



2 Arbour Trail

Zoning By-law Amendment Application

City of Barrie



Public Meeting
June 23, 2020

Frontage:

66.3m (Cox Mill Road)

30.5m (Arbour Trail)

Area:

2,007 m² (0.2 ha)

Topography:

Gradual sloping both
toward Cox Mill Road
and Lake Simcoe

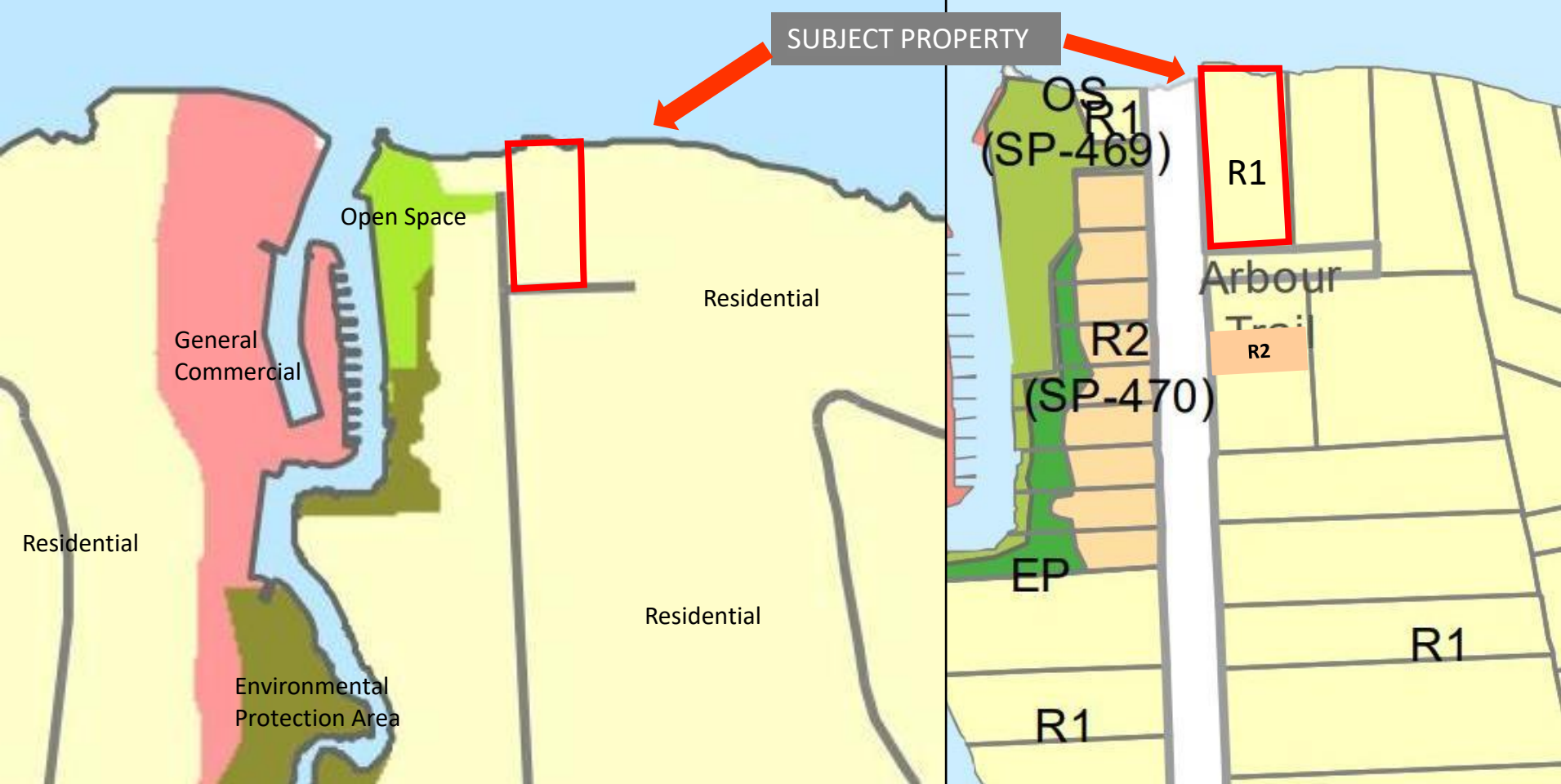
Current Use:

Residential (one
dwelling)



Existing Site Conditions

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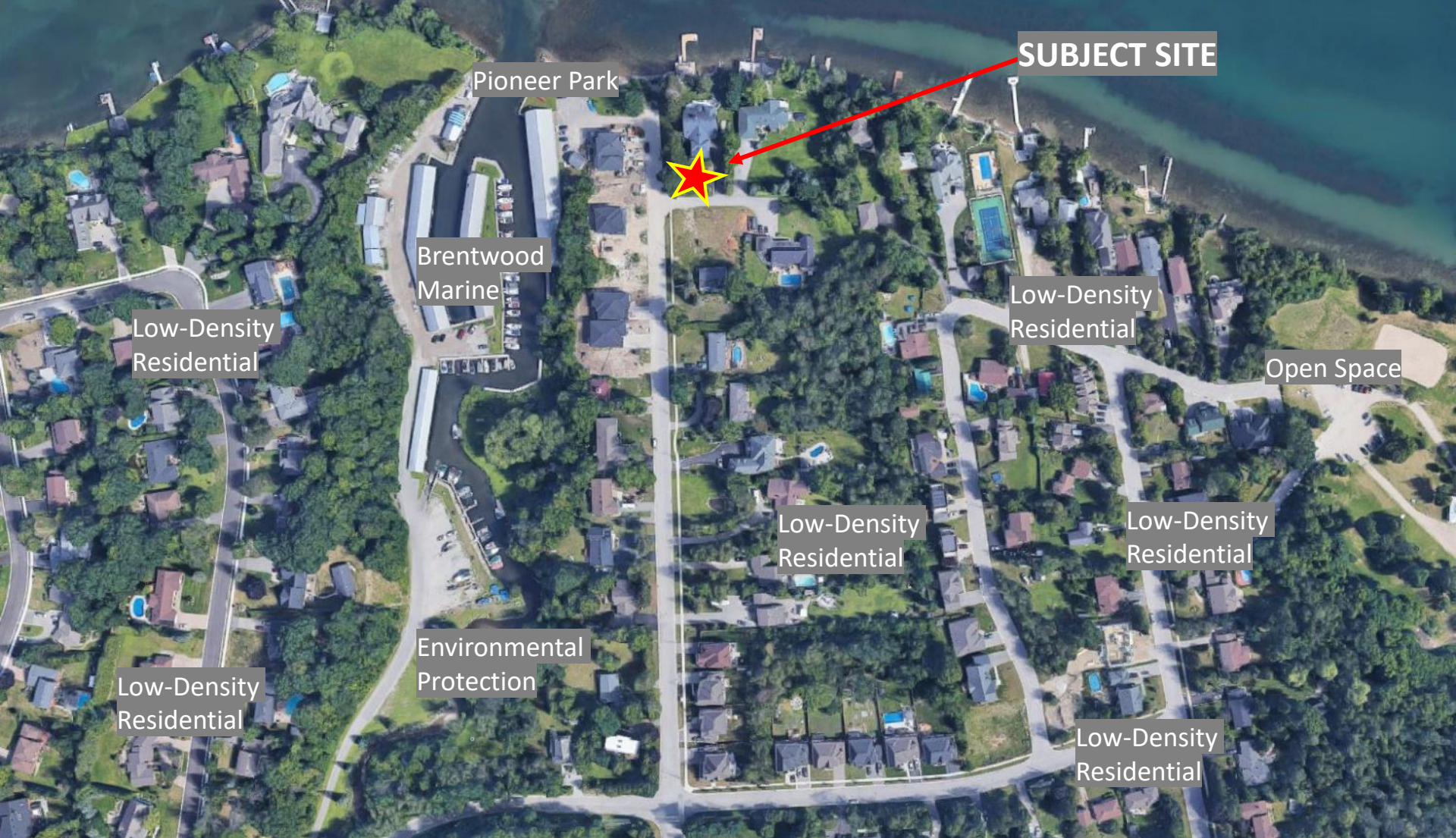


City of Barrie Official Plan Schedule 'A' : Land Use

City of Barrie Zoning By-law Map - South End



Designation & Zoning

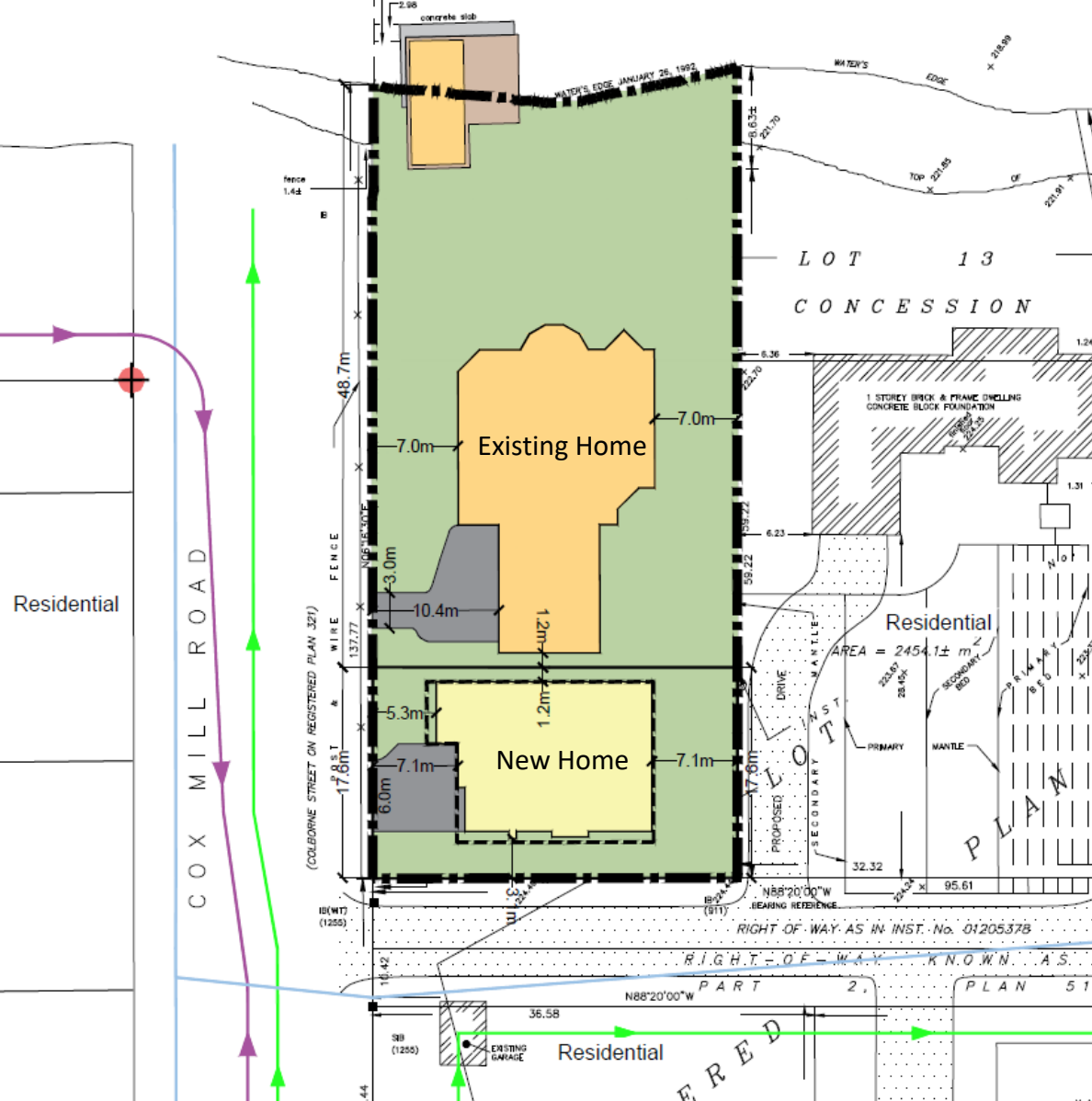


Surrounding Uses



An Evolving Area

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- 1 New lot (530 m²) with 17.6m frontage on Cox Mill Road
- 1 new dwelling on severed lot
- 1 Retained lot (1,470 m²) with 48.7m frontage on Cox Mill Road
- Existing dwelling to be retained with reoriented access from Cox Mill
- Municipal Services available along Cox Mill

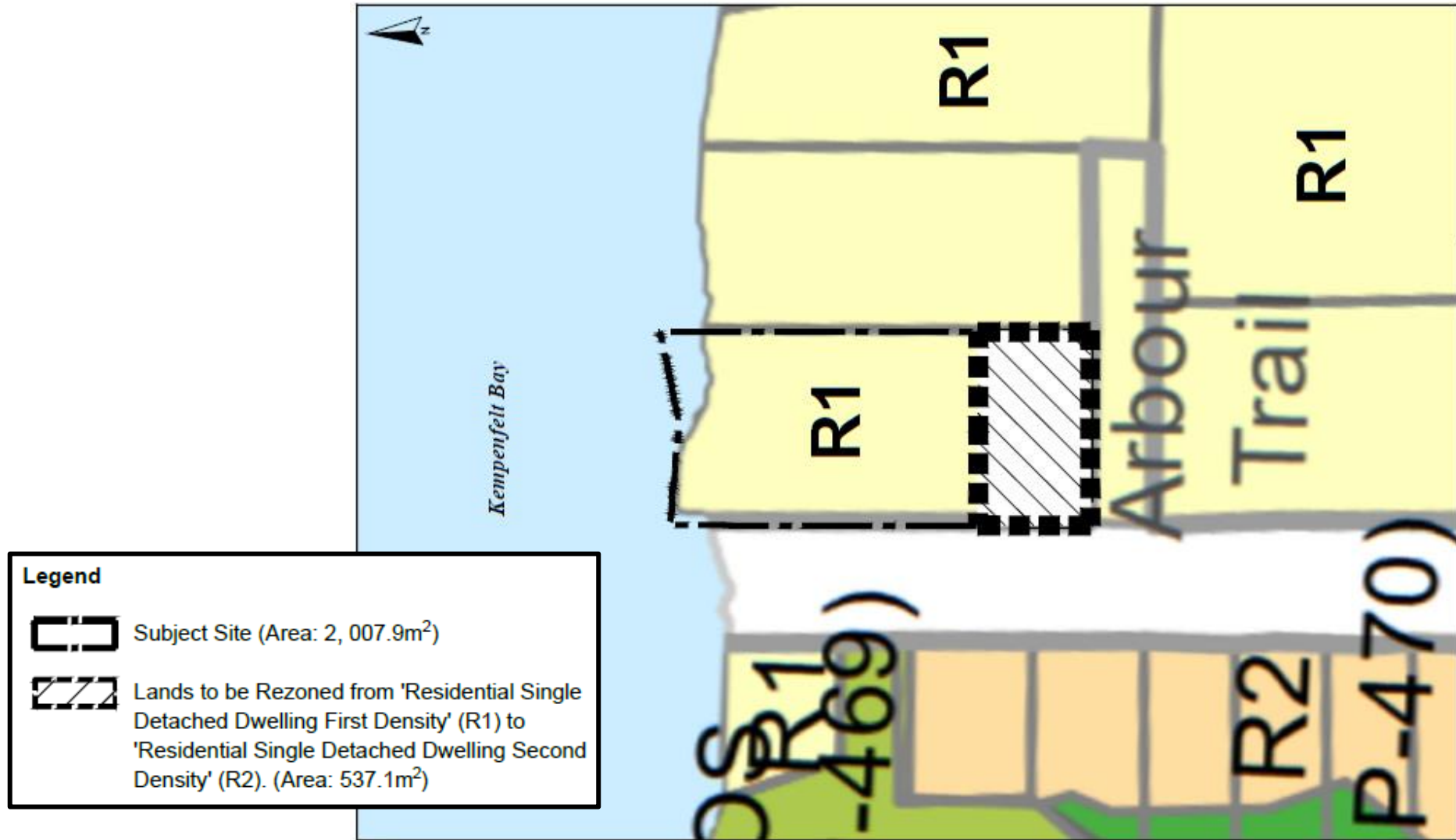


Development Proposal



Conceptual Elevations

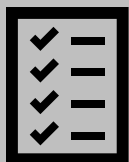
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Zoning By-law Amendment

ZONING TABLE: R1 (Retained Lot)		
PROVISION	REQUIRED	PROVIDED
Lot Area (min.)	900.0m ²	1,470.8m ²
Lot Frontage (min.)	22.0m	48.7m
Front Yard to Dwelling Unit (min.)	4.5m	7.0m
Front Yard to Attached Garage (min.)	7.0m	10.4m
Interior Side Yard (min.)	1.2m	1.2m
Interior Side Yard to Attached Garage (min.)	0.6m	N.A.
Exterior Side Yard (min.)	3.0m	N.A.
Rear Yard (min.)	7.0m	7.0m
Dwelling Unit Floor Area (min.)	110.0m ²	> 110.0m ²
Lot Coverage (max)	45.0%	22.6%
Height of Main Building (max.)	10.0m	<10.0m
Full Municipal Services (5.2.2.1)	Required	Required
Front Yard Parking Coverage (max.)(5.3.6.1a)	50.0%	17.7%

ZONING TABLE: R2 (Severed Lot)		
PROVISION	REQUIRED	PROVIDED
Lot Area (min.)	500.0m ²	537.1m ²
Lot Frontage (min.)	15.0m	17.6m
Front Yard to Dwelling Unit (min.)	4.5m	>4.5m
Front Yard to Attached Garage (min.)	7.0m	>7.0m
Interior Side Yard (min.)	1.2m	1.2m
Interior Side Yard to Attached Garage (min.)	0.6m	N.A.
Exterior Side Yard (min.)	3.0m	>3.0m
Rear Yard (min.)	7.0m	>7.0m
Dwelling Unit Floor Area (min.)	90.0m ²	>90m ²
Lot Coverage (max)	45.0%	<45%
Height of Main Building (max.)	10.0m	<10.0m
Full Municipal Services (5.2.2.1)	Required	Required
Front Yard Parking Coverage (max.)(5.3.6.1a)	50.0%	<50.0%

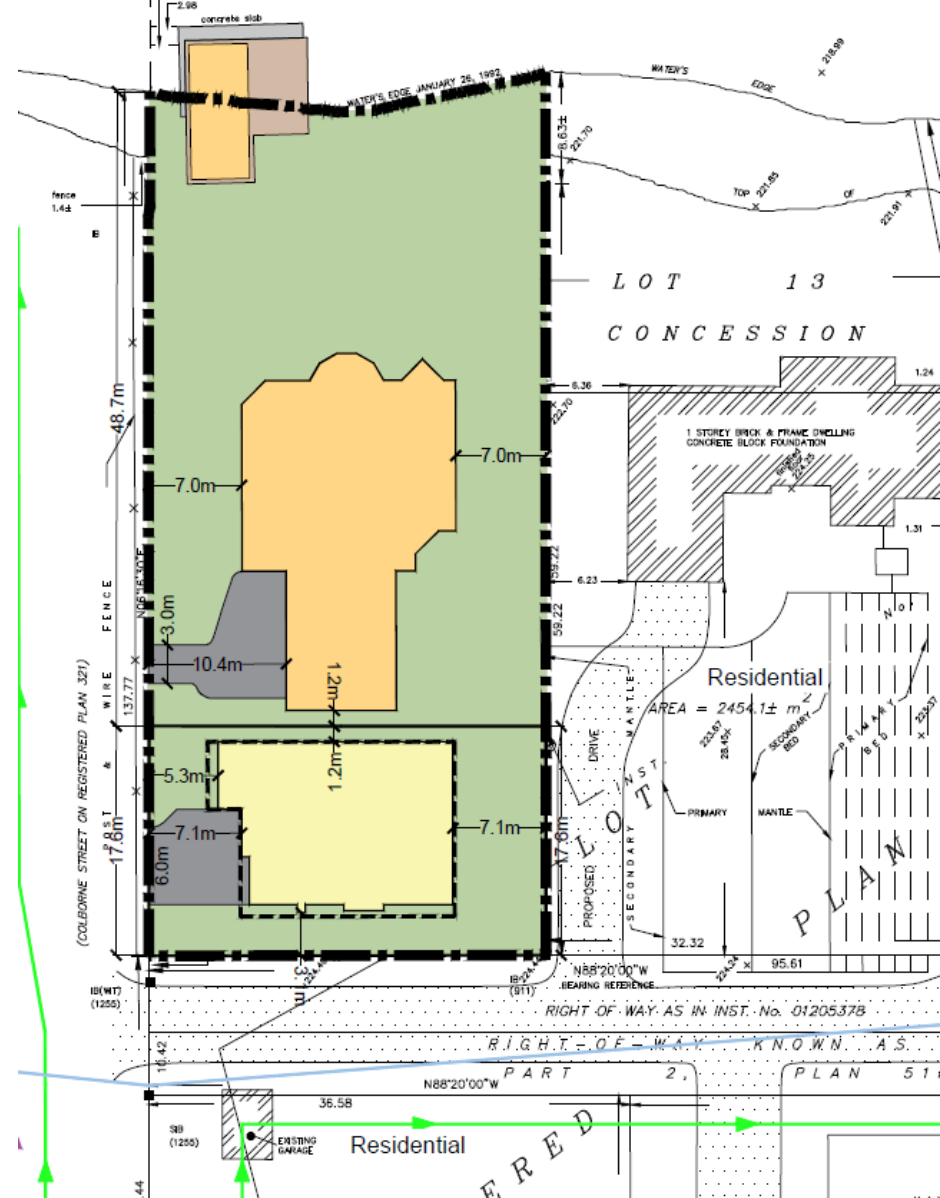


Zoning Statistics

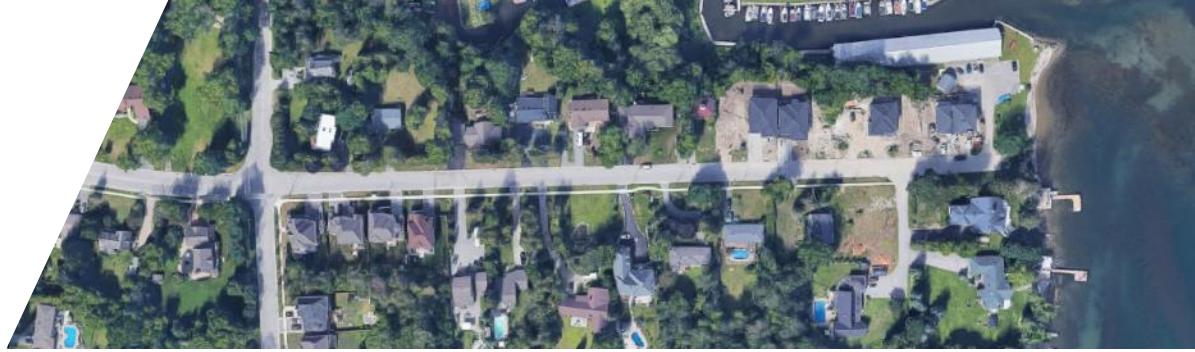
- Planning Justification Report
- Urban Design Review
- Functional Servicing Brief
- Natural Heritage Evaluation
- Tree Inventory & Preservation Plan



- Lands designated for residential use
- 1 new detached residential dwelling
- Appropriate low-density growth within Barrie's built-up area
- More efficient use of land and existing infrastructure
- Integrates with the character of an evolving neighbourhood
- Consistent with applicable Planning policies



Conclusion



THANK YOU

