



PLANNING AND BUILDING SERVICES MEMORANDUM

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: B. CHABOT, PLANNER

NOTED: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES
D. FRIARY, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH
MANAGEMENT (ACTING)
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR A PROPOSED DRAFT PLAN OF SUBDIVISION AND
ZONING BY-LAW AMENDMENT – 967 & 973 BIG BAY POINT ROAD (WARD 10)
(D12-438/D14-1648)

DATE: JUNE 11, 2018

The purpose of this Memorandum is to advise Members of Council of a public meeting for the applications for a draft plan of subdivision and a zoning by-law amendment, submitted by MHBC Planning Ltd. on behalf of Miele Developments Inc. The subject lands are municipally known as 967 and 973 Big Bay Point Road and are approximately 2 hectares (5 acres) in size. The subject parcels are located east of Versailles Crescent, on the south side of Big Bay Point Road, within Phase 1 of the Hewitt's Secondary Plan (Appendix "A" – Site Location Map).

The applicant is proposing to amend the zoning of the subject lands from Agricultural General (AG) and Rural Residential (RR) pursuant to Zoning By-law 054-04 (Innisfil) to Neighbourhood Residential (R5) to facilitate the proposed draft plan of subdivision, which includes 43 single detached residential units (Appendix "B" – Proposed Draft Plan of Subdivision).

Background

The subject applications were deemed to be complete by the City on March 22, 2018. The subject applications were circulated to applicable City departments and external agencies for their review and comment on April 10, 2018. Planning staff are currently working with the applicant, their consultants, and our technical review team through the technical review process. The primary planning and land use matters being considered at this time are:

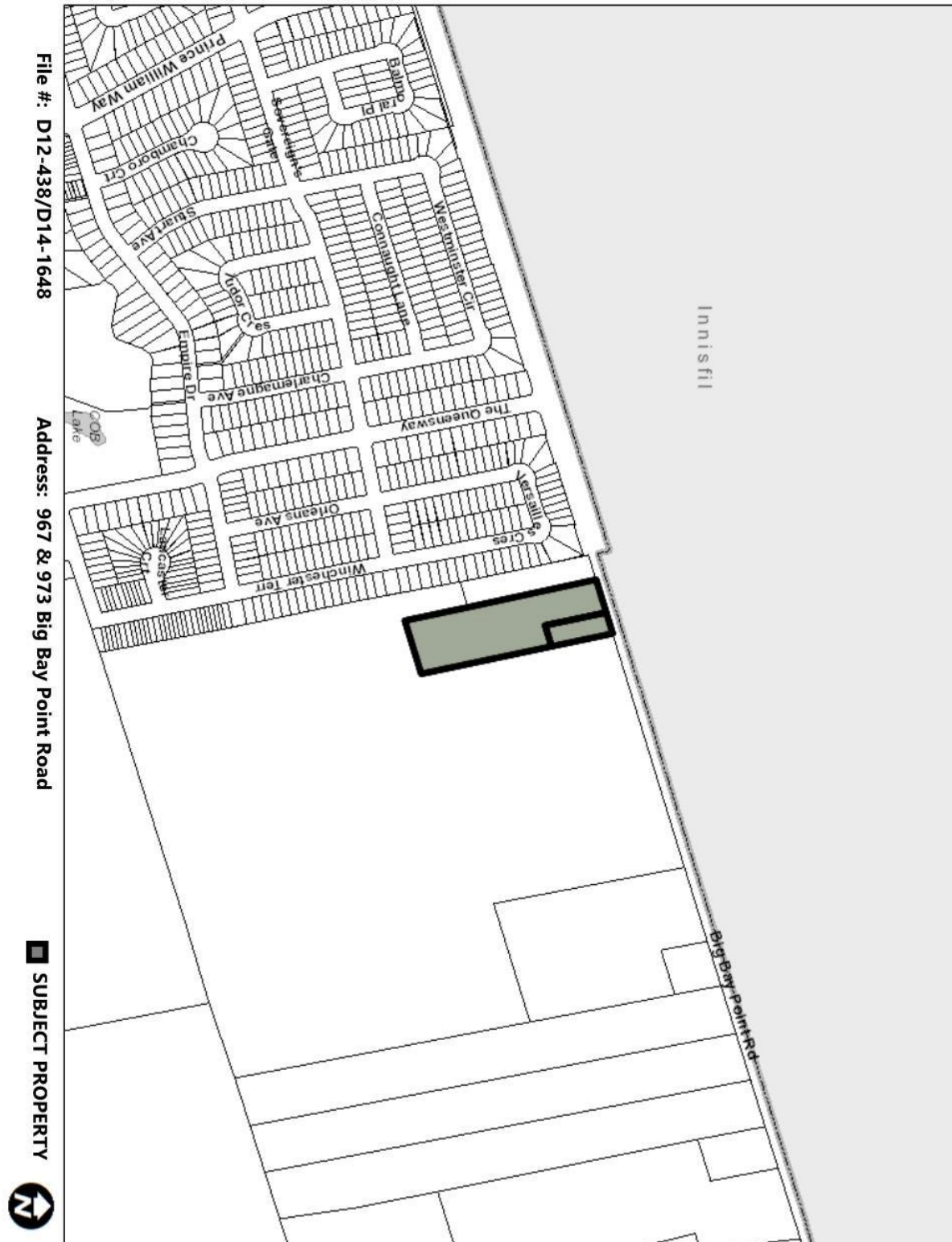
- Inclusion and locations of low impact development (LID) measures;
- Lot layout and design; and,
- Proposed built form and density.

A neighbourhood meeting was held on May 10, 2018. Two members of the public were in attendance; no concerns were expressed with regards to the proposed development.

All comments that are received from the Public Meeting will be considered as part of the recommendation in the staff report. Planning staff are targeting Winter 2018 for the staff report to be brought forward for General Committee's consideration of the proposed zoning by-law amendment.

If you have any questions, please contact the Planning file manager, Bailey Chabot at 705-739-4220 extension 4434.

APPENDIX "A" - SITE LOCATION MAP



APPENDIX "B" – PROPOSED DRAFT PLAN OF SUBDIVISION

