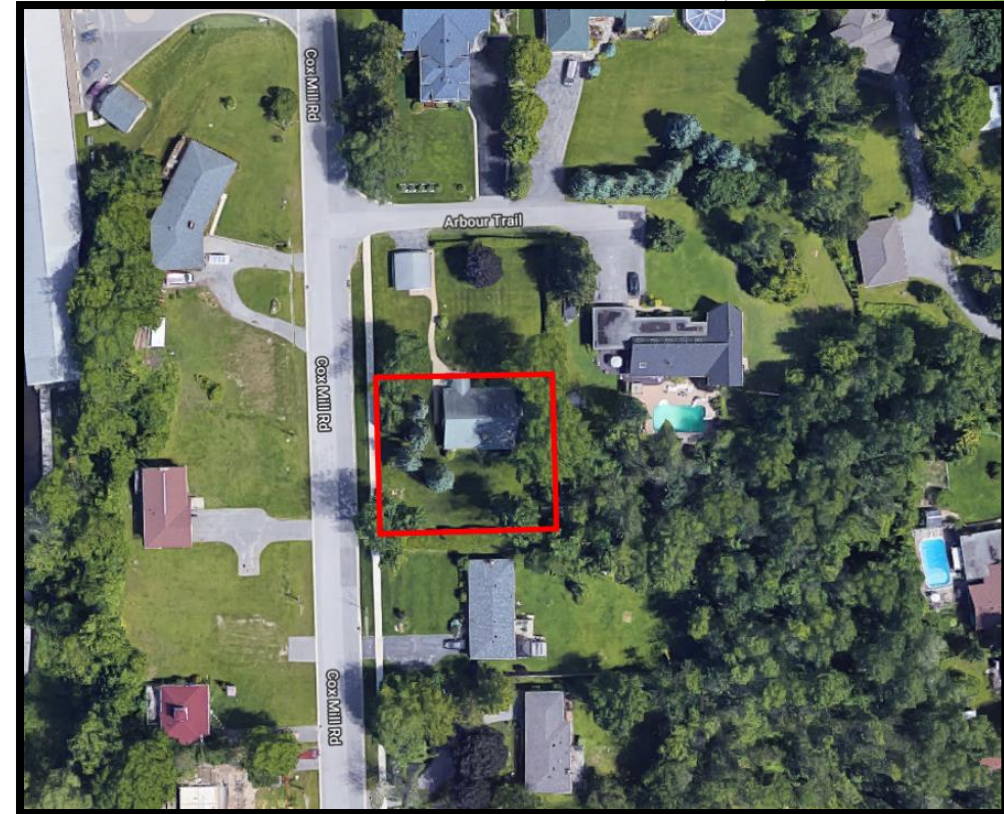
Skelton Brumwell & Associates Inc.

April 1, 2019

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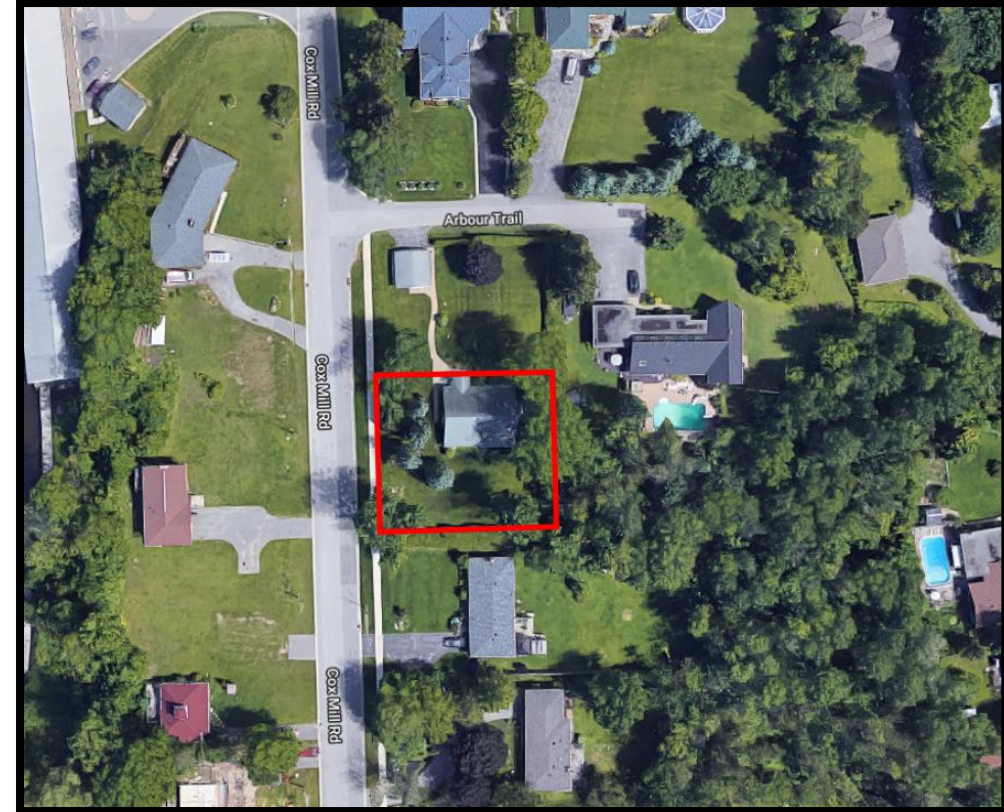
Property Overview

- Located at 403 Cox Mill Road
- Property has an area of 1,181 square metres (0.1 ha.)
- Frontage of 32.3 metres (105 ft.)
- Property depth of 36.5 metres (119 ft.)
- Contains 1 single detached residential dwelling



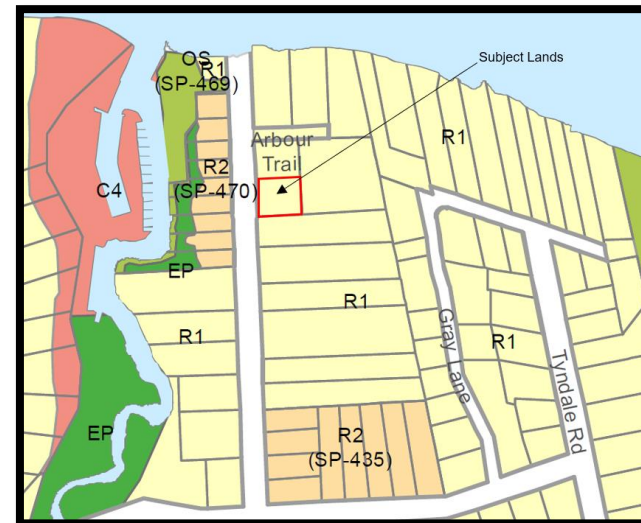
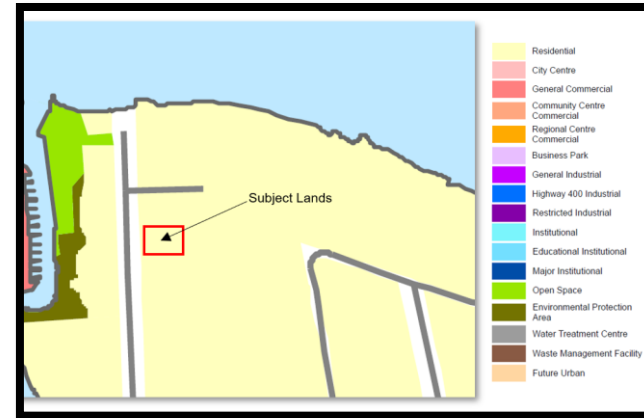
Location

- North - vacant building lot.
- East - single detached residential dwelling.
- South - single detached residential dwelling's.
- West - recently rezoned 'R2' single detached residential dwelling's, in the process of being built and building lot's.



Policy Overview

- City of Barrie Official Plan:
 - Residential
- City of Barrie Zoning By-Law:
 - Residential Single Detached First Density (R1)



Application Overview

- Our Client's goal is to:
 - 1) Rezone the property from 'Residential Single Detached First Density (R1)' to 'Residential Single Detached Second Density (R2)'.
 - 2) Sever the property into two parcels, creating one retained parcel with the existing house and one severed parcel.

Submission

- Zoning By-Law Amendment & Consent Application's
- Planning Justification Report
- Zoning By-Law Amendment Schedule & Text
- Conceptual Site Plan
- Conceptual Elevation's
- Consent Sketch
- Engineering Plan's (Lot Grading, Servicing, Topographic and Details)
- Legal Survey
- Tree Inventory and Preservation Plan

Proposed Consent

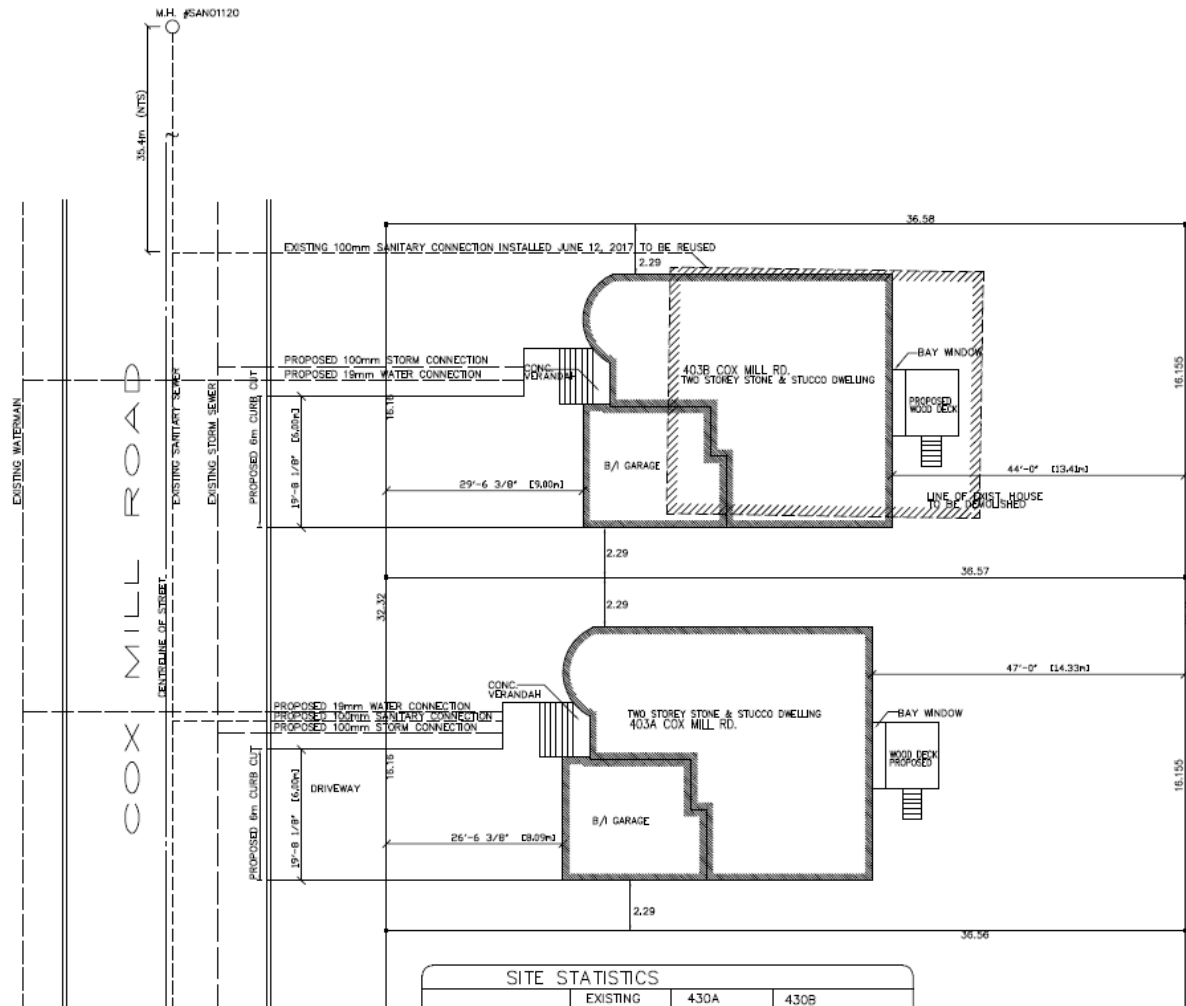


Zoning Compliance (R2)

Table 1: Property Zoning Compliance – Proposed ‘Residential Single Detached Second Density (R2)’

Residential Single Detached Second Density (R2)	Zoning By-law Requirements - R2 Zone	Lot 403B	Lot 403A
Lot Area (Minimum)	500 m2	590.71 m2	590.71 m2
Lot Frontage	15.0 m	16.16 m	16.16 m
Front Yard (Minimum)	4.5 m	9.0 m	8.09 m
Side Yards (Minimum)	1.2 m	2.29 m	2.29 m
Rear Yard (Minimum)	7.0 m	13.41 m	14.33 m
Lot Coverage (Maximum)	45%	27.10%	27.10%
Height (Maximum)	10 m	9.45 m	9.45 m

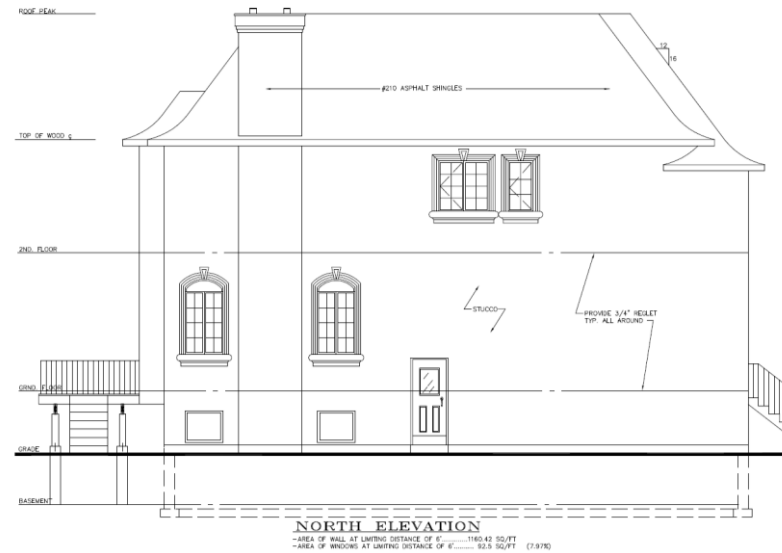
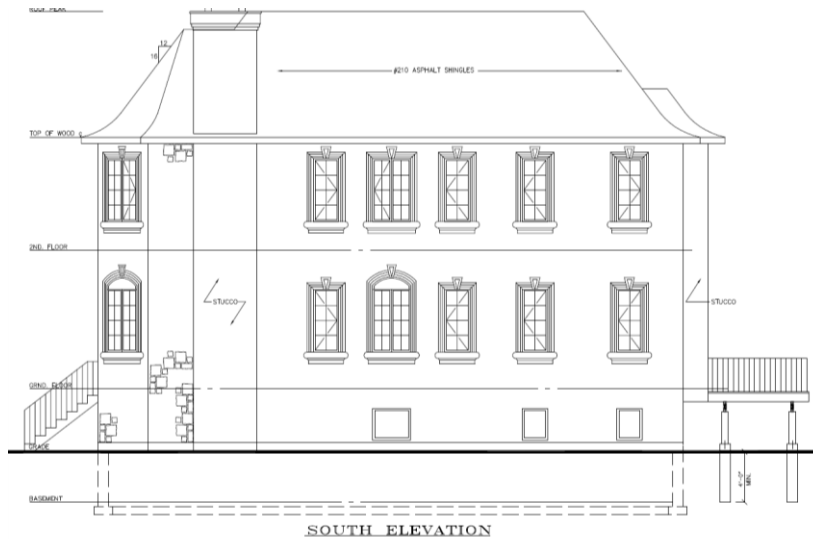
Concept Site Plan



SITE STATISTICS			
	EXISTING	430A	430B
LOT SIZE	1181.42	590.71	590.71
HOUSE FOOTPRINT	161.55	160.10	160.10
COVERAGE	13.67%	27.10%	27.10%
GARAGE	-	34.78m ²	34.78m ²
GROSS FLOOR SPACE	161.55	285.42m ²	285.42m ²
FLOOR SPACE INDEX	.1367	.4832	.4832
HEIGHT	7.50	9.45	9.45

3072.22 S/F

Concept Elevations



Application Summary

- The Zoning By-Law Amendment application would rezone the property from 'Residential Single Detached First Density (R1)' to 'Residential Single Detached Second Density (R2)'.
- The rezoning would permit a future severance to occur, creating one retained parcel and one severed parcel of land.
- The application is consistent with the Provincial Policy Statement, the Growth Plan, the City of Barrie Official Plan and maintains the intent of the Zoning By-law.
- This application is a modest form of intensification maximizing land use, utilizing existing servicing, and is consistent with the land use and housing types in the area.

Thank you & questions

403 Cox Mill Road - ZBLA & Consent