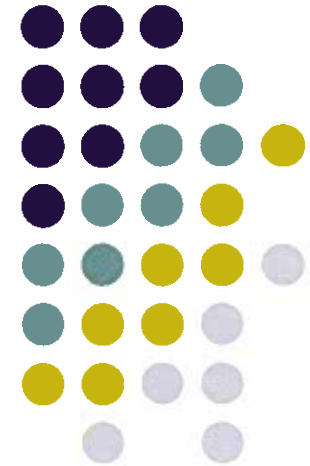


396, 400 & 408 Cox Mill Road OPA & ZBA Applications

August 29th,
2011



Purpose and Intent



- Review applications for Official Plan and Zoning Bylaw Amendment submitted by Lover's Harbour Inc.
- Provide details on the submission.
- Attain feedback from Council and public on merits of application.

Application Context



- Site:
 - South east portion of the City of Barrie.
 - South Shore Planning Area.
 - Fronts Tollendale Creek & Kempenfelt Bay.
 - Road Frontage Cox Mill Road.
- Surrounding:
 - Existing permanent residential dwellings.
 - Brentwood Marine.
 - Municipal Parks (purple)

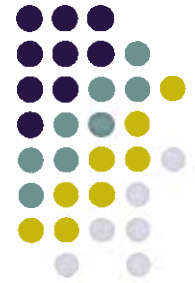
Existing Site Conditions



- Marina has existed for >50 years.
- 16 Covered Boat Slips.
- 16 vehicle parking area.
- Boardwalk & Washrooms.
- Three detached residential dwellings.



Existing Site Conditions



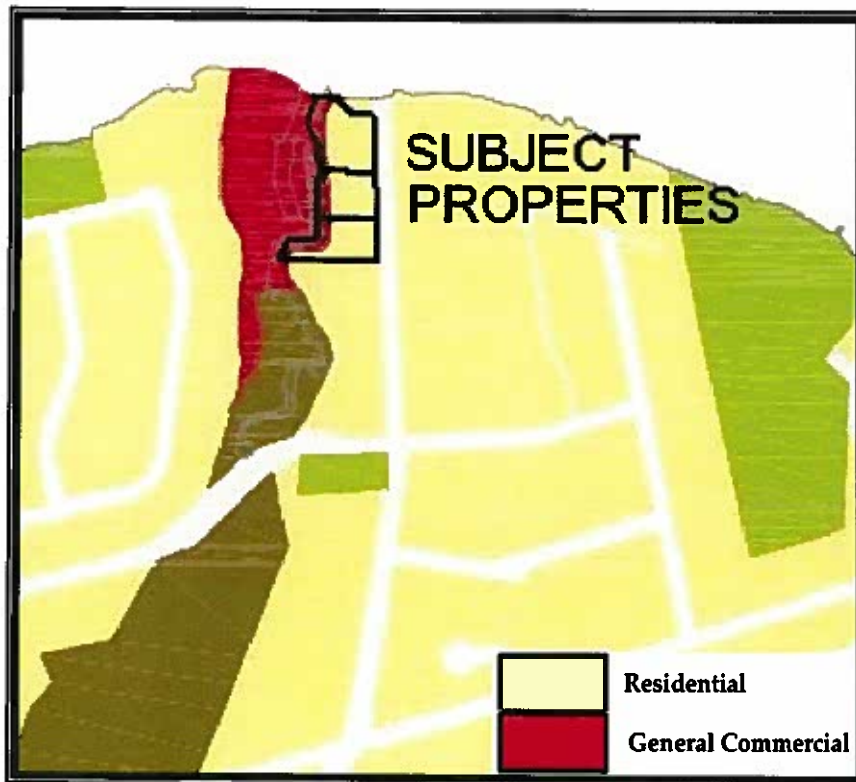
- Property Statistics
 - Frontage: 157.24 m (515.9 ft)
 - Area: 1.19 ha (2.93 acres)



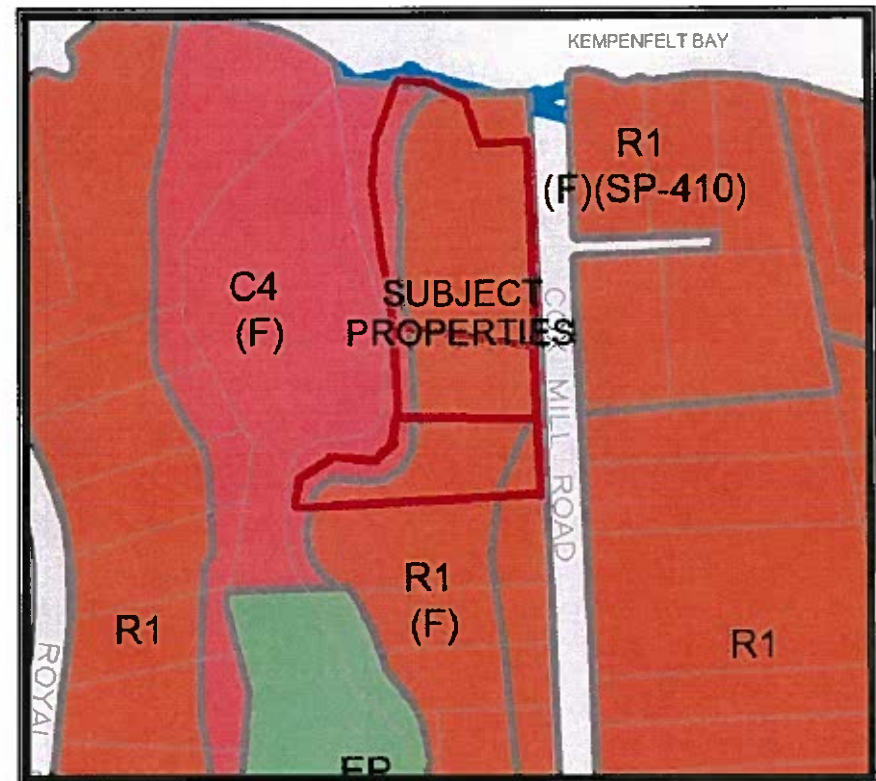
City of Barrie Zoning By-law & Official Plan Designation



Official Plan



Zoning By-law

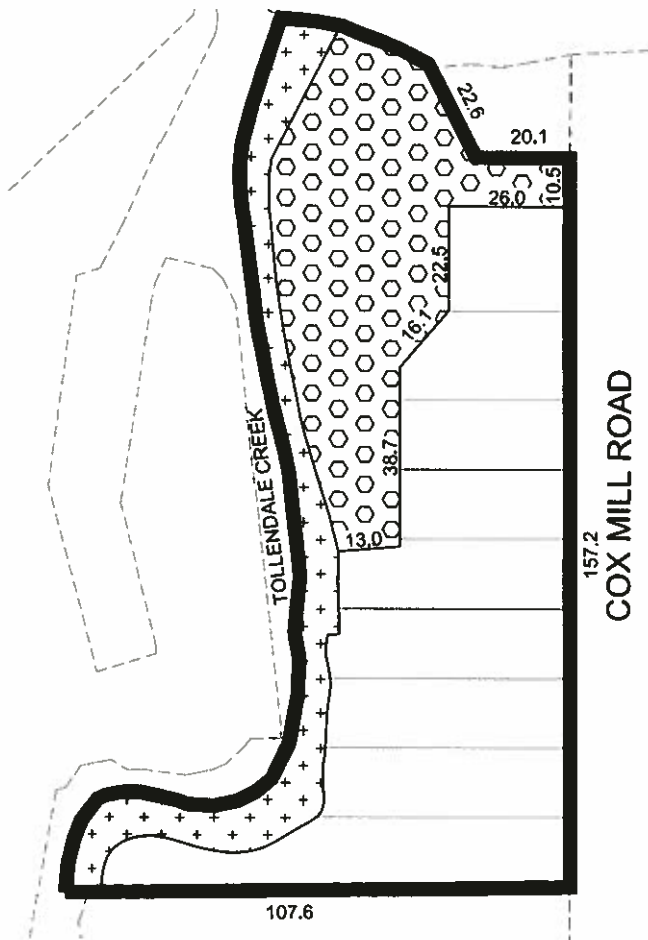


Development Proposal

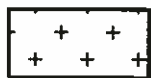


- Consolidate Marina facility including boardwalk as a separate entity to the residential area.
- Shoreline owned by Marina, not individual residential lots.
- Allow for the development of nine (9) residential lots fronting Cox Mill Road.
- Lot area: 549.3m² to 1313.1m²
- Lot frontages: 15 m (50 ft)
- Protect slope and improve stability.
- Protect and improve vegetation.

Official Plan Amendment



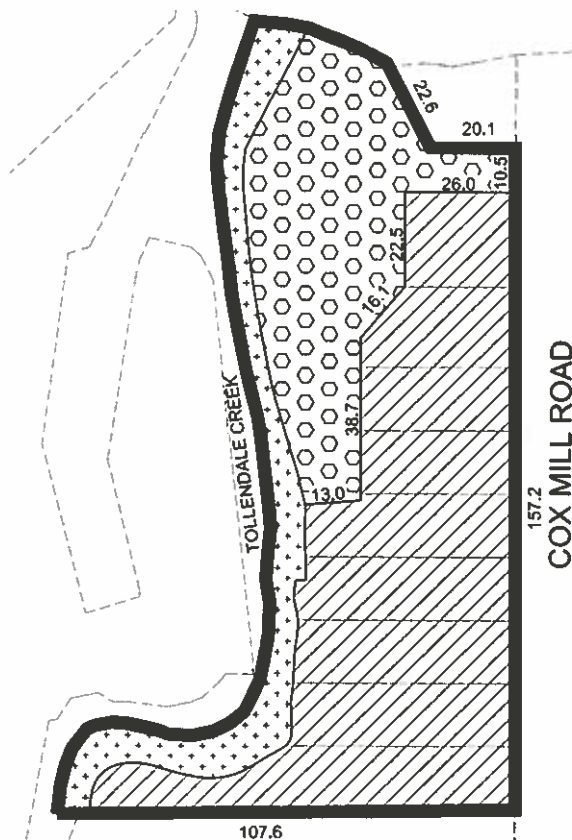
LANDS TO BE REDESIGNATED FROM RESIDENTIAL AREA TO OPEN SPACE



LANDS TO BE REDESIGNATED FROM GENERAL COMMERCIAL AREA TO OPEN SPACE

- Consolidate Marina, Washroom /Change room, Parking Area, and Boardwalk to appropriate designation.
- Shoreline, including boardwalk designated from Commercial to Open Space.
- Marina Entity designated from Residential to Open Space.
- Residential Area remains designated Residential.

Zoning By-law Amendment



 LANDS TO BE REZONED FROM RESIDENTIAL ZONE 1 (R1(F)) TO RESIDENTIAL ZONE 2 (R2)

 LANDS TO BE REZONED FROM GENERAL COMMERCIAL (C4(F)) TO OPEN SPACE (OS)

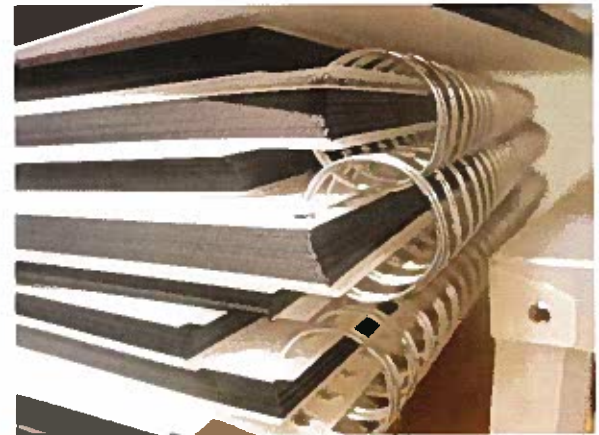
 LANDS TO BE REZONED FROM RESIDENTIAL ZONE 1 (R1(F)) TO OPEN SPACE (OS)

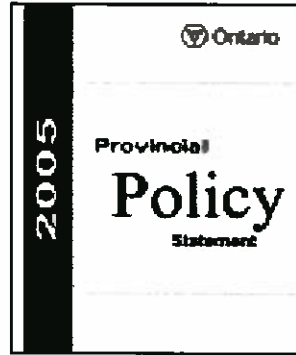
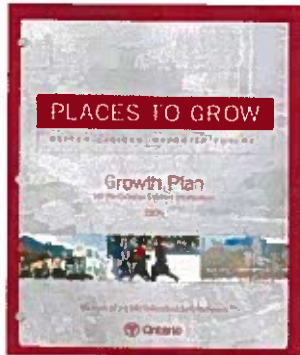
- Residential lots rezoned from Residential (R1) to Residential (R2).
- All nine (9) proposed residential lots will meet Residential (R2) zoning standards.
- Marina Entity including Boat slips, Washroom, Parking area, and Boardwalk be zoned Open Space (OS).
- Zoning Exceptions for Marina Facility to recognize existing conditions:
 - Decreased side yard setback (Boathouse) from 10m to 0.16m.
 - Decreased side yard setback (Change room) from 10m to 1.0 m.
 - Decreased rear yard setback (Boathouse) from 10m to 6.15 m.

Supporting Studies



- The following reports have been completed to support the applications:
 - Planning Justification Report
 - Functional Servicing Report
 - Environmental Impact Study
 - Geotechnical Investigation
 - Slope Stability Assessment





Planning Policy



- Application is consistent with Provincial Planning Policy by:
 - Promoting regeneration and redevelopment.
 - Efficient and compact Land Use Pattern.
 - Appropriate amount of Residential.
 - Supporting Recreational activities.
 - Compatible with surrounding landscape.
 - Appropriate development type for available servicing.



City of Barrie Official Plan



- Application is consistent with the City of Barrie Official Plan by:
 - Promoting revitalization/intensification.
 - Creating vibrant, pedestrian friendly streetscapes.
 - Environmentally conscious development.
 - Enhance existing character of the area and create interesting building types.

Conclusion



- Proposal aims to consolidate marina to one parcel of land.
- Create nine (9) low density residential lots.
- Appropriate and logical type of development for subject lands.
- Justification is based on conformity with the goals and objectives of the Growth Plan, Provincial Policy Statement and the City of Barrie Official Plan.

Conclusion



- Questions or comments