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**TO:** GENERAL COMMITTEE

**SUBJECT:** APPLICATION FOR ZONING BY-LAW AMENDMENT  
ARCONS CONSTRUCTION MANAGEMENT CORPORATION  
340 PENETANGUISHENE ROAD

**WARD:** 1

**PREPARED BY AND KEY CONTACT:** ANDREW GAMEIRO, B.E.S., PLANNER  
EXT. #5038

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

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

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

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### **RECOMMENDED MOTION**

1. That the Zoning By-law Amendment application submitted by the Jones Consulting Group Ltd., on behalf of Arcons Construction Management Corporation, to rezone the lands known municipally as 340 Penetanguishene Road (Ward 1) from 'Agricultural' (A) to 'Single Detached Residential Third Density - Special' (R3)(SP) be approved.
2. That the following Special Provision (SP) be referenced in the implementing Zoning By-law for the subject lands:
  - i) An accessory building (detached-garage) shall be permitted in the front yard of Lot 2.
3. 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 the approval of the application as amended, including matters raised in those submissions and identified within Staff Report PLN033-17.
4. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of this by-law (PLN033-17)(File No. D14-1634).

### **PURPOSE & BACKGROUND**

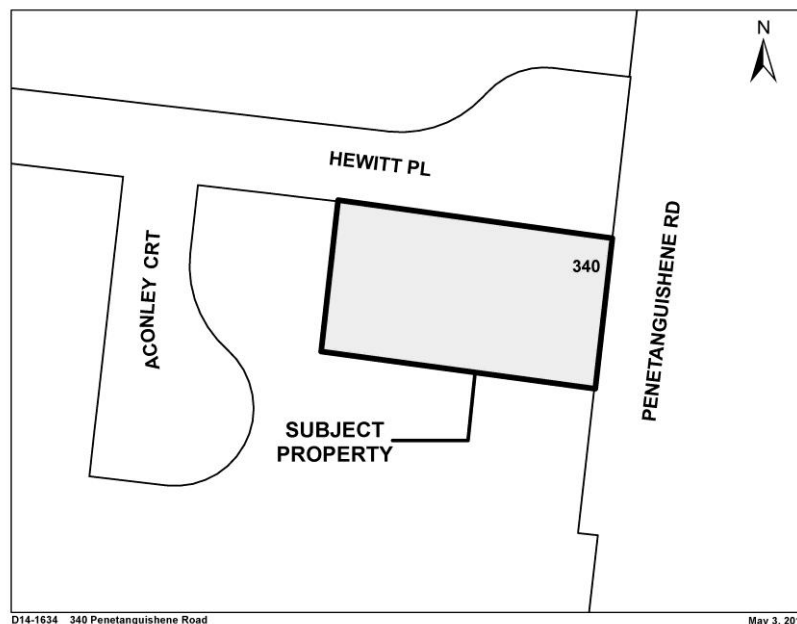
#### **Report Overview**

5. The purpose of this report is to recommend approval of the application by the Jones Consulting Group Ltd., on behalf of Arcons Construction Management Corporation, for lands known municipally as 340 Penetanguishene Road (Ward 1). The effect of the application is to permit the development of four (4) new single detached dwellings, while retaining an existing single-detached dwelling (former farmhouse). Planning staff are recommending approval of the subject application as the lands are considered to be appropriate for this form of low-density residential development in accordance with both Provincial and Municipal policy.

6. The applicant submitted consent/severance applications to the City to create four (4) new single residential lots on the subject lands and one (1) retained lot for the existing single-detached dwelling (former farmhouse) that is currently located on the subject lands. These applications were approved by the Committee of Adjustment on July 26, 2017, subject to the following conditions:
- i) That the subject lands be successfully re-zoned;
  - ii) That the owner enter into a development agreement with the City of Barrie to address engineering and landscaping matters; and,
  - iii) That the owner contribute to the development of costs for services installed by others in accordance with the Georgian Drive Secondary Plan Cost Sharing Agreement, dated June 2000.
7. The applicant must satisfy the conditions noted above within one-year of the approval in order to register the lots. If the applicant fails to do so, the consent approval will lapse and the subject lands will remain as one (1) single residential lot.

### Location

8. The subject lands are located on the west side of Penetanguishene Road and the south side of Hewitt Place, east of Aconley Court, within the Georgian Planning Area (Ward 1). The subject lands are known municipally as 340 Penetanguishene Road (Part of Lot 5, Concession 1) and have a total area of approximately 0.3 hectares (3000 square metres) with 41 metres of frontage on Penetanguishene Road and 73.6 metres of frontage on Hewitt Place.



9. The existing land uses surrounding the subject property are as follows:
- North:** Single-detached residential lots that are zoned 'Single Residential Third Density – Special Provision No. 101' (R3)(SP-101).
- South:** Hospice Simcoe site which is zoned 'Institutional' (I).

**East:** Rural lands zoned 'Agricultural/Rural' (A/RU) located in the Township of Oro-Medonte.

**West:** Semi-detached residential lots that are zoned 'Multi-Residential First Density' (RM1).

**Existing Policy**

10. The subject lands are designated 'Residential Area' within the City of Barrie Official Plan and are zoned 'Agricultural' (A) in accordance with the City's Comprehensive Zoning By-law 2009-141, as amended.
11. The subject lands fall within the Georgian Drive Secondary Plan Area which identifies the lands as 'Low Density Residential' and permits a maximum density of 15 units per hectare.

**Supporting Information**

12. In support of the subject application, the following reports were submitted:
  - a) **Planning Justification Report** (April 2017) provides a review of the property characteristics and surrounding lands as well as the planning policy basis and opinion of the Jones Consulting Group Ltd. for the application to be approved. A detailed site plan, building elevations and landscape plan were included as appendices to this report and have been attached as Appendix "A", "B" and "C" to this staff report.
  - b) **Tree Inventory & Assessment Report** (April 2017 – Updated June 2017) provides an assessment of the existing vegetation on the subject lands and makes recommendations on tree preservation, and how to protect trees during construction. The report concludes that most of the existing trees within the interior of the site need to be removed. In order to minimize the impacts of the development on adjacent properties, boundary trees are being retained wherever possible, predominantly on the north and south sides of the subject lands. Street trees are also to be retained where feasible and where removal is necessary, replacement trees are being proposed. By following the Tree Preservation Methodologies, the Tree Preservation and Removals Plan and by maintaining the Tree Preservation and Siltation Control Fencing and Limit of Tree Preservation fencing as set out in the report throughout the entire construction period, there should be little chance for tree damage outside the area designated for tree and brush clearing.
  - c) **Functional Servicing Brief** (April 2017) provides that the subject lands will have frontage and access on Hewitt Place for the purpose of this development and that the proposed single-detached dwellings can be adequately serviced with respect to sanitary, storm and watermain services through connections to the existing services located on Hewitt Place. The report further concludes that stormwater management will be addressed on site in accordance with MOE guidelines for both quality and quantity control measures and the proposed development will not negatively impact the existing operation of Hewitt Place.
  - d) **Stormwater Management Reporting Letter** (April 2017) confirming that the stormwater management works for the proposed development meets MOECC guidelines, as well as the Nottawasaga Valley Conservation Authority (NVCA) Technical Guidelines for Stormwater Management with respect to phosphorous loading and water balances. The report concludes that in order to mitigate the impacts of the proposed development on the infiltration volume, soakaway pits are recommended at each of the proposed dwellings in order to receive runoff from roof leaders.
  - e) **Geotechnical Report** (March 2017) provides an assessment of the extent, depth and properties of fill and native soil on the site, as they affect the design and construction of the proposed residential development; short-term groundwater levels; and, the required design

data for building foundations, excavation/shoring, backfill, slab on grade, utilities and pavement. The report concludes that the subject lands are suitable for the development of single detached dwellings.

### **Neighbourhood Meeting**

13. A Neighbourhood Meeting was held on June 6, 2017 to discuss the subject application and proposed development whereby a total of seventeen (17) local residents raised issues such as: increased traffic and noise, loss of privacy, removal of vegetation, lack of social services (i.e. health care), servicing capacity, and impacts on taxes and property values. Listed below are responses to the issues identified by residents at the Neighbourhood Ward Meeting.
14. The subject lands will be developed with single-detached dwellings which are consistent with the built-form and land uses in the surrounding neighbourhood. Therefore, the proposed development is not expected to generate a substantial amount of traffic or noise.
15. The applicant is proposing to preserve boundary trees and street trees on the subject lands. The preservation of existing trees will provide additional buffering and privacy between the proposed development and adjacent land uses.
16. City Engineering staff are reviewing the capacity of existing municipal infrastructure to service the proposed development. The Functional Servicing Brief submitted in support of the re-zoning states that the proposed single-detached dwellings can be adequately serviced by the existing infrastructure located on Hewitt Place. The City of Barrie Committee of Adjustment conditionally approved consent/severance applications (File No. B37/17-B40/17) for the creation of four (4) new single residential lots on the subject lands. As a condition of the approval, the property owner must enter into a development agreement with the City of Barrie to address site design items, including but not limited to servicing, grading, stormwater management and tree preservation. In doing so, the property owner must demonstrate that the existing municipal infrastructure can support the proposed single-detached dwellings. All engineering plans and reports submitted by the property owner will be referenced in the development agreement and registered on title of the subject lands.
17. While Planning staff appreciate that a lack of social services (i.e. health care) is an important community issue, it is not a land-use planning issue.
18. Given that the subject application proposes the development of four (4) new single detached dwellings in a low-density residential neighbourhood, Planning staff are of the opinion that the proposed built form will integrate well into the existing neighbourhood.
19. Following the Neighbourhood Meeting, the applicant consulted with Hospice Simcoe which is located on the property immediately south of the subject lands regarding the proposed development application. In addition to preserving boundary trees, the applicant agreed to construct a 2 metre high tight board fence along the south lot line in order to provide Hospice Simcoe with additional privacy. The applicant has also agreed to take precautions during construction to prevent disruptions and minimize impacts on the operations of Hospice Simcoe.

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### **Public Meeting**

20. A Statutory Public Meeting was held on September 11, 2017 to discuss the subject application and proposed development. Council noted that the applicant should take precautions during construction to prevent disruptions and minimize impacts on the operations of Hospice Simcoe, which is located immediately south of the subject land, as noted above. The applicant confirmed that they have consulted with Hospice Simcoe and have agreed to take precautions to ensure that the hospice is not negatively impacted during the construction of the proposed dwellings. The applicant also noted that they have agreed to construct a 2 metre high tight board fence at their cost along the south lot line to provide the Hospice with additional privacy.

### **Department & Agency Comments**

21. The subject application was circulated to staff in various departments and to a number of external agencies for review and comment. Alectra (PowerStream), Bell and the Township of Oro-Medonte provided comments indicating they have no concerns with the proposed rezoning.
22. The City's Parks Planning Division reviewed the Tree Inventory and Assessment Report submitted in support of the development application and has deemed the report to be satisfactory. The Tree Inventory and Assessment Report will be referenced in the Development Agreement associated with consent/severance applications B37/17 – B40/17 to ensure that trees are preserved on the site in accordance with City standards.
23. The City's Engineering Services Department has reviewed the subject application and noted that they do not have any objections to the re-zoning of the subject lands. The development agreement associated with consent/severance applications B37/17 – B40/17 will require the property owner to address all site development requirements, including but not limited to: site servicing, grading, stormwater management and boulevard restoration. Engineering staff will conduct a technical review of the development proposal through the development agreement review process and all engineering plans and reports approved by the City will be referenced in the development agreement. The subject lands must be developed in accordance with said development agreement.
24. The Building Services Branch of the Planning and Building Services Department has reviewed the application and noted that the applicant/property owner will require building permits to construct the proposed single-detached dwellings.

## **ANALYSIS**

### **Policy Planning Framework**

25. The following provides a review of the applicable Provincial policies, as well as the City of Barrie's Official Plan and Zoning By-law 2009-141, as amended.

### **Provincial Policy**

26. The Provincial Policy Statement (PPS) in brief contains policies that provide direction for communities to manage and direct land uses to achieve efficient development and land use patterns. This is achieved by ensuring that sufficient land is available through intensification to accommodate an appropriate range and mix of residential and employment uses, avoiding land use patterns which may cause public health and safety concerns and promote efficient and cost-effective development.

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27. The PPS further states that new development should occur adjacent to existing built-up areas, have a compact form, mix of uses and densities that allow for the efficient use of land, planned infrastructure and public service facilities to accommodate projected needs. Intensification and redevelopment is also promoted to meet projected needs for the next 20 years.
  28. According to the Provincial Policy Statement (PPS), 2014, the subject lands are located within a settlement area. Policy 1.1.3.1 of the PPS states that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Additionally, Policy 1.1.3.2 states that land use patterns within settlement areas shall be based on a range of uses and opportunities for intensification and redevelopment.
  29. Places to Grow: Growth Plan for the Greater Golden Horseshoe (The Growth Plan) is intended to provide direction for municipalities in areas related to intensification of existing built-up areas with a focus on urban growth centres, intensification corridors and major transit station areas. The primary focus of the Growth Plan is on building complete communities that are well-designed, offer transportation choices, accommodate people at all stages of life and have the right mix of housing, a good range of jobs and easy access to stores and services to meet daily needs.
  30. According to the Places to Grow Growth Plan (2017), the subject lands are located in a 'Built-up Area'. Section 2.2 of the Growth Plan states that population and employment growth shall be accommodated by directing a significant portion of new growth to built-up areas of the community through infill and intensification. Additionally, Section 2.2.2.2 states that by the time the next municipal comprehensive review is approved and in effect, and each year until 2031, a minimum of 50 percent of all residential development occurring annually within each upper and single-tier municipality will be within the built-up area. The subject application will result in infill and intensification within an existing residential neighbourhood that is fully serviced with municipal water, storm and sanitary sewer systems, and will provide additional housing opportunities in the City.
  31. In staffs' opinion, the proposed development is consistent with the Provincial Policy Statement and The Growth Plan in terms of contributing to intensification, increasing the range of housing types available and would serve to utilize existing and planned infrastructure within a built-up area. Notwithstanding that the proposed development is considered to be consistent with Provincial Policy, all development proposals must also be reviewed on a site-specific basis to confirm that they are consistent with municipal policies and requirements, and are appropriate for the area in which they are proposed.

**Official Plan**

32. There are a number of policies in the Official Plan that generally support the proposed development. Sections 3.1 Growth Management, 3.3 Housing and 3.5 Water Resource Management relate to providing increased densities, directing growth to take advantage of existing services and infrastructure, protecting water resources and the provision of a range and mix of housing types at appropriate locations.
33. Policy 3.3.2.1(c) of the Official plan states that the City shall encourage residential revitalization and intensification throughout the built-up area in order to support the viability of healthy neighbourhoods and to provide opportunities for a variety of housing types. Residential intensification is defined to include, among others, infill and redevelopment of clean sites. The proposed development is considered a form of residential intensification as defined in the City's Official Plan. When reviewing development applications for residential intensification, consideration is given to the lot fabric and the existing and planned character of the area, as well as the intensification and density targets of the Official Plan. The proposed development consists of lot sizes that are equal to or larger than surrounding lots on Hewitt Place. Furthermore, the



- proposed development consists of a modest form of intensification that will make a small contribution to the City's overall intensification target for built-up areas.
34. Section 3.5.2.3 of the City's Official Plan contains policies detailing water resource management, flood plain management, surface water protection, groundwater protection, groundwater recharge areas and drinking water protection. Planning staff have reviewed the development proposal against the policies of Section 3.5.2.3 and the only component applicable to the subject lands is drinking water protection because Schedule D of the Official Plan identifies the subject lands as being located within a 25-year capture zone Wellhead Protection Area.
  35. The proposed residential land use is considered less of an impact to wells and drinking water than the uses that are currently permitted by the current 'Agricultural' (A) zoning designation applicable to the subject lands. The proposed development is located within a built-up residential area with full municipal water, sanitary and storm services and therefore, does not pose a risk to drinking water as noted in Policy 3.5.2.3.5.1(b)(i) of the Official Plan. Lastly, the proposed development will utilize existing roads and services, and no expansion of same is required to service the development.
  36. As noted above, the subject lands are designated 'Residential' in the City's Official Plan. According to Section 4.2.2.1(a) of the Official Plan, the predominant use of residential lands shall be for all forms and tenure of housing. Goal 4.2.1 (f) of the Official Plan states that the location and design of residential development will be planned to enhance compatibility between dwelling types at different densities to minimize the potential conflict between incompatible land uses. The orientation of the proposed residential lots and the character of the proposed single-detached dwellings is consistent with the balance of the lots and dwellings on Hewitt Place. Furthermore, there is no anticipated compatibility concerns with the adjacent Hospice located immediately south of the subject lands.
  37. Policy 4.2.2.2(c) City's Official Plan states that low density residential areas shall consist of single-detached, semi-detached and duplex dwellings at a density range of 12 to 25 units per net residential hectare. The proposed development has a density of approximately 13.3 units per hectare which is consistent with this section of the Official Plan.
  38. The proposed development is generally supported by Section 4.2.2.6 of the Official plan, which provides intensification Policies for Residential areas throughout the City.
  39. Policy 4.2.2.6(a) of the City's Official Plan encourages intensification in residential areas through residential conversions, infill, and redevelopment to promote an increase in planned and/or built densities, and to achieve a desirable compact urban form. Policy 4.2.2.6 (c) states that intensification will contribute to development that is more compact and will efficiently use land and resources, and optimize the use of existing and new infrastructure and services. The applicant is proposing to redevelop the subject lands with four (4) new single-detached dwellings while retaining the existing dwelling, for a total of five (5) single residential lots that are similar in size and character to existing lots in the surrounding area. Planning staff are of the opinion that the proposed development is consistent with the Official Plan as it will result in a modest increase in density, a compact and compatible built-form, and will efficiently use existing infrastructure on Hewitt Place.
  40. The proposed development will result in a modest increase in density of the subject lands due to the creation of four (4) new single residential lots. Although the subject lands are not located within a designated intensification area, Policy 4.2.2.6(d) of the Official Plan contains six criteria in the assessment of development applications outside of intensification areas including:
    - i) *The scale and physical character of the proposed development is compatible with, and can be integrated into the surrounding neighbourhood.*

The existing lots on Hewitt Place are currently occupied by one (1) and two (2) storey single and semi-detached dwellings. The applicant is proposing single-detached residential lots with an average lot area of 594 square metres (6,393.76 square feet) and an average lot frontage of 14.72 metres (48.29 feet). The proposed lots will be developed with two-storey single detached dwellings. The existing single detached lots located immediately north of the subject lands on Hewitt Place have an average area of 517 square metres (5,564.94 square feet) and average lot frontage of 12 metres (39.37 feet). The existing semi-detached lots located immediately to the west of the subject lands have an average area of 350 square metres (3,767.36 square feet) and an average lot frontage of 9 metres (29.52 feet). The proposed development will result in residential lots that are slightly larger than the existing lots on Hewitt Place. The proposed development is also considered low-density residential and therefore, is considered to be compatible with the institutional hospice use located immediately south of the subject lands. Consequently, Planning staff are of the opinion that the scale and character of the proposed development is consistent with the existing built form and lot sizes in the surrounding area.

ii) *The infrastructure, transportation facilities, and community facilities and services are available without significantly impacting the operation and capacity of the existing systems.*

The proposed development will utilize the existing road, sanitary and water services on Hewitt Place. The Stormwater Management Report and the Functional Servicing Brief submitted in support of the subject application confirm that the proposed single-detached dwellings can be adequately serviced by this existing infrastructure.

iii) *That public transit is available and accessible.*

The subject lands are located within walking distance of a public transit route which runs along Johnson Street. Transit stops are located at the intersection of Dunsmore Lane and Johnson Street.

iv) *That the development will not detract from the City's ability to achieve increased densities in areas where intensification is focused.*

The proposed development will not detract from the City's ability to achieve increased densities in areas where intensification is being encouraged. The City's intensification areas are intended to be developed with mid and high-rise residential and/or mixed-use developments. In this case, the subject lands are located within a low-density residential neighbourhood and the applicant is proposing single-detached dwellings. The proposed development is considered low-density residential and will result in a higher and better use of a large agricultural lot that is currently occupied by a single-detached dwelling. The proposed use of the land is also considered to be compatible with surrounding land uses, as the subject lands are surrounded by single and semi-detached residential lots. Therefore, the proposed development is considered to be more appropriate for the area and will not have a negative impact on the City's ability to encourage intensification within the Urban Growth Centre and the Intensification Nodes and Corridors, which are better suited to accommodate mid and high rise developments.

v) *That sensitive, high quality urban design will be incorporated into the development including the efficiency and safety of that environment.*

As noted in Appendix C of this staff report, the applicant has submitted elevation plans in support of the proposed development application. The design and building materials being proposed by the applicant are consistent with that of the existing single and semi-detached dwellings located on Hewitt Place. Therefore, Planning staff are of the opinion that the design of the proposed dwellings is of a high quality and does not have a negative impact on the safety of the environment.

vi) *That consideration is given to the preservation of heritage resources.*



The subject lands do not contain any heritage resources; however, the existing single detached dwelling (former farmhouse) located on the subject lands is being retained and renovated, rather than demolished and reconstructed. A tree inventory and preservation plan has also been prepared in support of the development. Boundary trees are being retained wherever feasible, predominantly on the north and south sides of the subject lands. Street trees are also to be retained where feasible and where removal is necessary, replacement trees are being proposed. The preservation of trees on the subject lands will help to maintain the mature landscape of the area. Therefore, Planning staff are of the opinion that consideration has been given to the preservation of heritage resources on the subject lands.

### **Georgian Drive Secondary Plan**

41. Policy 4.2.2.7 of the City's Official Plan states that new development shall be in accordance with the applicable Secondary Plan Policies in effect. The subject lands are subject to the Georgian Drive Secondary Plan that was approved as Amendment No. 111 to the City's Official Plan on June 12, 1996. The subject lands are designated 'Low Density Residential' in the Georgian Drive Secondary Plan.
42. Consideration has been given to the General Residential Policies in Section 2.5.1 of the Georgian Drive Secondary Plan, with respect to lot servicing, building aesthetics and sensitive road conditions. The proposed development is deemed to generally conform to the Residential policies in Section 2.5.1 of the Georgian Drive Secondary Plan as the subject lands are located adjacent to Penetanguishene Road and have been designed to be aesthetically pleasing by mirroring the streetscape treatment to the north, and providing a 2 metre protection zone along the east property line for the long-term expansion of Penetanguishene Road. The proposed development will also utilize existing municipal services located on Hewitt Place.
43. Policy 2.5.1.2(a) of the Georgian Drive Secondary Plan states that single-detached, semi-detached and duplex dwellings shall be permitted within the 'Low Density Residential' designation. The development proposal is deemed to conform to this Policy of the Secondary Plan as the applicant is proposing a total of five (5) single-detached dwellings – four (4) new dwellings and one (1) existing dwelling.
44. Policy 2.5.1.2(b) of the Georgian Drive Secondary Plan states that density in 'Low Density Residential' areas shall not exceed 15 units per net hectare. The proposed development will have an overall density of 13.3 units per hectare, which is in keeping with this policy of the Secondary Plan.
45. Policy 2.5.1.2(c) of the Georgian Drive Secondary Plan states that Development of low density residential lots by consent/severance shall be discouraged except for infill purposes on municipal services. In this case, the proposed development is considered infill development on full municipal services, and therefore creating the lots via consent/severance is considered appropriate. Furthermore, the applicant is proposing the creation of only five (5) single residential lots. Policy 6.2.1.2(f)(i) of the City's Official Plan does not require a Plan of Subdivision for the creation of less than ten (10) lots where the extension of a public road and services is not required.
46. Consideration has also been given to the policies in Section 2.6 Urban Design Guidelines of the Georgian Drive Secondary Plan with respect to building design and siting, topography and the natural landscape, and the preservation of existing vegetation. The design, building materials and siting of the proposed dwellings is consistent with that of the existing single and semi-detached dwellings located on Hewitt Place. The design of the proposed residential lots is also sensitive to the topography and natural landscape of the surrounding area, and existing grades are being maintained where possible. Finally, the applicant is proposing to retain boundary trees wherever feasible, predominantly on the north and south sides of the subject lands. Street trees are also to be retained where feasible and where removal is necessary, replacement trees are being proposed.

Consequently, Planning staff are of the opinion that the proposed development conforms to the policies in Section 2 of the Secondary Plan.

47. Policy 2.8.1(c) of the Georgian Drive Secondary Plan states that the cost of providing full municipal services to facilitate the development of land within the Georgian Drive Secondary Plan Area shall generally be borne by the developer(s), but with provisions being made for cost-sharing with future benefiting parties, where appropriate. As a condition of Consent/Severance Applications B37/17 – B40/17, the property owner shall contribute their fair share of development costs for services in accordance with the existing Cost Sharing Agreement, dated June 2000, which governs the cost sharing arrangements for the Georgian Drive Secondary Plan Area. Furthermore, the property owner must obtain a clearance letter provided by the Escrow Agent of the Georgian Drive Cost Sharing Agreement stating that the property owner has fulfilled their obligations arising out of the cost sharing agreement prior to the registration of the proposed lots. These conditions must be satisfied within one year of the Committee of Adjustment approvals for the Consent/Severance applications noted above.

#### **Zoning By-law 2009-141**

48. The subject lands are zoned 'Agricultural' (A) in Zoning By-law 2009-141, as amended. Lands to the north and west of the subject lands are primarily zoned Residential and are occupied by single-detached and semi-detached dwellings. Lands to the south are zoned 'Institutional' (I) and 'Multi-Residential – Townhome' (RM2-TH) and are occupied by a hospice and townhouses. Finally, lands east of the subject lands are zoned 'Agricultural/Rural' (A/RU) and are located within the Township of Oro-Medonte.
49. The applicant is proposing to amend the zoning of the subject lands to 'Single Residential Third Density - Special' (R3)(SP). A special provision is being requested to permit a detached garage in the front yard of proposed Lot No. 2 which will be occupied by the retained farm dwelling that is currently located on the subject lands – please refer to Appendix A. Although the applicant is seeking to permit a detached garage in the front yard of proposed Lot No. 2, the detached garage meets and/or exceeds the standards of the Zoning By-law with respect to setbacks, lot coverage and height. The detached garage will also be in line with the adjacent dwellings that are being proposed, thus not having a negative impact on the streetscape. Therefore, Planning staff are of the opinion that the special zoning provision is in keeping with the general intent and purpose of the Zoning By-law.
50. The Zoning By-law requires that lots zoned R3 have a minimum frontage of 12 metres (39.37 feet) and a minimum lot area of 400 square metres (5,381.96 square feet). Each of the lots created by the subject applications will meet and/or exceed the minimum lot area and frontage requirements of the R3 zone. The newly created lots will also be similar in size to neighbouring lots on the north side of Hewitt Place and the west side of Larkin Place, which are also zoned R3. Given that the proposed lots will meet and/or exceed the standards of the Zoning By-law and are consistent with the size of neighbouring R3 lots, Planning staff are of the opinion that the application is in keeping with the general intent and purpose of the Zoning By-law.

#### **Summary**

51. Staff have reviewed the comments received and considered the proposed Zoning By-law Amendment application, having regard to conformity with the relevant Provincial Policy and the City's Official Plan, and are of the opinion that the proposed development complies with the policy planning framework established for infill development in existing low-density residential neighbourhoods.

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## **ENVIRONMENTAL MATTERS**

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

## **ALTERNATIVES**

53. There are two alternatives available for consideration by General Committee:

### **Alternative #1**

General Committee could refuse the subject Zoning By-law Amendment application and maintain the current 'Agricultural' zoning designation on the subject lands.

This alternative is not recommended as the subject lands are suited for low-rise (low-density) residential development in the form and density proposed given the full range of services and facilities available in the area. The proposed amendment is also in keeping with the Provincial and Municipal policy for infill and intensification outside of the City's designated intensification areas.

### **Alternative #2**

General Committee could approve the subject Zoning By-law Amendment application without the requested Special Provision to permit a detached accessory building (detached garage) in the front yard of retained lot No. 2.

This alternative is not recommended as the applicant has submitted a detailed concept plan which is generally consistent with the surrounding neighbourhood and current City standards with respect to access, servicing, stormwater management, landscaping, setbacks, building orientation/placement/massing, parking, etc.

## **FINANCIAL**

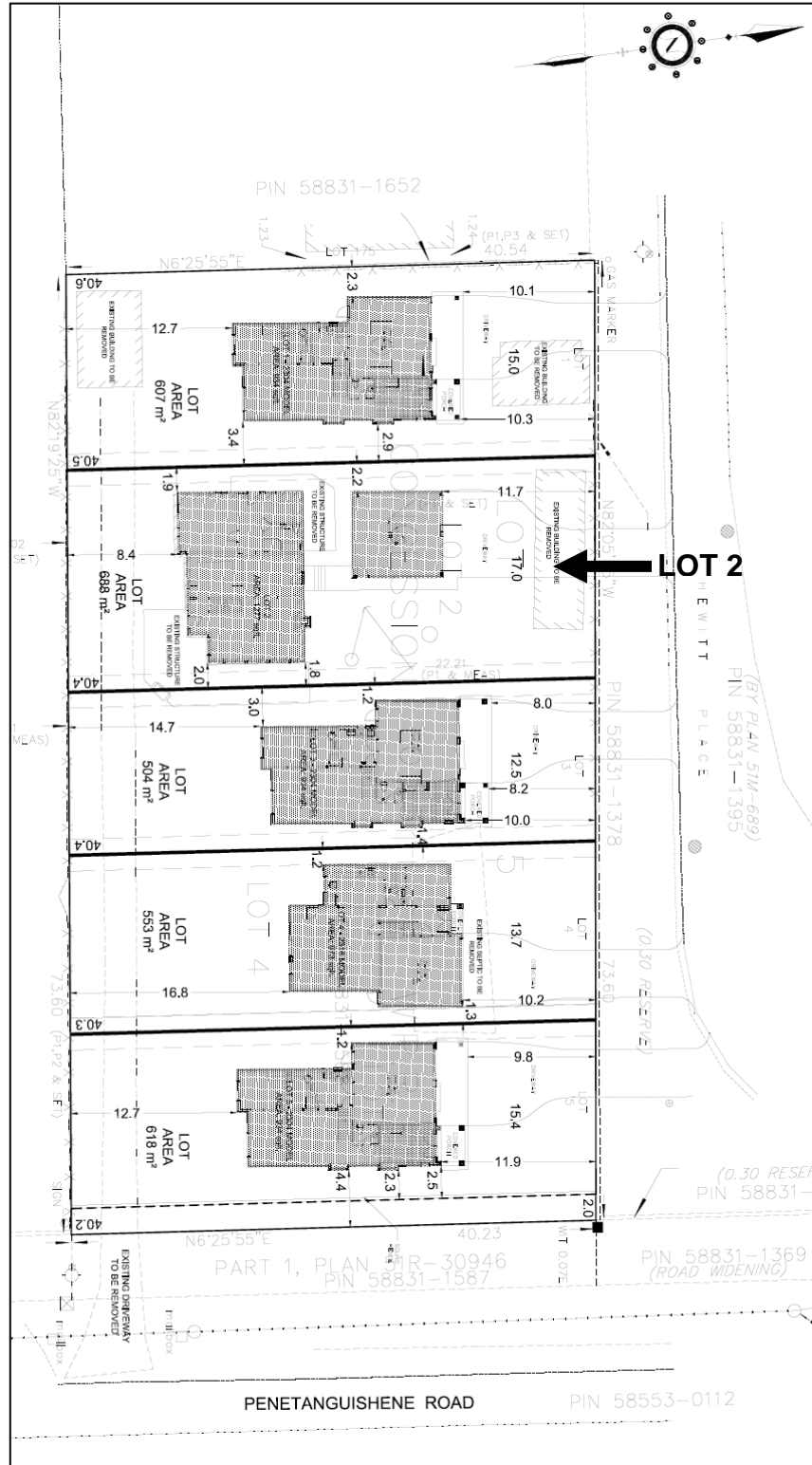
54. The proposed re-zoning of the subject lands would permit the development of four (4) new single detached dwellings, which would result in an increase in the municipal property tax revenues generated from the subject lands.
55. Building permit application fees are estimated to be \$4,836.82 based on rates of \$13.80/square metre for new dwelling units. Development charges revenue is estimated to be \$173,912.00 and park levies are estimated to be \$7,036.00.

## **LINKAGE TO 2014-2018 COUNCIL STRATEGIC PLAN**

56. The recommendations included in this staff report support the following goal identified in the 2014-2018 City Council Strategic Plan:
- Vibrant Business Environment (Promote Barrie's Strengths) - the recommended action will maintain the City's position of encouraging infill and intensification to take advantage of transit and existing services in accordance with existing policy. The development would also increase the City's tax base and result in additional revenues generated through increased taxes, payment of development charges and issuance of building permits.

Attachments: Appendix "A" – Concept Plan  
Appendix "B" – Landscape Plan  
Appendix "C" – Proposed Building Elevations

**APPENDIX 'A'**  
**Concept Plan**







**APPENDIX 'C'**  
**Proposed Building Elevations**

