

Allandale Scoped Site Plan Control Area

Council recently approved zoning changes and changes to the Site Plan Control By-law for a core area of existing low density residential properties in the Allandale Historic Neighbourhood Area.

You are being contacted as your property is within the area to be subject to Scoped Site Plan Control as shown in the map below.

Why are these properties to be subject to Scoped Site Plan Control?

The focus of these Heritage Design Guidelines is to maintain visual consistency with the neighbourhood character when viewed from the street. Allandale Historic Neighbourhood Urban Design Guidelines complement the special heritage zoning standards and provisions recently in Allandale and provide guidance for additions, renovations and new buildings on properties in this area. Allandale Heritage Urban Design Guidelines further influence the building characteristics that would be sympathetic to the historic character of the area.



How does this affect you?

If you apply for a building permit to make additions to existing buildings or if you are proposing new single or semi-detached buildings in the area shown on the map (Figure 1), staff will review the building permit in terms of zoning compliance and will make a determination whether scoped site plan review is required.

If Scoped Site Plan Review is required this will be reviewed at the same time zoning compliance is reviewed and an additional fee of \$280.00 will be included with your building permit application. The required fee will compensate for the additional processing time required for the application.

The normal timelines for building permit review will apply, however if staff have concerns with respect to compliance with Allandale Historic Urban Design Guidelines you will be contacted to discuss options and changes that may be required.

Planning staff will be available to meet and go over your proposals and provide guidance on the Allandale Historic Neighborhood Urban Design Guidelines before you apply for your building permit.

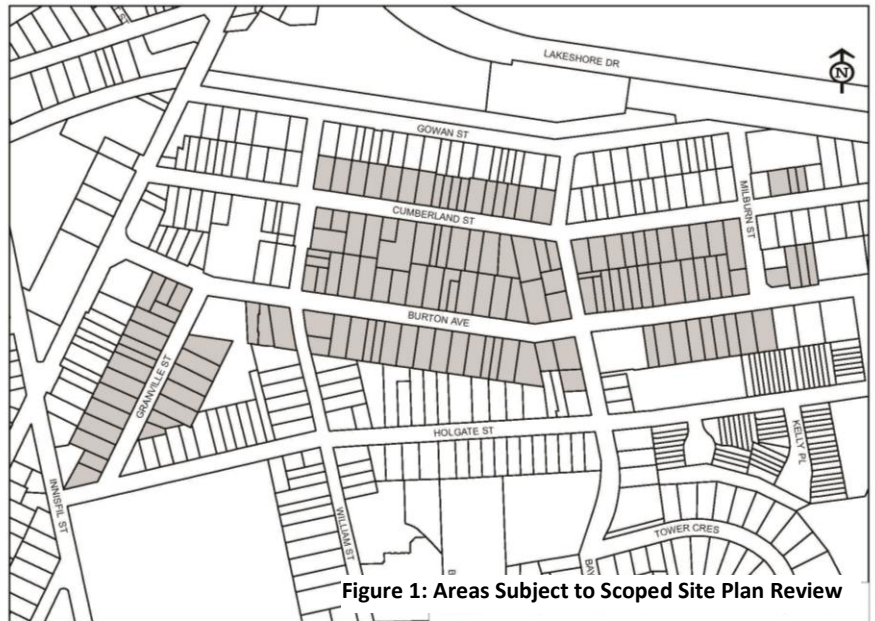


Figure 1: Areas Subject to Scoped Site Plan Review

D14-1498

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What type of building permits will require Scoped Site Plan Review?

This will apply to permits for buildings, additions or expansions (attached or detached accessory buildings) that are more than 10m² in area, or that increase the height of a building, or include renovations that affect the façade of the building which faces the street. Additionally, any properties adjacent to listed properties will require Scoped Site Plan Review.

What types of building permits are exempt from Scoped Site Plan Review?

- This will not apply to building permit applications for decks, swimming pools, additions or buildings less than 10 m² and minor alterations where they are located in the back yard of the property and are not visible from the street.
- This will not apply to interior alterations, upgrades and renovations that have no impact on the exterior façade, footprint or height of the existing building. For example, finishing of a basement, electrical, plumbing, or HVAC changes.
- If the property is rezoned to a Multi-Unit zone that is normally subject to more intensive planning review processes, including full Site Plan Review, then the Scoped Site Plan Control will not apply.

How will the affected properties be reviewed in terms of the Historic Area Urban Design Guidelines?

In addition to zoning review, your permit will be reviewed in terms the following Historic Area Urban Design Guidelines in terms of:

- Consistency with height, scale massing and setbacks of buildings on adjacent properties.
- Consistency with the pitch of the roof with that of buildings on adjacent properties as seen from street.
- Location of windows and walls facing the street.
- Consistency in use of building materials and architectural details.
- Maintaining compatibility with listed properties.

What are the Steps involved in the Scoped Site Plan Review Process?

1. The Scoped Site Plan Review is not a separate application and is included as part of the normal building permits process.
2. During the Building Permit Review Stage, properties within the affected areas will be identified and the applicable fee will be collected through the building permit application process.
3. The application will be sent to the Planning Department to review in terms of zoning compliance and consistency with the Allandale Heritage Urban Design Guidelines.
4. Planning staff will provide sign-off to the Building Department so the applicant can continue with the building permit process. If there is a need for a sympathetic treatment in terms of the design guidelines, Planning staff will meet with the owner/applicant.

What information is needed for the Scoped Site Plan Review?

The information needed will typically be submitted with the building permit. The information includes building permit plans, elevations, description of exterior building materials, survey or lot plan showing proposed additions, dimensions and location (if required by development services), servicing and entrance permits (if applicable).

Additional Information required where adjacent to a listed building includes current/recent electronic photograph of subject property and adjacent buildings and description and explanation of compatibility with the listed property.

For further information or inquiries please contact the City of Barrie Building or Planning Department.

Building Phone 705-739-4212 e-mail: building@barrie.ca or Planning Phone: 705-739-4208 e-mail: planning@barrie.ca