



# 97 Miller Drive / 275 Pringle Drive Zoning By-law Amendment Application City of Barrie



**Public Meeting**  
**June 23, 2020**

## 97 Miller Drive

Frontage: 24.4m on Miller Drive

Frontage: 67.3m on Sproule Drive

Area: 1,653m<sup>2</sup> (0.165 ha)

Current use: Residential with one detached dwelling

Current Zoning: R1

## 275 Pringle Drive

Frontage: 41.2m on Pringle Drive

Frontage: 10.5m on Sproule Drive

Area: 827m<sup>2</sup> (0.083 ha)

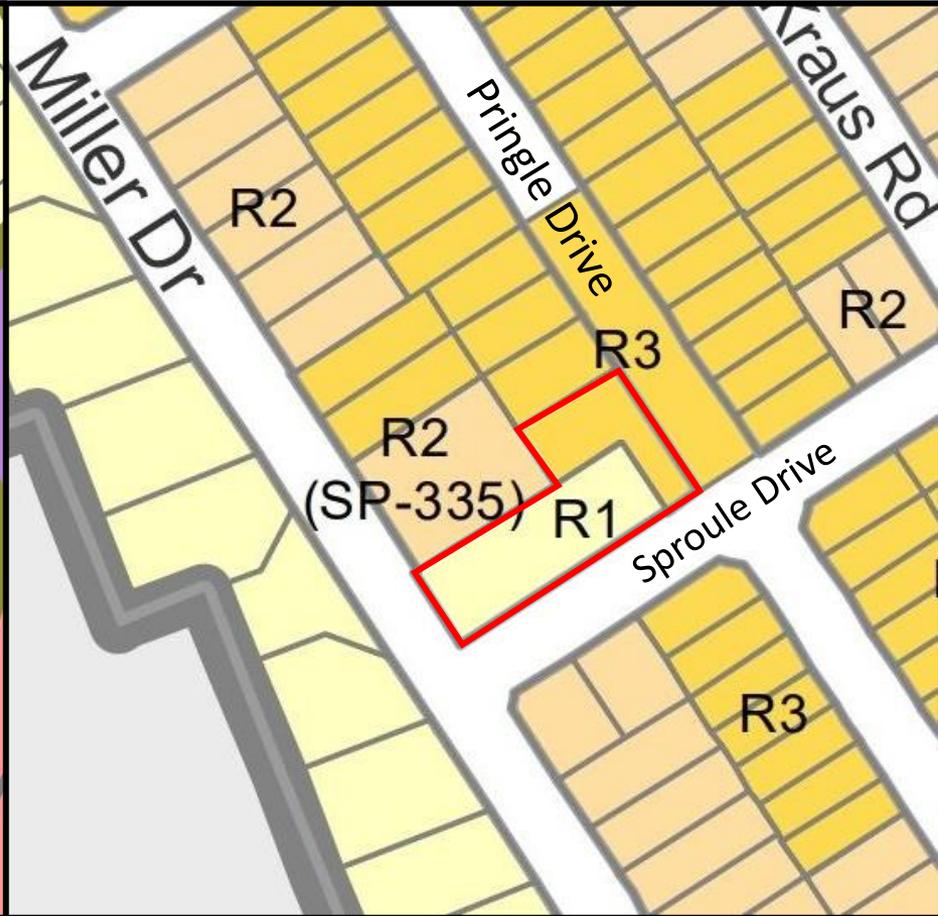
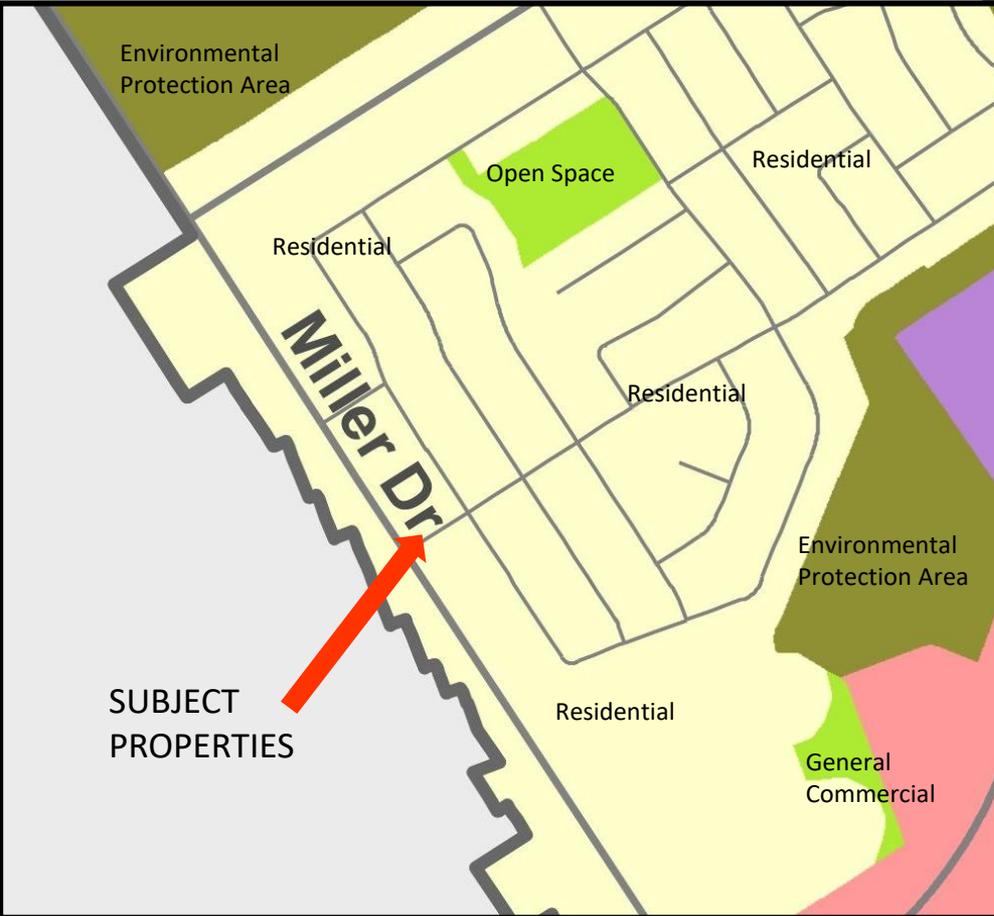
Current use: Vacant

Current Zoning: R3



# Property Information

**IPS**  
CONSULTING



# Designation & Zoning

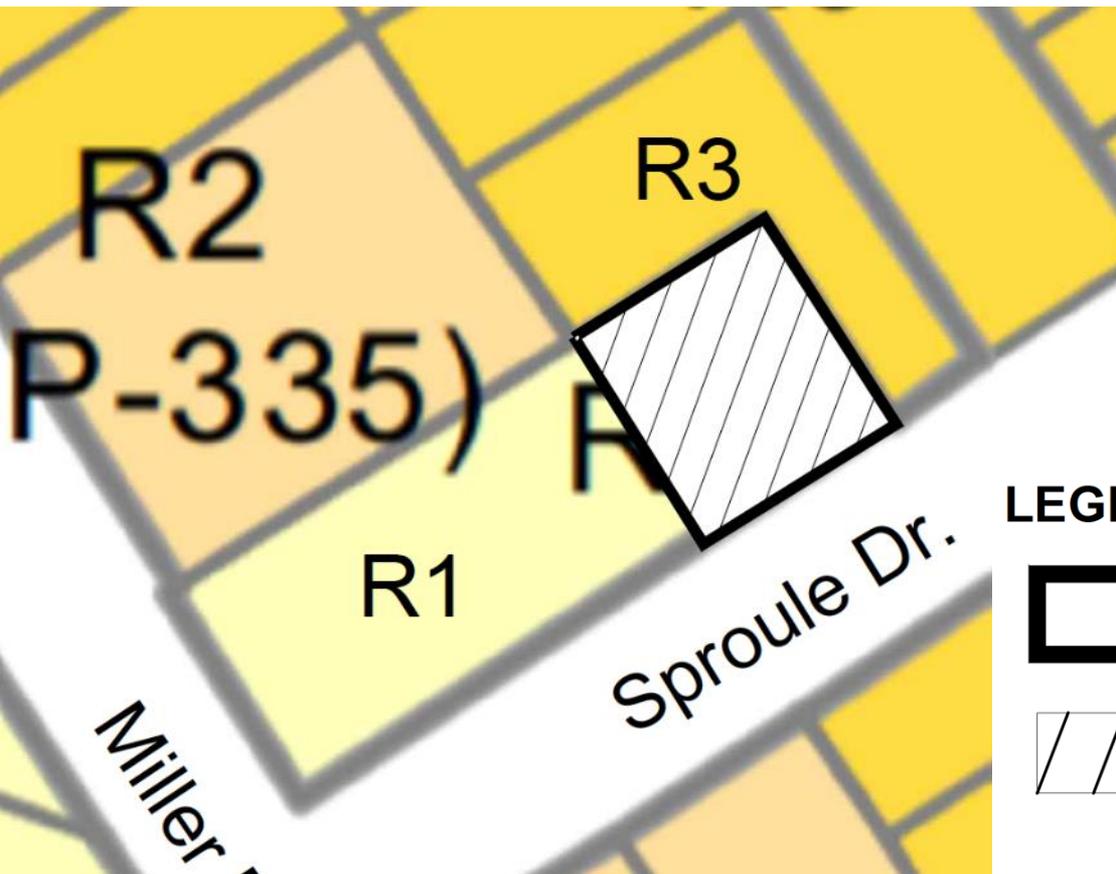


# The Neighbourhood

**IPS**  
CONSULTING



# Development Proposal



### LEGEND



SUBJECT LANDS  
(Area: +/- 537.2m<sup>2</sup> / 0.05ha)



LANDS TO BE REZONED FROM THE  
'RESIDENTIAL ONE (R1) ZONE' TO THE  
'RESIDENTIAL THREE (R3) ZONE'  
(Area: +/- 537.2m<sup>2</sup> / 0.05ha)



# Zoning Bylaw Amendment

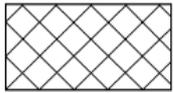
# LEGEND



Subject Lands  
Area: 2,480m<sup>2</sup>



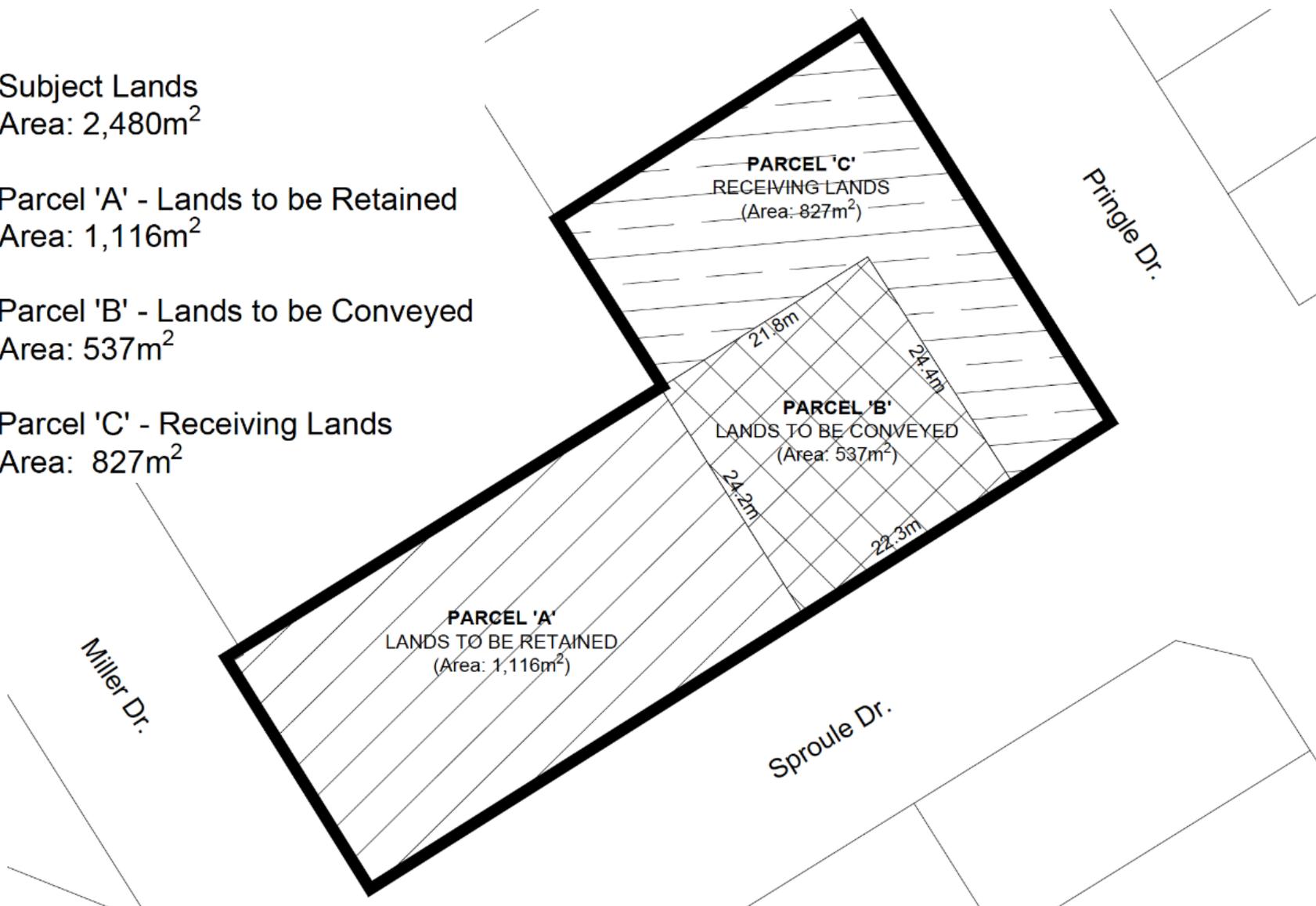
Parcel 'A' - Lands to be Retained  
Area: 1,116m<sup>2</sup>



Parcel 'B' - Lands to be Conveyed  
Area: 537m<sup>2</sup>



Parcel 'C' - Receiving Lands  
Area: 827m<sup>2</sup>



## Boundary Adjustment



ZONE: RESIDENTIAL THREE (R3) ZONE				
PROVISION	REQUIRED	PROVIDED: LOT 1	PROVIDED: LOT 2	PROVIDED: LOT 3
Lot Area (min.)	400.0m <sup>2</sup>	432.2m <sup>2</sup>	422.5m <sup>2</sup>	442.4m <sup>2</sup> (excl. road widening)
Lot Frontage (min.)	12.0m	13.0m	13.0m	15.3m
Front Yard to Dwelling Unit (min.)	4.5m	>4.5m	>4.5m	>4.5m
Front Yard to Attached Garage (min.)	7.0m	7.0m	7.0m	7.0m
Interior Side Yard (min.)	1.2m	1.2m	1.2m	1.2m
Interior Side Yard to Attached Garage (min.)	0.6m	0.6m	0.6m	0.6m
Side Yard Abuts a Street (min.)	3.0m	N.A.	N.A.	3.1m
Rear Yard (min.)	7.0m	>7.0m	>7.0m	>7.0m
Dwelling Unit Floor Area (min.)	70.0m <sup>2</sup>	>70.0m <sup>2</sup>	>70.0m <sup>2</sup>	>70.0m <sup>2</sup>
Lot Coverage (max. % of lot area)	45.0%	<45.0%	<45.0%	<45.0%
Height of Main Bldg. (max.)	10.0m	<10.0m	<10.0m	<10.0m
Parking Standards (5.3.6.1)	50% (front yard parking coverage)	<50.0%	<50.0%	<50.0%



# Zoning Compliance

- City is expected to reach a population of 210,000 residents by 2031
- Growth must be accommodated in an efficient and sustainable manner
- Intensification and infill development are supported at all levels of planning policy
- Minimum 40% of all new residential development must be within the built-up area
- This development assists the City in achieving intensification requirements



**Intensification**

- Lands are currently designated for residential use
- Lands cannot be efficiently utilized given their irregular configuration
- Application will facilitate development of 3 single detached lots in a low density neighbourhood
- Resulting lots will achieve all zoning provisions for the R3 zone, consistent with surrounding zoning
- Lot sizes and built form complement the surrounding neighbourhood
- Applications achieve goals and objectives of all levels of Planning policy



## Conclusion



**THANK YOU**



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