

Legislation Details (With Text)

File #:	17-G-303	Version:	1	Name:	
Type:	Staff Report	Status:		Deferred at Council	
File created:	11/17/2017	In control:		City Council	
On agenda:	12/4/2017	Final action:		12/18/2017	
Title:	APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 1862145 ONTARIO INC. - TECK ROAD AND ARDAGH ROAD (WARD 6)				
	<p>1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of 1862145 Ontario Inc. to rezone the lands known municipally as 2, 4, 5, 8 Teck Road, 344, 350 and 354 Ardagh Road from Residential First Density (R1) and Residential Third Density (R3) to 'Single Family Dwelling Fourth Density - with special zoning provision (R4) (SP), be approved.</p> <p>2. That the following Special Provisions (SP) be referenced in the implementing of Zoning By-law 2009-141 for the subject lands:</p> <p>a) Minimum rear yard setback of 6m, whereas the By-law requires 7m;</p> <p>b) Minimum front yard setback to a garage of 6m, whereas the By-law requires 7m;</p> <p>c) Minimum landscape buffer abutting parking area of 2.6m, whereas the By-law requires 3m; and</p> <p>d) The development shall be permitted on a private internal road and the private road shall be treated as a municipal right-of-way for zoning standards and provisions in Zoning By-law 2009-141. The private internal road shall be deemed to be the front yard lot line for the purposes of determining lot frontage and other performance standards as set out in Section 5.3.1 whereas the By-law requires a municipal right-of-way.</p> <p>3. That the special conditions of the Draft Plan of Subdivision include:</p> <p>a) A 2m tight board fencing be erected where it does not currently exist between the subject lands and neighboring properties;</p> <p>b) The snow be cleared by a private contractor at the expense of the condominium corporation and once snow storage demands outpace supply, the snow be removed from the site by the private contractor at the expense of the Condominium Corporation;</p> <p>c) The garbage be collected curb side by a private garbage contractor paid by the Condominium Corporation and that no communal garbage bins be allowed on the site;</p> <p>d) The Condominium Agreement as well as the Purchase and Sale Agreement include a notification clause that snow removal and garbage will solely be the responsibility of the Condominium Corporation and not the City of Barrie;</p> <p>e) A landscape plan be submitted to the satisfaction of City staff to address privacy for neighboring property owners on the north side of the proposed development; and</p> <p>f) Any drainage swales which are proposed/required on private property be subject to an easement in favour of the Condominium Corporation to ensure the drainage swales remain in place in the future.</p>				

4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to approval of the application as amended and including the matters identified within Staff Report PLN040-17.

5. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of this By-law. (PLN040-17) (File: D14-1636)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PLN040-171127.pdf

Date	Ver.	Action By	Action	Result
12/4/2017	2	City Council	Tabled	
11/27/2017	1	General Committee	recommended for adoption (Section "D")	

APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 1862145 ONTARIO INC. - TECK ROAD AND ARDAGH ROAD (WARD 6)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of 1862145 Ontario Inc. to rezone the lands known municipally as 2, 4, 5, 8 Teck Road, 344, 350 and 354 Ardagh Road from Residential First Density (R1) and Residential Third Density (R3) to 'Single Family Dwelling Fourth Density - with special zoning provision (R4) (SP), be approved.
2. That the following Special Provisions (SP) be referenced in the implementing of Zoning By-law 2009-141 for the subject lands:
 - a) Minimum rear yard setback of 6m, whereas the By-law requires 7m;
 - b) Minimum front yard setback to a garage of 6m, whereas the By-law requires 7m;
 - c) Minimum landscape buffer abutting parking area of 2.6m, whereas the By-law requires 3m; and
 - d) The development shall be permitted on a private internal road and the private road shall be treated as a municipal right-of-way for zoning standards and provisions in Zoning By-law 2009-141. The private internal road shall be deemed to be the front yard lot line for the purposes of determining lot frontage and other performance standards as set out in Section 5.3.1 whereas the By-law requires a municipal right-of-way.
3. That the special conditions of the Draft Plan of Subdivision include:
 - a) A 2m tight board fencing be erected where it does not currently exist between the subject lands and neighboring properties;
 - b) The snow be cleared by a private contractor at the expense of the condominium corporation and once snow storage demands outpace supply, the snow be removed from the site by the private contractor at the expense of the Condominium Corporation;
 - c) The garbage be collected curb side by a private garbage contractor paid by the Condominium Corporation and that no communal garbage bins be allowed on the site;
 - d) The Condominium Agreement as well as the Purchase and Sale Agreement include a notification clause that snow removal and garbage will solely be the responsibility of the

Condominium Corporation and not the City of Barrie;

- e) A landscape plan be submitted to the satisfaction of City staff to address privacy for neighboring property owners on the north side of the proposed development; and
 - f) Any drainage swales which are proposed/required on private property be subject to an easement in favour of the Condominium Corporation to ensure the drainage swales remain in place in the future.
4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to approval of the application as amended and including the matters identified within Staff Report PLN040-17.
5. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (PLN040-17) (File: D14-1636)