
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1634**

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

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR A PROPOSED ZONING BY-LAW AMENDMENT FOR 340
PENETANGUISHENE ROAD

DATE: SEPTEMBER 11, 2017

The purpose of this Memorandum is to advise Members of City Council of a public meeting for an application for a Zoning By-law Amendment that has been submitted by 'The Jones Consulting Group Ltd.' on behalf of 'Abdallah Assaf Guirgis, Arcons Construction Management Corp.' for lands municipally known as 340 Penetanguishene Road. The applicant is proposing to amend the zoning of the subject lands from 'Agricultural' (A) to 'Single Detached Residential Third Density – Special' (R3)(SP) to permit the development of four (4) new single detached dwellings, while retaining an existing farmhouse. The subject lands are located on the west side of Penetanguishene Road, south of Hewitt Place and east of Aconley Court, and have an area of approximately 0.3 hectares (3,000 m²).

Background:

The applicant submitted consent/severance applications to the City to create five (5) single residential lots on the subject lands. One (1) of the lots will retain the existing dwelling (farmhouse) that is currently located on the subject lands. These applications were approved by the Committee of Adjustment on July 26th, 2017, subject to the following conditions: that the subject lands be successfully re-zoned; that the owner enter into a development agreement with the City of Barrie to address engineering and landscaping matters; and, that the owner contribute to the development costs for services installed by others in accordance with the Georgian Drive Secondary Plan Cost Sharing Agreement, dated June 2000.

The subject lands are designated 'Residential' in the City's Official Plan and are zoned 'Agricultural' in Zoning By-law 2009-141, as amended. The applicant is proposing to re-zone the subject lands to 'Single Detached Residential Third Density – Special' (R3)(SP) to permit the development of four (4) new single detached dwellings. The applicant is seeking a special zoning provision to permit the construction of a detached accessory building (garage) in the front yard of the retained lot in order to maintain the character of the existing farmhouse.

A Neighbourhood Ward Meeting was held on June 6, 2017 regarding the proposed Zoning By-law Amendment. A total of 17 local residents attended the meeting. Residents raised issues such as: increased traffic and noise, loss of privacy, removal of vegetation, lack of social services, servicing capacity, and impacts on taxes and property values.

The subject application was circulated to applicable City departments and external agencies for their review and comment on May 4, 2017. The primary planning and land use items being considered at this time are:

- The site-specific zoning provisions requested;
- Compatibility with the surrounding neighbourhood;
- The efficient use of land and resources that optimize the use of existing services and infrastructure;
- The preservation of existing vegetation;
- The impact of the development on adjacent properties, particularly the Institutional lot immediately to the south which is currently occupied by Hospice Simcoe; and,
- The impacts that the development may have on traffic and parking in the area.



All comments that are received from the Public Meeting will be considered as part of the recommendation in the staff report. Planning staff are targeting late October or early November 2017 for the staff report to be brought forward for General Committee's consideration of the proposed zoning by-law amendment.

If you have any questions, please contact the Planning file manager, Andrew Gameiro at 705-739-4220 extension 5038.