

# Public Meeting

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## **Application for Zoning By-law Amendment**

**340 Penetanguishene Road**

Abdallah Assaf Guirgis

September 11, 2017

Presentation by: Ray Duhamel, The Jones Consulting Group Ltd.



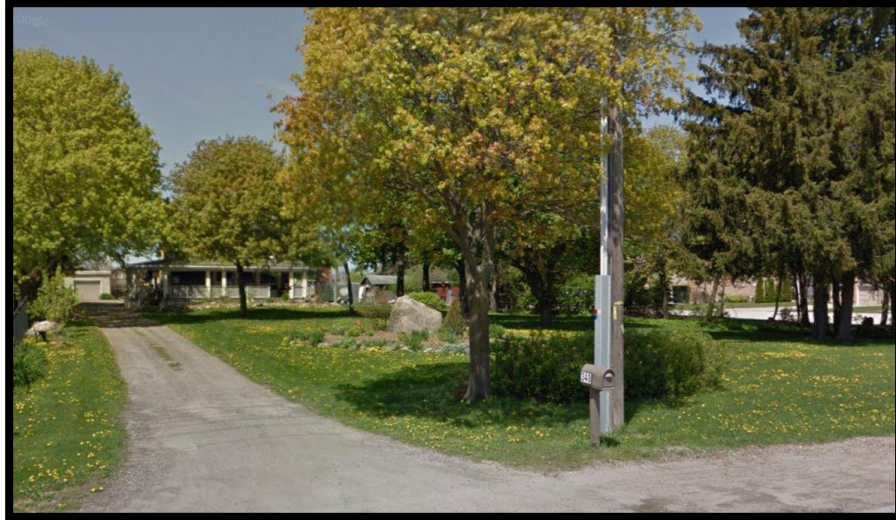


### Site Context

- 0.3 ha. (0.74 ac.)
- 73.6 m (241.5 ft) frontage on Hewitt Place
- 41 m (134.5 ft) frontage on Penetanguishene Rd.

# Subject Lands & Surrounding Land Uses

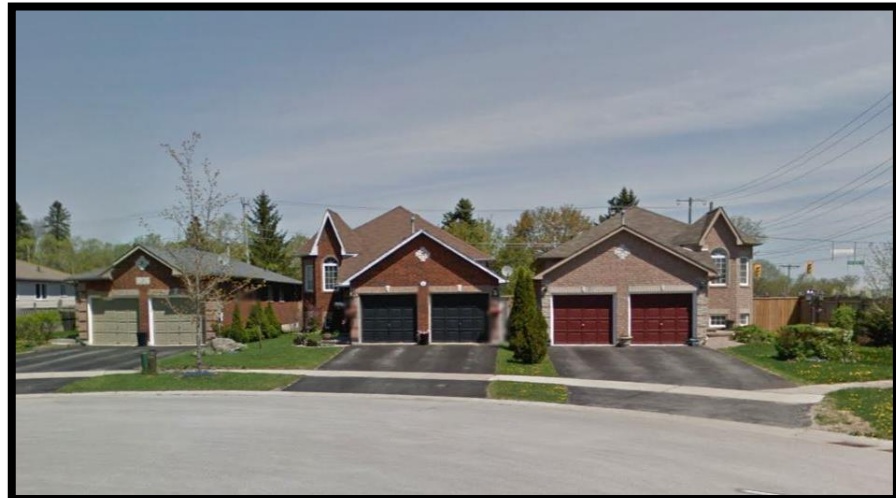
Subject lands from Penetanguishene Road



Subject lands from Hewitt Place



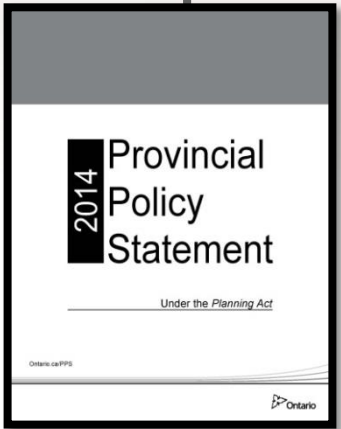
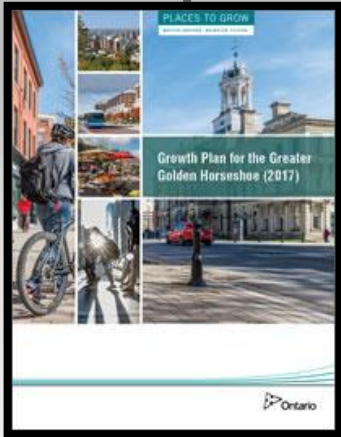
Lands north of site on Hewitt Place



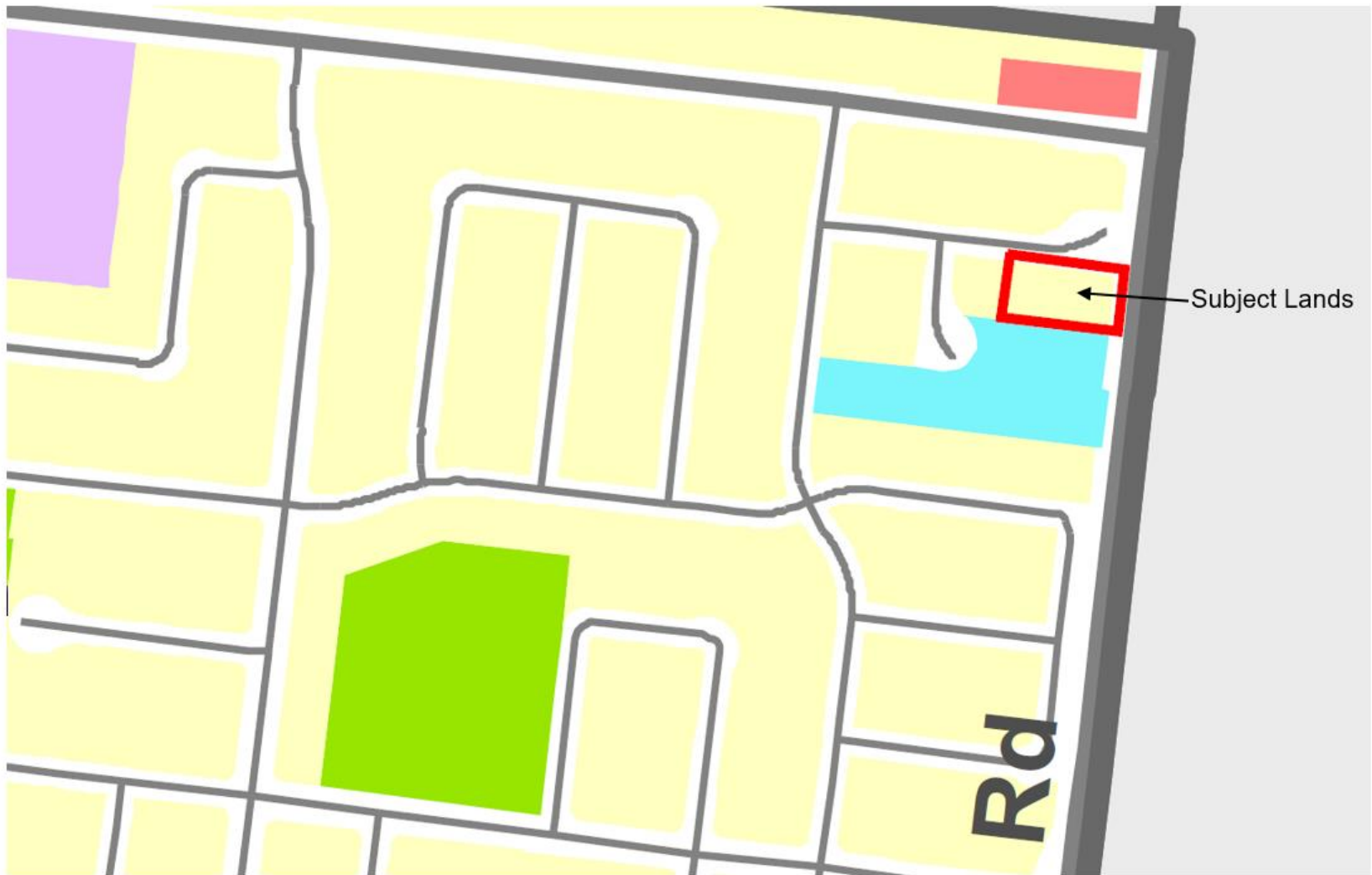
Lands west of site on Hewitt Place



# Growth Plan & Provincial Policy Statement



- Utilize existing infrastructure including roads, sanitary, water and stormwater.
- Modest intensification within the built-up area.
- The property does not contain any significant natural heritage features.
- Convenient access to Highway 400, Highway 11 and within a six minute walk of a transit route.
- Located within 500 metres of public parks, and 1 km from commercial and major institutional uses.



# OFFICIAL PLAN

## Schedule A Land Use

March 2017

	Residential		Restricted Industrial		Waste Disposal Area - Non decision per section 4.7.2.8
	City Centre		Institutional		Application Before the Ontario Municipal Board (OMB)
	General Commercial		Educational Institutional		Secondary Plan Boundary
	Community Centre Commercial		Major Institutional		City Boundary
	Regional Centre Commercial		Open Space		
	Business Park		Environmental Protection Area		
	General Industrial		Water Treatment Centre		
	Highway 400 Industrial		Waste Management Facility		
			Future Urban		

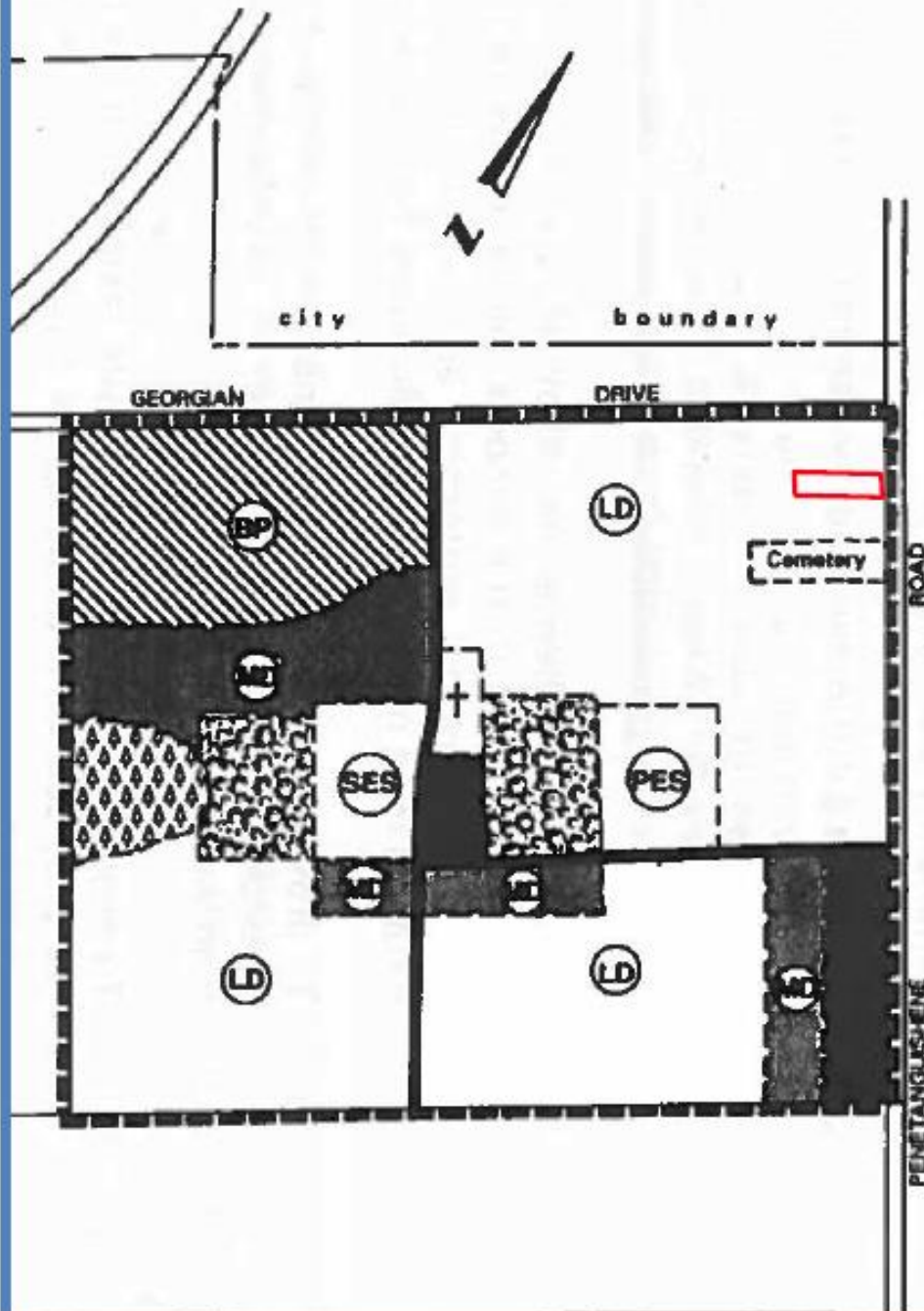
The City of  
**BARRIE**





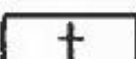
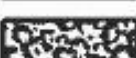
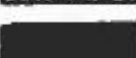

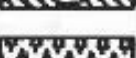
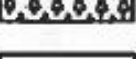



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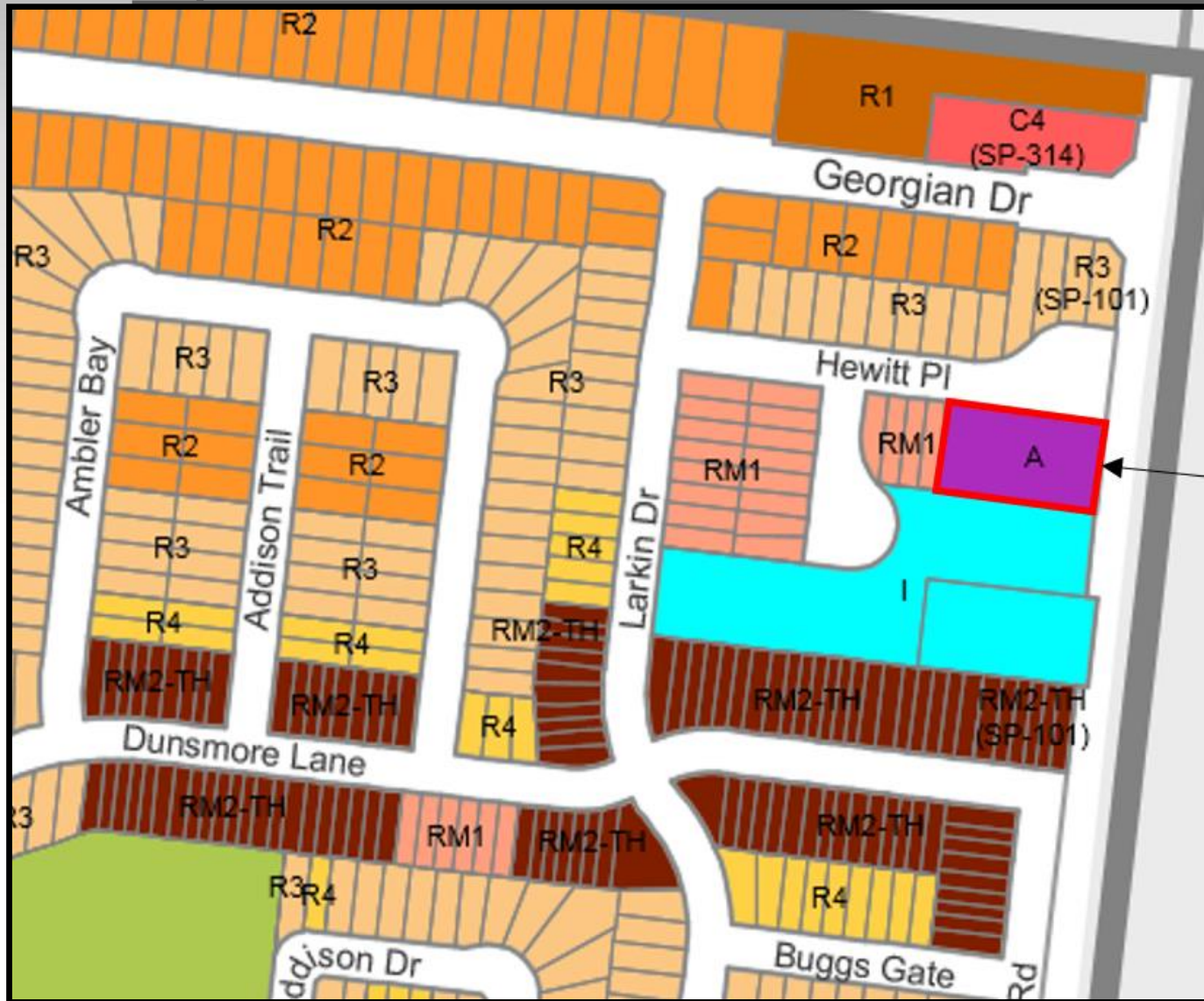
# Schedule B GEORGIAN DRIVE Secondary Plan Area CONCEPT PLAN

Scale 1:10,000



-  **LD** LOW DENSITY RESIDENTIAL
-  **MD** MEDIUM DENSITY RESIDENTIAL
-  **PES** PUBLIC ELEMENTARY SCHOOL
-  **SES** SEPARATE ELEMENTARY SCHOOL
-  **+** PLACE OF WORSHIP
-  **PARKLAND**
-  **COMMERCIAL**
-  **BP** BUSINESS PARK
-  **ENVIRONMENTAL PROTECTION AREA**
-  **SECONDARY PLAN BOUNDARY**
-  **COLLECTOR ROAD**

# Zoning By-Law 2009-141



- Zoned Agricultural (A)
- Proposed Zoning Residential (R3 SP-xxx).
- R3 permits lots with 12m (40 ft) of frontage and 400m<sup>2</sup> of area.
- Special Provision will permit an accessory structure (detached garage) in the front yard of Lot 2.

# Supporting Information

## Reports:

- Planning Justification Report (Jones Consulting)
- Tree Inventory & Assessment Report (Catherine Kirk, Landscape Architect)
- Geotechnical Report (McClymont & Rak Engineers Inc.)
- Stormwater Management Reporting Letter (Skelton Brumwell & Associates Inc.)
- Functional Servicing Brief (Skelton Brumwell & Associates Inc.)

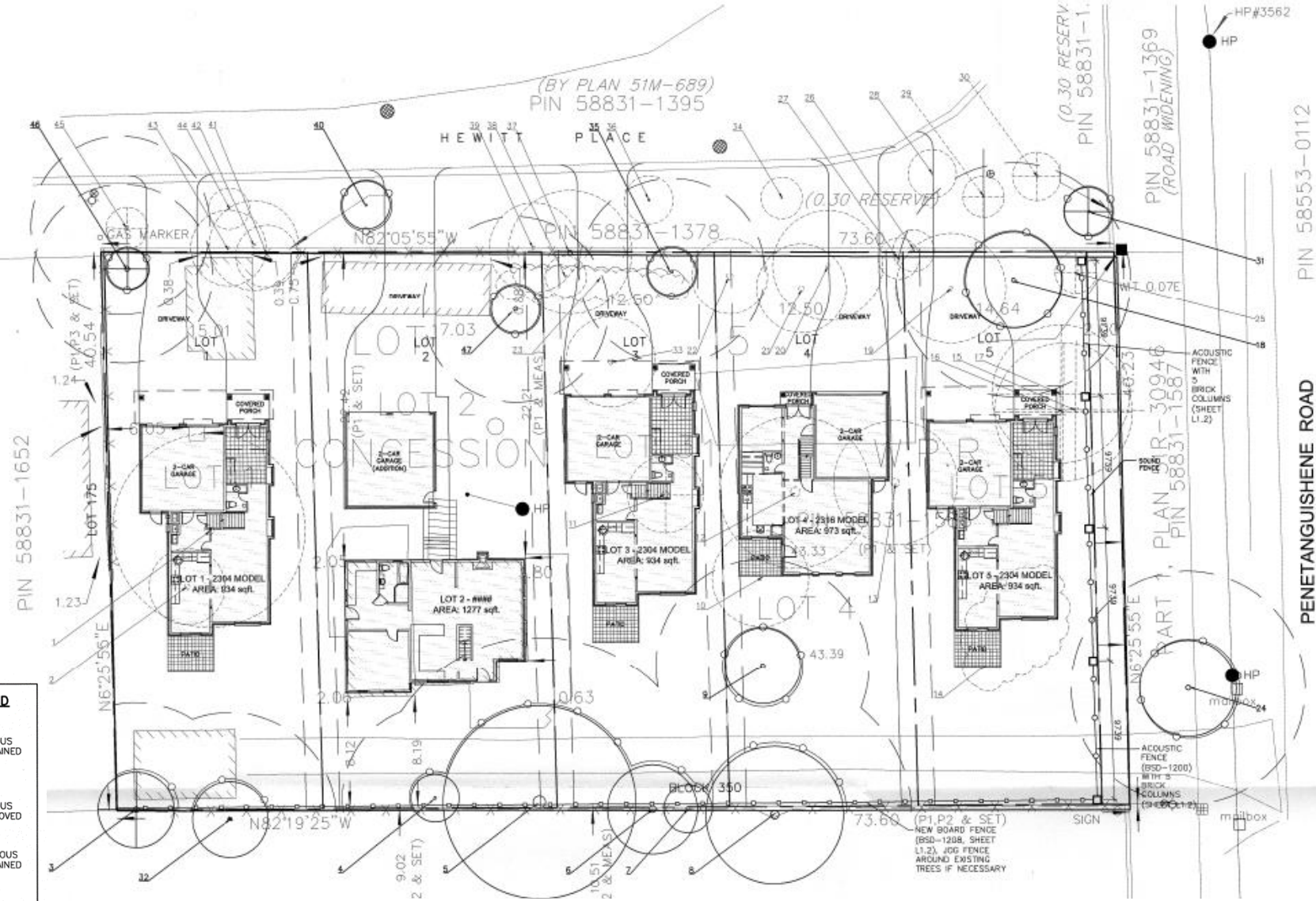
## Plans:

- Conceptual Site Plan (ISM Architects)
- Conceptual Street Elevation (ISM Architects)
- Topographic Plan of Survey (Dino Astri Surveying Ltd.)
- Tree Inventory & Landscape Plans (Catherine Kirk, Landscape Architect)
- General Servicing Plan (Skelton Brumwell & Associates Inc.)
- Grading & Erosion Control Plan (Skelton Brumwell & Associates Inc.)











# Proposed Layout & Tree Preservation



- Lot 1**  
Frontage: 15 m  
Lot Area: 607 m<sup>2</sup>
- Lot 2**  
Frontage: 17m  
Lot Area: 688 m<sup>2</sup>
- Lot 3**  
Frontage: 12.5m  
Lot Area: 504 m<sup>2</sup>
- Lot 4**  
Frontage: 13.7m  
Lot Area: 553 m<sup>2</sup>
- Lot 5**  
Frontage: 15.4m  
Lot Area: 618 m<sup>2</sup>

**TREE INVENTORY LEGEND**

-  EXISTING DECIDUOUS TREE TO BE RETAINED
-  EXISTING DECIDUOUS TREE TO BE REMOVED
-  EXISTING CONIFEROUS TREE TO BE RETAINED
-  EXISTING CONIFEROUS TREE TO BE REMOVED
-  TREE PRESERVATION FENCING
-  5.0m SETBACK TO FOUNDATION LIMIT

PENETANGUISHE ROAD  
PIN 58553-0112

HP#3562  
HP

(0.30 RESERV.)  
PIN 58831-1.

PIN 58831-1369  
(ROAD WIDENING)

(BY PLAN 51M-689)  
PIN 58831-1395

HEWITT PLACE  
PIN 58831-1378

PLAN R-30946  
PART 1, PIN 58831-1587

ACOUSTIC FENCE WITH BRICK COLUMNS (SHEET L1.2)

ACOUSTIC FENCE (850-1200) WITH 3 BRICK COLUMNS (SHEET L1.2)

(P1, P2 & SET)  
NEW BOARD FENCE (850-1208, SHEET L1.2), JOG FENCE AROUND EXISTING TREES IF NECESSARY

mailbox

SIGN

# Proposed Building Elevations



LOT 5



LOT 4



LOT 3



LOT 2



LOT 1

PROPOSED STREET ELEVATION  
1/8"=1'-0"