
TO: GENERAL COMMITTEE

SUBJECT: ZONING BY-LAW 2009-141 HOUSEKEEPING

WARD: ALL

PREPARED BY AND KEY CONTACT: C. TERRY, MCIP, RPP
PLANNER, EXTENSION #4430

SUBMITTED BY: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the proposed Housekeeping text and Zoning Map Schedule Amendments to Zoning By-law 2009-141 be approved as outlined in Appendix "A" to Staff Report PLN012-17.
2. That the written and oral submissions received relating to the proposed amendments have been on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, including the following matters raised in those submissions and identified within Staff Report PLN012-17: the impact of changing definitions on site specific zoning by-laws.
3. That in accordance with Section 34 of the Planning Act, no further public meeting is required to finalize the proposed by-law.

PURPOSE & BACKGROUND

4. Comprehensive Zoning By-law 2009-141 applies to all lands within the City of Barrie with the exception of those lands annexed into the City as of January 1, 2010. Zoning By-law 2009-141 was approved in August of 2009 and has been amended for both site specific property developments and through the housekeeping process.
5. The proposed amendments outlined in detail in Appendix "A" are intended to address inconsistencies, barriers for implementation, errors and omissions that have been apparent through the day to day use of the by-law by staff.

CONSULTATION

6. A public meeting was held on April 24, 2017, to present the full scope of the proposed text and mapping changes to General Committee and the public. No members of the public provided comment at the public meeting.
7. Staff have received one piece of correspondence relating to the impact of the change in definition from Nursing Home, Home for the Aged or Rest Home, Retirement Home and Senior Citizens home to an Assisted Living Facility. Concern was raised regarding existing properties, as well as

those within the development process, that identify Special Provisions related to specific uses that would no longer exist.

8. Staff agree that changing the definitions may cause confusion, and therefore recommend an additional housekeeping change in the introductory text to Section 13: Special Provisions, to clarify the future implementation of site specific by-law permissions. The proposed amended text would read as follows:
 - a) Section 13 of this by-law attempts to consolidate and summarize the details of all Special Provisions approved under Comprehensive Zoning By-laws 85-95 and 2009-141. The wording and intent of the original site specific by-law prevails over the wording in this section. Where a term in the Special Provision is not defined in the by-law that term is as defined in the current Comprehensive Zoning By-law. If a use is no longer defined, the definition would apply as it existed at the time of passing of the site specific zoning by-law.

DELETIONS

9. After a more detailed analysis of the proposed changes presented at the public meeting, and respecting the intent of the Housekeeping exercise, staff have elected not to proceed with the following Housekeeping Amendments:
 - a) The proposed amendments to Table 4.6 Parking Standards as it relates to tandem parking as originally identified at the time of the public meeting. Staff have determined that the Section 4.6 Parking Standards should be reviewed in its entirety. A review of permissions for tandem parking would be in conjunction with additional potential changes to the table. The proposed changes would therefore be presented as a complete review rather than a piecemeal approach to improving the effectiveness of the by-law for parking standards.
 - b) The proposed amendment to the standard that permits certain accessory uses to occupy part of a front yard, including an in-ground swimming pool, a carport, a deck or a porch as originally identified at the time of the public meeting. There is not a consistent or current issue with implementation, therefore staff does not feel that the deletion of this standard is warranted through this Housekeeping exercise. The removal of the action from the current Housekeeping exercise does not prevent the accessory use provisions from being reconsidered at a future date.
 - c) The proposed amendment to the standard for materials that are permitted in residential driveways as originally identified at the time of the public meeting. Staff have determined that the potential changes to the surfacing requirements for Section 5.3.6.1 Parking in Front Yards requires additional consultation. In particular, regarding the impact on urban design, road and storm system maintenance, and by-law enforcement when incorporating a variety of permeable surface materials such as granulars. Staff do anticipate future review of this standard to investigate if certain permeable materials can potentially contribute to enhanced stormwater management as a Low Impact Development feature. The removal of the action from the current Housekeeping exercise does not prevent alternative residential driveway materials from being considered at a future date.

ENVIRONMENTAL MATTERS

10. There are no environmental matters related to the recommendation.

ALTERNATIVES

11. The following alternatives are available for consideration by General Committee:

Alternative #1

General Committee could maintain the existing by-law standards rather than implement the housekeeping changes recommended by staff. (i.e. Status Quo)

This alternative is not recommended as housekeeping changes are intended to improve staffs' ability to effectively implement the standards in Zoning By-law 2009-141.

Alternative #2

General Committee could alter the proposed recommendation by denying or requesting additional staff consultation for one or more proposed housekeeping changes.

Staff encourage approval of the housekeeping changes in their entirety to maintain the ability to effectively implement the standards in Zoning By-law 2009-141. However, if there is an issue with any of the proposed standards, a partial approval would be preferable to a denial or deferral of all the proposed housekeeping changes.

FINANCIAL

12. There are no financial implications for the Corporation resulting from the proposed recommendation other than staff time and costs associated with notification under the *Planning Act*.

LINKAGE TO 2014-2018 STRATEGIC PLAN

13. The recommendations included in this Staff Report are not specifically related to the goals identified in the 2014-2018 Strategic Plan.

APPENDIX "A"

ZONING BY-LAW 2009-141 HOUSEKEEPING (2ND QUARTER 2017)

	Section	Existing - By-law 2009-141	Action	Comment
1.	3.0 <u>Day Nursery</u>	Shall mean a day nursery defined in the Day Nurseries Act. R.S.O. 1990, c. D2	<p>DELETE and REPLACE with:</p> <p><u>Child Care</u></p> <p>Shall mean a facility or accessory use that provides temporary supervised care of children-</p> <p>REPLACE all references to <u>Day Nursey</u> with <u>Child Care</u> in Zoning By-law 2009-141</p>	<p>To remove the reference to outdated legislation.</p> <p>Staff had considered expanding the definition to reflect additional supportive care services, however we have determined that additional review is necessary to determine the potential impact and regulatory requirements for other temporary supportive care services.</p> <p>No change in zoning standards or permissions recommended.</p>
2.	3.0 <u>Dwelling, Two Unit</u>	Shall mean a residential building containing two dwelling units on the same lot. A Two Unit Dwelling includes a duplex dwelling or semi-detached dwelling on the same property, and also includes two dwelling units located on a lot where the second unit is accessory and subordinate to the principal unit, such as second suites.	<p>DELETE and REPLACE all references to <u>Two Unit Dwelling</u> with:</p> <p><u>Duplex, Semi-Detached and/or Second Suite</u> as appropriate for the different built-form standards in Zoning By-law 2009-141</p>	<p>Duplication. Definitions exist for Duplex Dwelling, Semi-Detached Dwelling and Second Suite. Some variations exist in the standards for the two unit uses; therefore separate definitions have been maintained.</p>

Section	Existing - By-law 2009-141	Action	Comment	
3.	<p>3.0 <u>Nursing Home, Rest Home or Home for the Aged, Retirement Home, Seniors Citizens Home</u></p>	<p><u>Nursing Home</u> shall mean a residential facility for the care and lodging of persons requiring nursing care in accordance with the Nursing Homes Act, R.S.O. 1990, c N.7.</p> <p><u>Rest Home or Home for the Aged</u> shall mean a residential facility for the care and lodging of persons in accordance with the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c H. 13.</p> <p><u>Retirement Home</u> shall mean a residential facility, which may be a rest home, but does not include a hospital, nursing home, home for the aged or group home in which lodging is provided and where, in addition to sleeping accommodations, meals are supplied by a common kitchen, and other communal facilities may be provided. Nursing, medical or similar care and treatment may also be provided.</p> <p><u>Senior Citizens Home</u> shall mean a building in which self-contained units are provided to accommodate senior citizens but shall not include a rest home, nursing home or hospital.</p>	<p>DELETE and REPLACE with:</p> <p><u>Assisted Living Facility</u></p> <p>Shall mean a residential facility where, in addition to sleeping accommodations, support services such as meals supplied by a common kitchen and medical care are provided, but shall not include a Boarding Lodging and Rooming House or Group Home.</p> <p>REPLACE all references to <u>Nursing Home, Rest Home or Home for the Aged, Retirement Home, Seniors Citizens Home</u> with <u>Assisted Living Facility</u> in Zoning By-law 2009-141</p>	<p>To remove the reference to outdated legislation and remove the specifics about "seniors" as the population to better reflect land use not "people".</p> <p>Staff met with the Seniors Advisory Committee to discuss the potential change in definition for seniors' targeted facilities. The Committee members were supportive of the language recommended by staff.</p> <p>With the change in definition, an independent dwelling unit potentially targeted for seniors, would be considered a residential land use not assisted living.</p>
4.	3.0 <u>Second Suite</u>	Shall mean a second dwelling unit on the same property	<p>ADD TEXT:</p> <p>...on the same property that is accessory and subordinate to the principle unit.</p>	To clarify the use as accessory to the principle use, which is how it was defined under the definition for Two Unit Dwelling.
5.	4.2.1.10 <u>Outdoor Patios</u>	<p>c) an outdoor patio shall be completely screened by a building when located on a property abutting a residential zone.</p> <p>d) an outdoor patio shall not be permitted to locate in a yard abutting a residential zone.</p>	DELETE and renumber By-law as necessary	A commercial use abutting a residential zone does have general screening requirements, including a 2m tight board fence and a 3m landscape strip.

Section	Existing - By-law 2009-141	Action	Comment										
6. 4.6 <u>Parking Standards Table</u> 4.6	<table border="1"> <thead> <tr> <th>Uses</th> <th>Parking Standards</th> </tr> </thead> <tbody> <tr> <td>Rest Home, Retirement Home and Nursing Home</td> <td>1 space for every 4 persons</td> </tr> <tr> <td>Senior Citizen Home</td> <td>1 space per 2 dwelling units</td> </tr> </tbody> </table>	Uses	Parking Standards	Rest Home, Retirement Home and Nursing Home	1 space for every 4 persons	Senior Citizen Home	1 space per 2 dwelling units	DELETE and REPLACE: <table border="1"> <thead> <tr> <th>Uses</th> <th>Parking Standards</th> </tr> </thead> <tbody> <tr> <td>Assisted Living Facility</td> <td>1 space per 2 suites/units</td> </tr> </tbody> </table>	Uses	Parking Standards	Assisted Living Facility	1 space per 2 suites/units	<p>To reflect recommended change in definition and minor modifications to parking standards.</p> <p>One issue that was raised by staff and also discussed by the Seniors Advisory Committee, is the lack of parking for both residents and visitors at seniors' targeted facilities.</p> <p>With the change in definition, an independent dwelling unit potentially targeted for seniors, would be considered a residential land use not a unit in an Assisted Living Facility. Parking for residential units would not be eligible for the reduced rate provided for a suite/unit at an Assisted Living Facility.</p>
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Uses	Parking Standards												
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7.	Section	Existing - By-law 2009-141	Action	Comment																												
	<p>4.6.4 <u>Barrier Free Parking</u></p>	<p>When more than 4 <i>parking spaces</i> are required on a <i>lot</i>, barrier free <i>parking spaces</i> for the exclusive use of persons with disabilities shall be identified with a Provincially regulated vertical sign displaying the international symbol for disabled access. Barrier free <i>parking spaces</i> shall be included in the calculation of required parking and shall be provided in accordance with the following standards:</p> <table border="1" data-bbox="415 586 898 703"> <thead> <tr> <th>Required Parking</th> <th>Barrie Free Parking</th> </tr> </thead> <tbody> <tr> <td>5 to 50 spaces</td> <td>1 space</td> </tr> <tr> <td>51 to 90 spaces</td> <td>2 spaces</td> </tr> <tr> <td>Over 90 spaces</td> <td>3% of required parking</td> </tr> </tbody> </table> <p>Each <i>parking space</i> shall have a minimum width of 4.6m or for adjoining pairs of barrier-free spaces, a combined width of 7.7m. Each space shall have a minimum length of 5.5m.</p>	Required Parking	Barrie Free Parking	5 to 50 spaces	1 space	51 to 90 spaces	2 spaces	Over 90 spaces	3% of required parking	<p>DELETE and REPLACE with:</p> <p>a) When more than 4 <i>parking spaces</i> are required on a <i>lot</i>, barrier free <i>parking spaces</i> for the exclusive use of persons with disabilities shall be identified with a Provincially regulated vertical sign displaying the international symbol for disabled access. Barrier free <i>parking spaces</i> shall be included in the calculation of required parking and shall be provided in accordance with the following standards:</p> <table border="1" data-bbox="972 610 1547 1057"> <thead> <tr> <th rowspan="2">Required Parking</th> <th colspan="2">Barrie Free Parking</th> </tr> <tr> <th>Type A - min. width of 3.4m, access aisle width of 1.5m</th> <th>Type B - min. width of 3.1m, access aisle width of 1.5m</th> </tr> </thead> <tbody> <tr> <td>5 to 25 spaces</td> <td>1 space</td> <td>-</td> </tr> <tr> <td>26 to 50 spaces</td> <td>1 space</td> <td>1 space</td> </tr> <tr> <td>51 to 75 spaces</td> <td>1 space</td> <td>2 spaces</td> </tr> <tr> <td>76 to 100 spaces</td> <td>2 spaces</td> <td>2 spaces</td> </tr> <tr> <td>Over 100 spaces</td> <td colspan="2">1 space plus 3% of required parking spaces</td> </tr> </tbody> </table> <p>b) Where there is a potential conflict in the calculation of Barrier Free spaces, the Accessibility for Ontarians with Disabilities Act (ADOA) applies.</p> <p>c) Where an odd number of barrier free parking spaces are required, the odd-numbered space may be a Type B parking space.</p> <p>d) Where the required 1.5m access aisle is provided between two Barrier Free Parking spaces, the aisle width can be shared.</p>	Required Parking	Barrie Free Parking		Type A - min. width of 3.4m, access aisle width of 1.5m	Type B - min. width of 3.1m, access aisle width of 1.5m	5 to 25 spaces	1 space	-	26 to 50 spaces	1 space	1 space	51 to 75 spaces	1 space	2 spaces	76 to 100 spaces	2 spaces	2 spaces	Over 100 spaces	1 space plus 3% of required parking spaces		<p>As required to reflect the updated standards in the Accessibility for Ontarians with Disabilities Act (AODA).</p>
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Section	Existing - By-law 2009-141	Action	Comment										
8.	4.6.6 Parallel Parking Spaces	<p>Each parallel parking space shall be a minimum width of 2.7 metres and a minimum length of 6.7 metres. If there is no curb at the front or the back of the parking space, the minimum length of 5.5 metres is permitted. One way aisle width shall be a minimum of 3.7 metres and 2 way aisle width shall be a minimum of 6.4 metres.</p>	<p>DELETE and REPLACE with:</p> <p>Each parallel parking space shall be a minimum width of 2.7 metres and a minimum length of 6.7 metres, except for the first and/or last space in a row which may have a minimum length of 5.5 metres provided it is located a minimum of 1.5 metres from any intersecting road, lane or obstruction. A one way aisle width shall be a minimum of 3.7 metres and a 2 way aisle width shall be a minimum or 6.4 metres.</p>	<p>To rectify the conflicting measurements identified for parking space size. The reduced length of 5.5 metres should only be permitted for the spaces at the front and/or rear of a row.</p>									
9.	<p>5.2 <u>Table 5.2 Permitted Uses in Residential Zones</u></p> <table border="1" data-bbox="415 699 940 841"> <thead> <tr> <th>Uses</th> <th>Zones</th> </tr> </thead> <tbody> <tr> <td>Two Unit Dwelling (14)</td> <td>R1, R2, R3, R4, RM1, RM1-SS, RM2(3), RM2-TH(3), RA1(4), RA2(4)</td> </tr> </tbody> </table> <p>(3) See 5.2.3.1 a) (4) See 5.2.3.1 b) (14) See 5.2.3</p>	Uses	Zones	Two Unit Dwelling (14)	R1, R2, R3, R4, RM1, RM1-SS, RM2(3), RM2-TH(3), RA1(4), RA2(4)	<p>REVISE and REPLACE:</p> <table border="1" data-bbox="972 727 1545 951"> <thead> <tr> <th>Uses</th> <th>Zones</th> </tr> </thead> <tbody> <tr> <td>Semi-Detached, Duplex Dwelling (14)</td> <td>RM1, RM1-SS, RM2(3), RM2-TH(3), RA1(4), RA2(4)</td> </tr> <tr> <td>Second Suite (15)</td> <td>R1, R2, R3, R4, RM1, RM1-SS, RM2(2)(3), RM2-TH(2)(3), RA1(2)(4), RA2(2)(4)</td> </tr> </tbody> </table> <p>REVISE and ADD Footnotes as follows:</p> <p>(2) See 5.2.2.1 b) (3) See 5.2.3.1 a) (4) See 5.2.3.1 b) (14) See 5.2.3 Semi-Detached and Duplex Dwelling (15) See 5.2.9 Second Suites</p>	Uses	Zones	Semi-Detached, Duplex Dwelling (14)	RM1, RM1-SS, RM2(3), RM2-TH(3), RA1(4), RA2(4)	Second Suite (15)	R1, R2, R3, R4, RM1, RM1-SS, RM2(2)(3), RM2-TH(2)(3), RA1(2)(4), RA2(2)(4)	<p>To reflect recommended change in definition and clarify permissions for each of the uses previously identified as Two-Unit Dwellings in Table 5.2.</p> <p>In addition, the footnotes provide the opportunity for Second Suites in lower density built-form that exists in higher density zones, provided the second suite is in accordance with Section 5.2.9.</p>
Uses	Zones												
Two Unit Dwelling (14)	R1, R2, R3, R4, RM1, RM1-SS, RM2(3), RM2-TH(3), RA1(4), RA2(4)												
Uses	Zones												
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Second Suite (15)	R1, R2, R3, R4, RM1, RM1-SS, RM2(2)(3), RM2-TH(2)(3), RA1(2)(4), RA2(2)(4)												

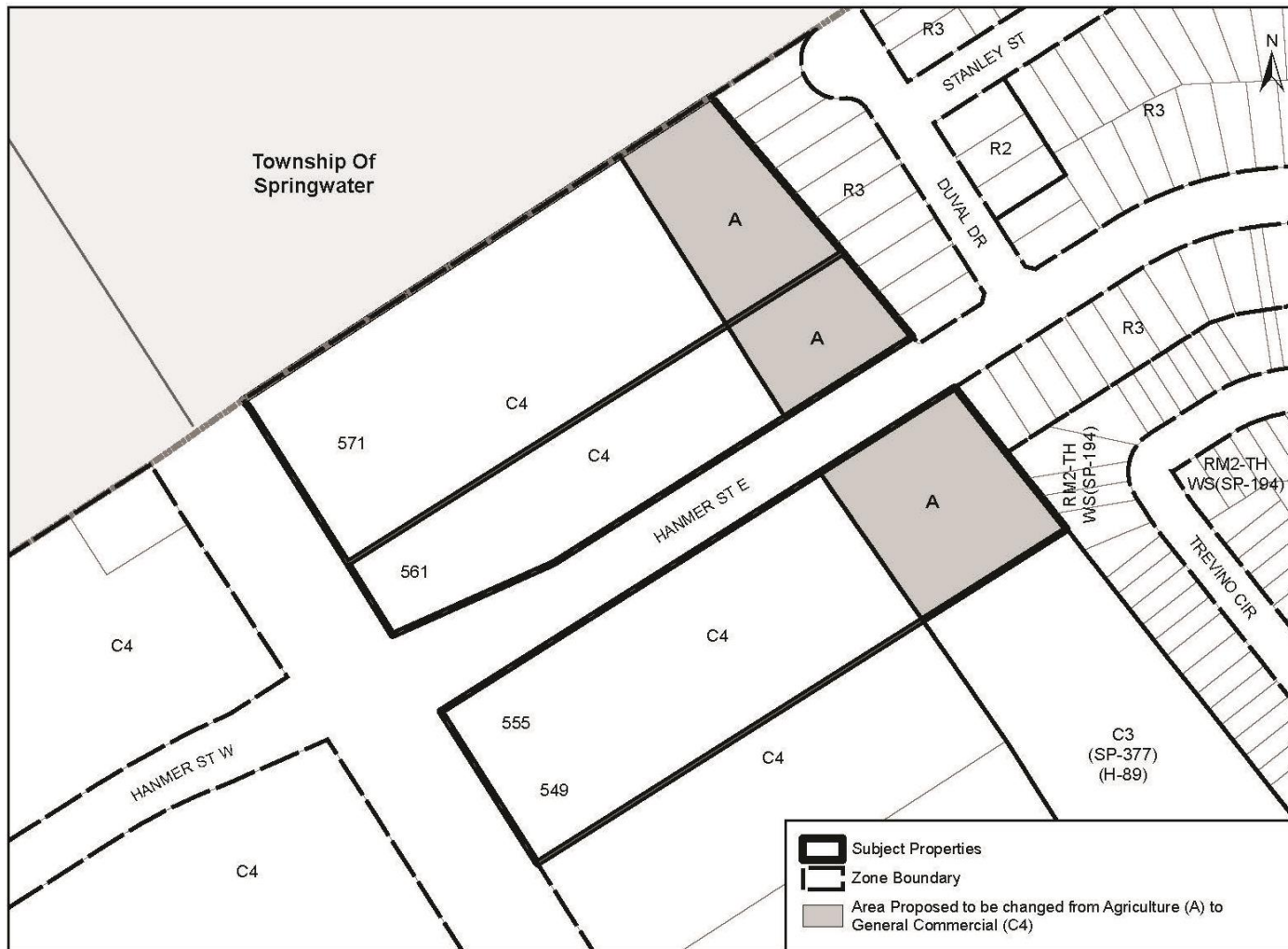
Section	Existing - By-law 2009-141	Action	Comment	
10.	<p>5.2.3 <u>Two Unit Dwellings</u></p>	<p>5.2.3.1 <u>Standards</u></p> <p>a) The (RM1) standards shall apply to <i>semi-detached dwellings</i> and <i>duplex dwellings</i> located in the RM2 and RM2-TH zones and all other <i>second suites</i> shall meet the standards set out in section 5.2.9 of this By-law.</p> <p>b) Two Unit dwellings shall be permitted in the (RA1) and (RA2) Zones provided they existed prior to the passing of this By-law, together with any alteration made after the passing of this By-law. Any alteration shall be undertaken in compliance with the (RM1) standards.</p>	<p>REVISE and REPLACE::</p> <p>5.2.3 Semi-Detached and Duplex Dwellings</p> <p>5.2.3.1 <u>Standards</u></p> <p>a) The (RM1) standards shall apply to <i>semi-detached dwellings</i> and <i>duplex dwellings</i> located in the RM2 and RM2-TH zones.</p> <p>b) <i>Semi-detached</i> and <i>duplex dwellings</i> shall be permitted in the (RA1) and (RA2) Zones provided they existed prior to the passing of this By-law, together with any alteration made after the passing of this By-law. Any alteration shall be undertaken in compliance with the (RM1) standards.</p>	<p>To reflect recommended change in definitions to remove and clarify the standards for the different types of "Two-Unit Dwellings".</p>
11.	<p>5.2.9.1 b) <u>Second Suites</u></p>	<p>The entrance to each unit shall be by way of an exterior entrance door, or a door from a common entrance and the façade of the principal dwelling shall not be altered. The front façade of the principle dwelling shall not contain a separate entrance to the second suite. Access to the second suite shall be located in the side or rear yards from an exterior door or from an entrance that is shared to both dwelling units. This section shall not apply to any properties zoned RM1-SS.</p>	<p>DELETE and renumber By-law as necessary.</p>	<p>The introduction of second suites has created numerous applications to Committee of Adjustment to grant minor variances for existing dwellings and setbacks. It is not always possible to provide access at the side or rear due to existing building construction, as well; there have been issues with interpretation when applying this standard. This has created a significant barrier for the implementation of second suites policy.</p> <p>All buildings and structures are required to comply with the Building Code.</p>

Section	Existing - By-law 2009-141	Action	Comment
12. 5.2.9.3 a) <u>Standards</u>	All uses permitted are subject to the development standards referenced in Table 5.3 of this By-law.	DELETE and REPLACE a): Any existing lot or structure is exempt from meeting the current residential zoning standards when incorporating a second suite, save and except for parking required in section 5.2.9.2. New construction or additions to an existing building are required to comply with the development standards referenced in section 5.3.	To recognize the existing lots or structures legally created under previous By-laws. The introduction of second suites has created numerous applications to Committee of Adjustment to grant minor variances for existing dwellings and setbacks. This has created a significant barrier for the implementation of second suites policy. All buildings or structures are required to comply with the Building Code.
13. 5.2.10.1 g) <u>Standards for Home Occupations</u>	A maximum of 5 children shall be cared for in a private day nursery.	DELETE g) and renumber By-law as necessary.	Definition of day nursery deleted and replaced with child care. The number of children is regulated by other legislation, and is not a land use issue. The other standards for permitting a Home Occupation would still apply to this use.
14. 6.3.4.1 <u>Residential Uses In the C1 or C2 Zone</u>	Any residential use, including a rest home and a senior citizen home, in the Central Area Commercial (C1) Zone or Transition Commercial (C2) Zone shall comply with the standards set out in Section 5.3 of this By-law.	DELETE and renumber By-law as necessary.	This standard is not required, and has been impacted by the proposed change in definition for senior's targeted facilities. The residential uses permitted in commercial zones are identified in Table 6.2 . Institutional uses, such as Assisted Living Facility should conform to the standards of the zone in which they are locating, unless otherwise identified.

Section	Existing - By-law 2009-141	Action	Comment
15. 8.3.3 <u>Additional Standards for Rest Homes and Retirement Homes</u>	A minimum floor area of 20m2 shall be provided for each person accommodated in a rest home or retirement home	DELETE and REPLACE: <u>Additional Standards for Assisted Living Facility</u> A minimum floor area of 20m2 shall be provided for each person accommodated in an <i>Assisted Living Facility</i> .	To reflect recommended change in definition. No change in zoning permissions.
16. 13.0 SPECIAL PROVISIONS	Section 13 of this by-law attempts to consolidate previously approved by-law amendments under By-law 85-95 and referenced herein. It is not the intension of this section to modify or conflict with the intent of those by-laws as they existing on the date of their repeal; the wording and intent of the original by-law referenced prevails over the working and intent of this section of this by-law. Where a term in the original by-law amendment is not defined in that by-law, that term is defined by this by-law.	Section 13 of this by-law attempts to consolidate and summarize the details of all Special Provisions approved under Comprehensive Zoning By-laws 85-95 and 2009-141. The wording and intent of the original site specific by-law prevails over the wording in this section. Where a term in the Special Provision is not defined in the by-law that term is as defined in the current Comprehensive By-law. If a term no longer exists, the definition would apply as it existed at the time of passing of the site specific zoning by-law.	Amended to further clarify the intent of Section 13, and ensure appropriate implementation of existing site specific zoning permissions. This housekeeping by-law will reference the full text of the definition to be deleted, as well as the replacement text, to ensure a formal record of the change.
17. ZONING MAP SCHEDULE	Rear portion of 549, 555, 561 and 571 Bayfield Street zoned Agriculture (A)	Change rear portions of lands from Agriculture (A) to the General Commercial (C4) zone applied to the remainder of the properties. KEY MAP 1	Internal request to review and reflect current land use. Portions of the 'A' have been incorporated into the existing commercial land uses. After future assessments with the revised zoning, there is the potential for a change in tax rates for the property owners. Staff sent a correspondence to the Owner to advise of the proposed zoning change. No response has been received to date.

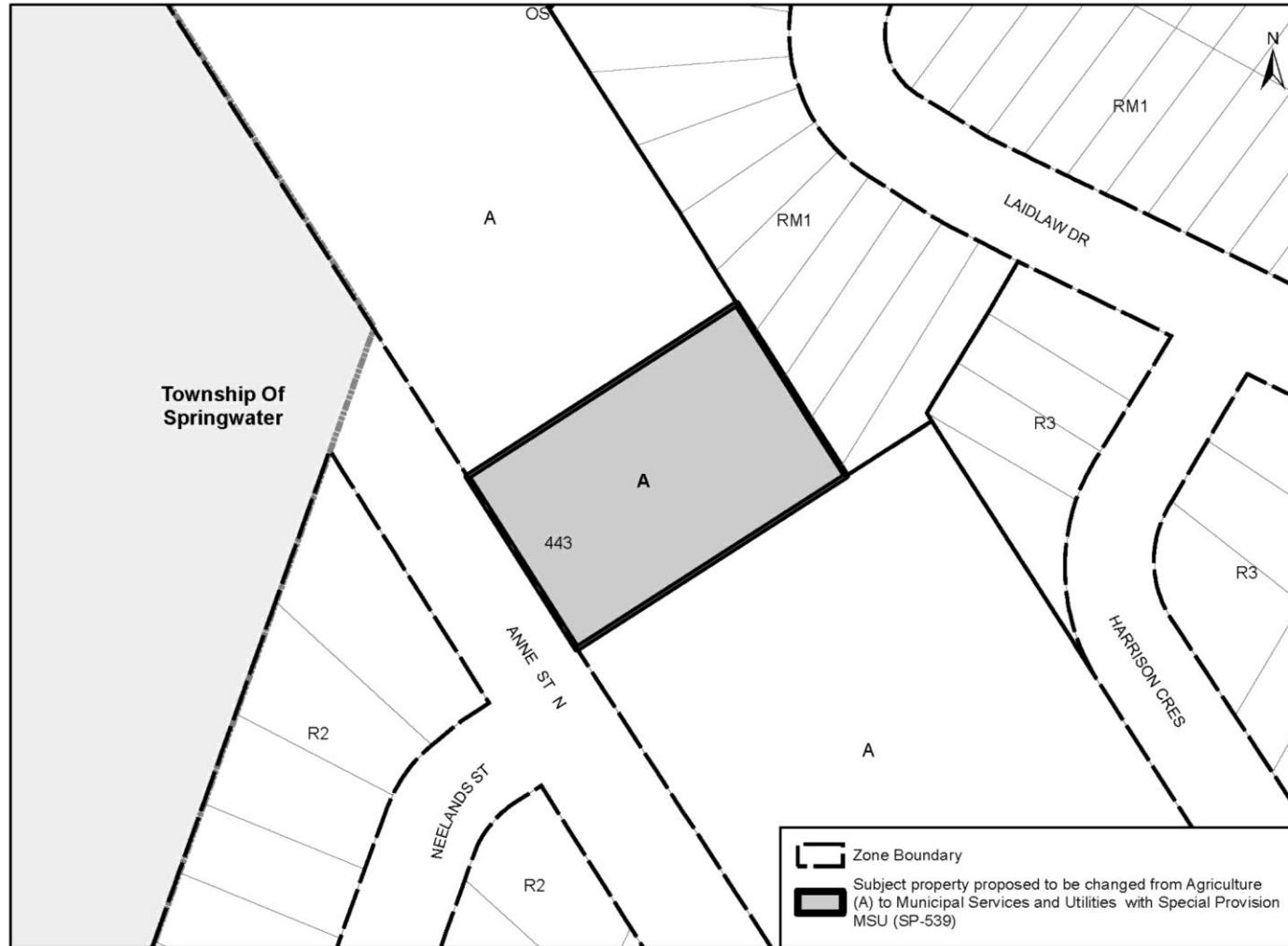
	Section	Existing - By-law 2009-141	Action	Comment
18.	ZONING MAP SCHEDULE	443 Anne Street zoned Agriculture (A)	<p>Change from Agriculture (A) to Municipal Services & Utilities (MSU)(SP-539) to reflect existing use with Special Provision to remove the requirement for a 7m landscape buffer.</p> <p>KEY MAP 2</p>	<p>Zone standards reviewed with owner representatives. It was determined that the MSU zone rather than the A zone better represents the existing use (Enbridge Consumer Gas) of the site.</p> <p>Staff has been in discussions with representatives from Enbridge about the zoning of the site and the future redevelopment of the facility at this location. In addition, Staff sent a correspondence to the Owner to advise of the proposed zoning change.</p> <p>The use of the site does require alternative landscape materials (gravel), therefore SP-539 was needed to remove the requirement for a landscape buffer. Staff anticipates further discussion with Enbridge regarding setbacks and the potential for alternate screening for residential land uses. Enbridge staff have confirmed that the location of the main building will not be changed with the proposed redevelopment of the site.</p>

KEY MAP 1



D14-1629
549, 555, 561, 571 Bayfield St

KEY MAP 2



443 ANNE ST N