

242 Edgehill Drive

PART 2 OF PLAN 51R-23415
PART OF LOT 23, CONCESSION 6

City of Barrie

APPLICATION FOR

ZONING BY-LAW AMENDMENT

PREPARED BY

INNOVATIVE PLANNING SOLUTIONS

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ON BEHALF OF

2820485 Ontario INC

February 2024

TABLE OF CONTENTS

1.0	Introduction	3
2.0	Subject Lands & Surrounding Uses	4
3.0	Description of Development	8
4.0	Zoning analysis	8
5.0	Consultation	12
6.0	Planning Policy & Analysis	12
6.1	The Planning Act	12
6.2	Provincial Policy Statement (2020)	14
6.3	Growth Plan for the Greater Golden Horseshoe (2020)	16
6.4	City of Barrie Official Plan (2023)	18
6.5	Lake Simcoe Protection Plan	19
7.0	Conclusion	20

LIST OF FIGURES

Figure 1. Subject Lands

Figure 2. Land Use Designation

Figure 3. Zoning

Figure 4. Concept Plan

LIST OF TABLES

Table 1. Zoning Compliance Matrix

APPENDICES

Appendix 1: Concept Plan

Appendix 2: Legal Survey

Appendix 3: Draft Zoning By-law Text & Schedule

1.0 INTRODUCTION

Innovative Planning Solutions (IPS) has been retained by 2820485 Ontario INC to complete a Planning Justification Report in support of a Zoning By-law Amendment and future Consent or Part Lot Control applications for a property municipally known as 242 Edgehill Drive, in the City of Barrie.

The subject lands are currently designated as '*Neighbourhood Area*' (**Figure 2**) by the City of Barrie Official Plan and are zoned '*Residential Single Detached Dwelling Second Density (R2)*' (**Figure 3**) by the City of Barrie Zoning By-law 2009-141. The site is further located within the City's '*Built-up Area*'.

The intent of the subject application is to permit the development of three (3) new residential townhouse units. Zoning By-law Amendment and future Consent or Part Lot Control Applications are required to rezone the lands from '*Residential Single Detached Dwelling Second Density (R2)*' to '**Residential Multiple Dwelling Second Density Townhouse-Special (RM2TH) (SP-XX)**'. The required application is overviewed in detail under Section 5.0 of this report.

This report will review the subject applications in the context of applicable Provincial and Municipal policies to provide necessary rationale for the approval of the proposal, including:

- Planning Act
- Provincial Policy Statement
- Places to Grow – Growth Plan for the Greater Golden Horseshoe
- City of Barrie Official Plan (2022)
- City of Barrie Comprehensive Zoning By-Law
- Lake Simcoe Protection Plan

2.0 SUBJECT LANDS & SURROUNDING USES

The subject lands are located at 242 Edgehill Drive in the City of Barrie. The lands are 728.08m² (0.07 ha. / 0.18 ac.) in size with 23m of frontage along Edgehill Drive and is currently vacant.

Figure 1 provides an aerial illustration of the subject lands, existing uses, and existing lot fabric.

Surrounding land uses of the subject lands include the following:

- North:** Directly adjacent is wooded area, beyond that is Oates Park. Further north is low-density residential uses containing single detached dwellings, St. Mary's Catholic School, Surrey Park, and Lampman Lane Community Centre.
- East:** Low-density residential uses containing single detached dwellings. Beyond Ferndale Drive is Environmental Protection areas.
- South:** Directly adjacent is Edgehill Drive and low-density residential uses containing single detached dwellings. Beyond that is City of Barrie Operations Centre and a variety of commercial and light industrial uses.
- West:** A mix of residential uses including single detached dwellings, semi-detached dwellings, townhomes, and apartments. Further west is Leacock Park, Aspira Waterfrod Barrie Retirement Living, Edgehill Apartments, and Highway 400.



Figure 1. Subject Lands

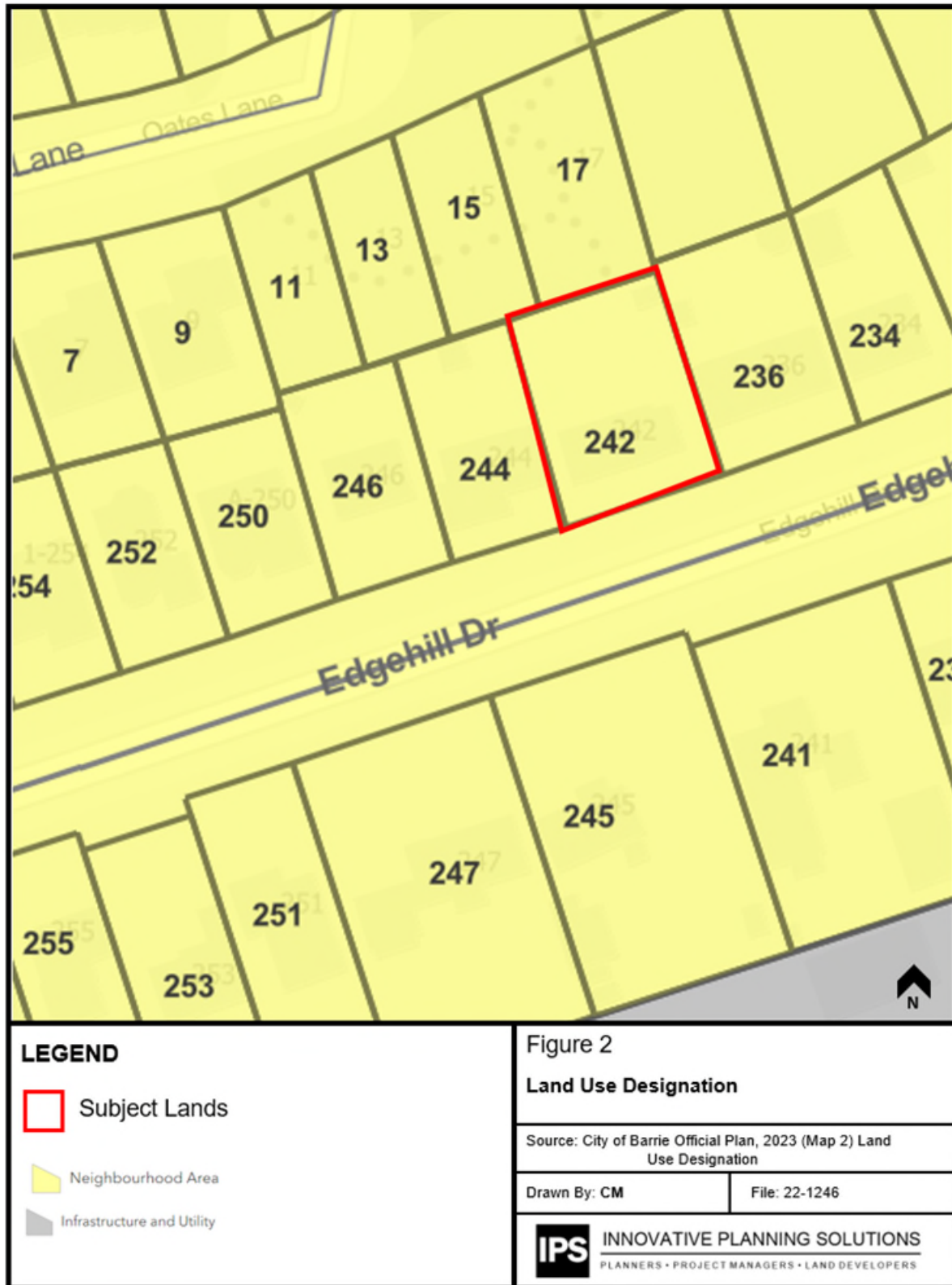


Figure 2. Land Use Designation

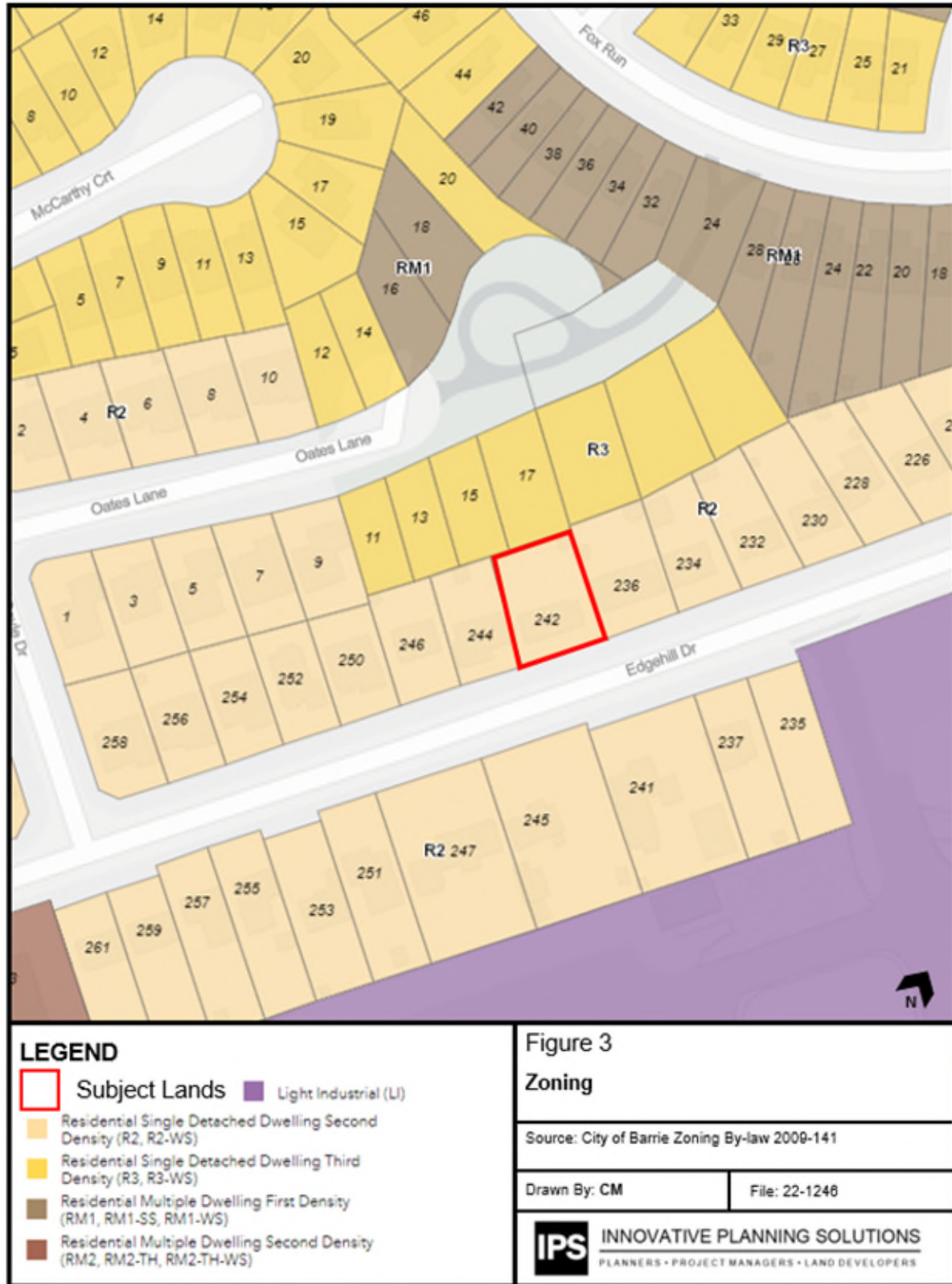


Figure 3. Zoning

3.0 DESCRIPTION OF DEVELOPMENT

The intent of the applications is to rezone the lands to facilitate the development of a three (3) unit townhouse along with a future consent or part lot control application to facilitate the division of lots. Access will be provided off Edgehill Drive, each unit will provide 3 parking spaces including the garage. The proposed units will meet all the setback requirements within the RM2-TH zone including front yard, rear yard, and side yards and will have a height of 9m (3 storeys).

A Zoning By-law Amendment is requested to rezone the subject lands to '**Residential Multiple Dwelling Second Density Townhouse-Special (RM2TH) (SP-XX)**'. The current zoning (R2) does not permit the proposed development and as such a Zoning By-law Amendment (ZBA) application is required.

Lot A would result in a lot area of 257.68m² and approximately 8.6m of frontage along Edgehill Drive.

Lot B would result in a lot area of 201.04m² and approximately 6.4m of frontage along Edgehill Drive.

Lot C would result in a lot area of 258.36m² and approximately 8.1m of frontage along Edgehill Drive.

The proposal represents an opportunity to redevelop the subject property for new housing units, in a neighbourhood where gentle intensification and redevelopment is encouraged, with high quality urban design for the built form.

A Draft Zoning By-law and Schedule A are included as *Appendix 3* of this report. *Table 1* provides a zoning matrix of the '*RM2-TH SP-XX*' zone in relation to the proposed development.

Figure 5 illustrates the proposed development.

4.0 ZONING ANALYSIS

The '*Residential Multiple Dwelling Second Density (RM2-TH)*' zone permits a wide range of residential dwelling types.

Table 1 provides a zoning comparison of the 'RM2-TH' zone in relation to the proposed development.

Table 1: Zoning Compliance Matrix RM2-TH SP-XX Zone

Provision	Required	Provided – Lot 'A'	Provided – Lot 'B'	Provided – Lot 'C'
Lot Area (min.)	200m ²	257.68m ²	201.04m ²	258.36m ²
Lot Frontage (min.)	6m	8.59m	6.40m	8.m
Front Yard to Dwelling Unit (min.)	4.5m	10m	10m	10m
Front Yard to Attached Garage (min.)	7m	11m	11m	11m
Min. Driveway Length	11m	11m	11m	11m
Side Yard (min.)	1.8m	1.8m	N/A	1.87m
Rear Yard (min.)	7m	10.94m	10.93m	10.92m
Landscaped Open Space (min.)	35%	63.51%	53.24%	63.61%
Lot Coverage (max.)	45%	23.67%	30.34%	23.61%
Gross Floor Area (max.)	60%	64.03%	82.07%	63.86%
Height of Building (max.)	10m	9m (3 storey)	9m (3 storey)	9m (3 storey)
Front Yard Parking Coverage (max.)	60%	34.92%	46.87%	36.85%
Parking	1.5 spaces / dwelling unit. Tandem parking permitted	3 spaces (incl. garage)	3 spaces (incl. garage)	3 spaces (incl. garage)

As discussed throughout this report, the intent of the subject applications is to rezone the subject lands through Zoning By-law Amendment and future Consent or Part Lot Control to create three (3) new residential lots.

The following summarizes the proposed lots:

- **Provided – Lot ‘A’:** Lot area of 257.68m² and 8.6m of lot frontage.
- **Provided – Lot ‘B’:** Lot area of 201.04m² and 6.4m of lot frontage.
- **Provided – Lot ‘C’:** Lot area of 258.36m² and 8.1m of lot frontage.

One special provision is required to permit the proposed development and is outlined below; gross floor area (G.F.A).

G.F.A of 85% where 60% is permitted.

The development proposes a G.F.A of 85% where 60% is permitted. This requirement is described in Table 5.3 of the City of Barrie Zoning By-law.

The increase in G.F.A is to assist in achieving more efficient use of lands and infrastructure by providing more compact development on the property. The increased G.F.A on Lots A and C are 63% and 64% which is a minor increase from the permitted 60%, Lot B has a higher G.F.A of 84% as a result of being the middle unit and not having any exterior yards making the calculation higher. This request will facilitate a greater supply of appropriately sized, attainable unit types. The increase in G.F.A does not result in any additional increase in lot coverage and is not anticipated to impact the functionality of the site or surrounding areas and will provide for a more compact built form.

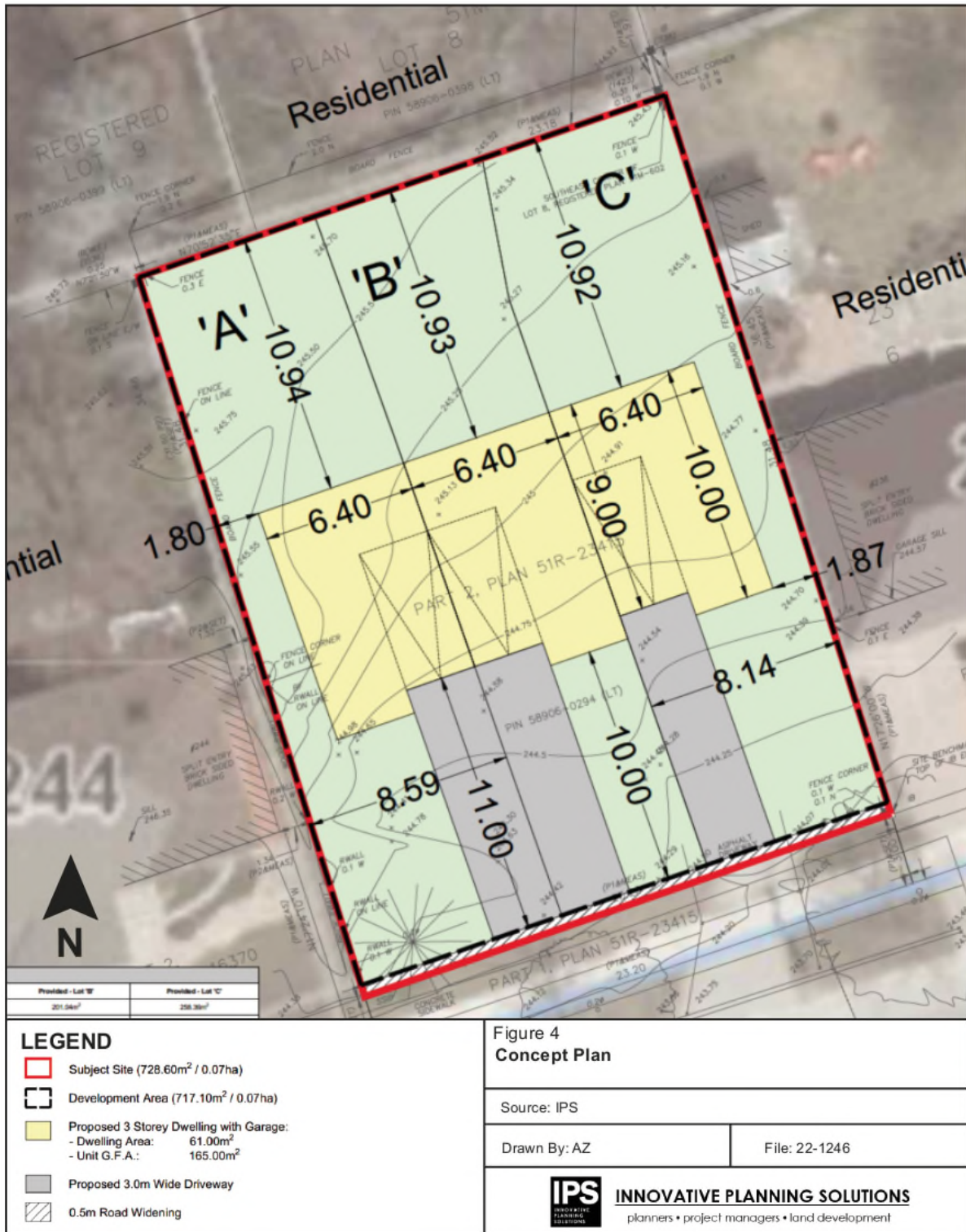


Figure 4. Severance Plan

5.0 CONSULTATION

A neighbourhood meeting was held on March 21, 2023. The comments and questions raised have been consolidated and a response is provided below.

Secondary Units

Questions regarding if secondary/garden suites are permitted on the proposed lots and if multiple units will be permitted within the proposed buildings.

Response: Secondary units/garden suites are permitted within the RM2-TH zone, however, are not proposed within the proposed development.

Parking / Traffic

Questions related to parking, how many parking spaces there will be. Concerns regarding overflow parking and where it will be directed to were also raised.

Response: Each lot will be able to accommodate 3 parking spaces which meet the requirement set out within the zoning by-law. The development concept was reviewed by City traffic engineers and a Traffic Impact Study was not requested for submission. The scale of the development proposal does not warrant a traffic study as the existing capacity of the road can easily accommodate the proposal.

Built Form & Design

Questions regarding the built form, specifically what the height of the proposed buildings will be.

Response: Specific details of the built form and design for the proposed townhouse units has not been determined at this stage, however, the design will aim to fit in with the existing character of the surrounding area and neighbourhood. Setbacks within the proposed RM2-TH zone relative to the current R2 zone are more restrictive in front yard and side yard setbacks with the same requirements for height.

6.0 PLANNING POLICY & ANALYSIS

This Section will outline the applicable policies guiding the development of the subject lands. Each section will outline applicable plans and policies with a planning rationale on conformity and development principles.

6.1 THE PLANNING ACT

The Planning Act (The Act) is the provincial legislation that establishes the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The Act promotes sustainable development while balancing factors such as economic

development, preservation of the natural environment and the creation of healthy communities, within a provincial framework focused on provincial interests and fairness.

The policies set out in Section 2 of the Planning Act, inform Provincial Policy Statement (PPS), Growth Plan, and other matters of provincial interest, ensuring consistency with The Act.

Under Section 2 of the Planning Act, key matters of provincial interest include:

- *The protection of ecological systems, including natural areas, features, and functions.*
- *The supply, efficient use and conservation of energy and water.*
- *The orderly development of safe and healthy communities.*
- *The adequate provision of a full range of housing, including affordable housing.*
- *The protection of public health and safety.*
- *The appropriate location of growth and development.*
- *The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.*
- *The promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.*

The subject lands are located within the City of Barrie (Settlement) where growth and development in all forms is concentrated. The proposed development would contribute to the housing stock within the City, providing new housing options in the area. The proposal further represents a high-quality built form that will be designed to be consistent with the surrounding area.

The proposed development is able to take advantage of existing infrastructure and municipal services, without the need for expansion. The proposal further provides for the protection of ecological systems, including natural areas, features, and functions, as no features are located on the subject lands.

The subject site is in close proximity to public spaces and parks, active lifestyles are encouraged with reduced car resilience to access such amenities by public transit.

It is our professional opinion; the proposed development aligns with the Province's Interest in land use planning.

6.2 PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (PPS) is a vital part of Ontario's policy-led planning system. The PPS provides the policy foundation that regulates development in order to protect resources, public health and safety, and the quality of natural and built environment.

The PPS contains policies that fall under three overarching sections, with the goal of fostering an effective and efficient land use planning system:

1. *Building Strong Healthy Communities*
2. *The Wise Use and Management of Resources*
3. *Protecting Public Health and Safety*

Section 1.1.1 of the PPS provides various strategies on how to manage and direct land use to achieve efficient and resilient development and land use patterns. Healthy, livable, and safe communities are sustained through the promotion of efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. An appropriate range and mix of housing types including affordable, multi-unit, and market based are encouraged to meet long term needs. The Plan further promotes cost-effective development and redevelopment patterns to minimize land consumption and servicing costs.

Collectively, the PPS directs municipalities to ensure that there is sufficient land available through intensification and redevelopment within Settlement Areas, to encourage housing options for all demands (1.1.2).

Settlement Areas such as the City of Barrie are designated as the focus for growth and development, with support for all levels of intensification and redevelopment. Section 1.1.3 outlines the land use patterns in Settlement Areas to ensure communities are using lands and resources wisely, to contribute to long-term economic prosperity of our communities. To support this, land use patterns within Settlement Areas are directed to be based on densities and a mix of land uses that efficiently use land and resources, are transit supportive and promote active transportation, and efficiently utilize infrastructure and public service facilities. The proposal represents an opportunity to promote intensification and redevelopment within a Settlement area by providing additional housing units in the form of townhouse units further diversifying the housing stock within the City of Barrie with a generally more attainable housing form.

The proposed development is further strengthened by Section 1.4 (housing) of the PPS, which encourages an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents. All types of residential intensification are encouraged and permitted, including additional residential units and redevelopment. Emphasis is placed on directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available. Support is also concentrated towards residential development, redevelopment, and intensification, where it can minimize the cost of housing through a more compact form. The proposal provides for a range and mix of housing options and densities by providing units on lands where infrastructure, services and service facilities are available.

Section 1.6.6 of the PPS aims to accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing municipal sewage and water services. The proposed development will make use of existing services including full municipal water and sewage. Within Settlement Areas, intensification and redevelopment is promoted, wherever feasible, to optimize the use of the existing municipal services.

The PPS encourages long-term economic prosperity through residential uses that respond to dynamic market-based needs and provide a range of housing options for a diverse workforce, in the form of a well-design-built form (1.7). In addition, prosperity is supported by promoting opportunities for economic development and community investment readiness, optimized use of land, infrastructure and public service facilities, and a well-designed built form to reinforce a sense of place (1.7). The proposal aims to complement housing options to the area on underutilized lands and is able to optimally use land, infrastructure, and existing public service facilities, contributing to a stronger and more complete sense of community.

Development and land use patterns that consider the impacts of climate change are also strongly supported by the PPS. This includes a compact built form and transit-supportive development, as well as intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion (1.7/1.8). The proposal provides for compact built form in an area serviced by transit and existing infrastructure.

Aligned with the PPS, the proposed development offers a compact urban form, considered reasonable intensification on lands where this can be accommodated, and at a scale compatible with the neighbourhood. The subject application is consistent with the direction of the PPS.

6.3 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2020)

The Growth Plan for the Greater Golden Horseshoe (August 2020) (“The Plan”) has been prepared and approved under the Places to Grow Act. The plan builds on the PPS together with other Provincial Plans to inform decision-making regarding growth management, environmental protection, and other planning principles particular to the Greater Golden Horseshoe. As the Region continues to grow, the Plan provides policy direction to address the challenges of growth.

The City of Barrie is designated a ‘**Settlement Area**’ and recognized as the principal ‘**Primary Settlement Area**’ in the Simcoe sub-area.

The Growth Plan provides guiding principles in Section 1.2.1. The Plan recognizes that different approaches are required to manage growth in the Greater Golden Horseshoe, which recognizes the diversity of communities. In order to support the achievement of complete communities that are designed to support healthy and active living throughout a lifetime, a range and mix of housing options are required to service all sizes, incomes, and ages of households. To fulfill this, intensification is encouraged to efficiently use land, infrastructure, and support transit viability. The proposal provides for intensification where existing land and infrastructure can be efficiently used in an area supported by transit and other services.

The Plan places further emphasis on the guiding principles through Section 2.1, including the importance of balancing growth with employment and housing, and the better use of land and infrastructure by directing growth to Settlement Areas. The Plan takes an “intensification first” approach to focus on making better use of the existing infrastructure and public service facilities, with the goal of avoiding the continuous expansion or sprawl of the urban area. Ultimately, this supports a more diverse range and mix of housing options. The proposal provides for intensification by providing 3 townhouse units on underutilized lands that can connect to and efficiently use existing infrastructure and public service facilities.

Section 2.2.1 of the Growth Plan establishes policies for managing growth. Development and growth are directed to lands within Settlement Areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems, and can support the achievement of complete communities. Reflecting the principles of The Plan, the growth policies seek to provide a diverse range and mix of housing options, and to provide for a more compact built form that contributes to a vibrant public realm. Collectively, the subject application directs development to a location that is underutilized and where this is supported. The proposal further provides for a

built form that brings more housing options to the area and with the ability to contribute to a vibrant public realm.

Section 2.2.2 includes the intensification targets that are established for the delineated built-up area. The Plan directs a minimum of 50% of all residential development annually within the City of Barrie to be within the delineated built-up areas, which encompasses the subject lands (2.2.2.1.a). This target will maintain and improve the minimum intensification targets established by the City of Barrie Official Plan. The proposed development would contribute to these targets. The proposed development would contribute to these targets by providing for 3 new residential units within the delineated built-up area.

Section 2.2.6 of the Growth Plan encourages municipalities to develop a housing strategy that supports the achievement of the minimum intensification and density targets, to provide a diverse range and mix of housing options and densities to meet projected needs of current and future residents. Implementing these strategies will support the achievement of complete communities by accomodating a range and mix of housing options and densities, diversifying the overall housing stock of municipalities. The proposed development will provide for 3 units which contributes to the range and mix of options (and densities) to meet the needs of a growing City of Barrie.

Section 6 of The Plan applies to the Simcoe sub-area, including the City of Barrie identified as the principal '*Primary Settlement Area*', where growth and development is emphasized. A sizable portion of the growth is directed to Settlement Areas as development can most effectively be serviced, and where growth improves the range of opportunities for people to live, play, and work in their communities. Development within Settlement Areas also create a more livable, compact, and complete urban structure through clever design and built form. Additionally, development within these areas supports active transporation and public transit usage, encouraging healthy and active lifestyles. The lands are located within a delineated built-up area of a Primary Settlement Area where growth and development is encouraged, supporting the goal of a more livable, compact, and urban structure on otherwise underutilized lands.

The proposed development is reflective of the land uses supported by the Growth Plan, contributing to the establishment and maintenance of complete communities. The application is considered an intensification project, where the form of the development is supported by both Provincial and Municipal legislation. The Growth Plan emphasizes optimizing the use of existing land supply, as an intensification first approach to development and city building.

The proposal is reflective of the land uses supported by the Growth Plan, permitting compact urban form and contribute to creating complete communities while diversifying the overall housing stock within the City, as desired by both Provincial and Municipal legislation.

For the above stated reasons, the application conforms to the direction provided in the Growth plan for the Greater Golden Horseshoe.

6.4 CITY OF BARRIE OFFICIAL PLAN (2023)

The subject lands are designated as '**Neighbourhood Area**' on Map 2 the Official Plan (2023).

Section 2.1 outlines the goals for Barrie becoming a medium sized City. The vision for the future of Barrie is for a wider range of compatible land uses in most areas of the city that will contribute to the more efficient use of land and infrastructure, the reduction of land consumption and environmental impacts, and a solid foundation as Barrie continues to grow as a thriving, community-oriented and integrated place to live, work, and enjoy life. The proposed development will contribute to more effective land use, connect into existing infrastructure and will contribute to a complete community.

Neighbourhoods are generally encouraged and expected to accommodate a scale of development and built form suitable for their planned function, including support for low impact forms of intensification and redevelopment (2.3.7). Further, the collective goal of the growth management policies is to support the development of new housing, including an appropriate housing mix to ensure a gradual transition towards more compact forms of development, support for intensification, and housing to meet the needs of residential growth (2.4.2).

The land use designation directs new development in the built-out neighbourhoods to respect the scale, height, orientation, and general land use of the area. Where intensification is proposed, built form is directed to a height of three (3) storeys, for areas such as Letita Heights (2.6.1).

Section 9.5.5 outlines policies for consent and notes the following must be considered.

b) The Committee of Adjustment may include, where necessary, as a condition of severance or minor variance, conditions deemed appropriate and in keeping with the intent of this Plan.

Response: One minor variance is proposed for G.F.A, justification is provided in section 4 of this report.

c) Consents to sever may be granted on residential lots dependant on individual septic systems subject to a condition that connection will be made to the municipal sanitary system when available at the expense of the property owner. When such consents are granted, approval will be required from the City.

Response: The proposed new lots will be serviced by and connect to exisiting municipal water and sewer infrastructure.

d) Consents shall not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades.

Response: The proposed development is located on a minor collector road, the additional three townhouse dwellings are not anticipated to result in any negative traffic impacts.

e) Consents shall not be granted for land which is subject to flooding, erosion or other physical hazards when the intended use of the parcel is for the erection of a permanent building or structure. This policy does not apply in the case of buildings or structures used for the purposes of erosion or flood control.

Response: The subject lands are not located within an area that is subject to flooding, erosion or other physical hazards.

f) The Committee of Adjustment shall require, where necessary, as a condition of consent to sever, an application for a tree removal permit for the parcel to be severed and the parcel to be retained.

Response: A consent form to trim/harm the tree from the neighbours located at 244 Edgehill Drive was obtained/filled out and is part of the submission package

Provided the above overview of the Official Plan, the subject applications align with the policy direction and intent of the Plan.

6.5 LAKE SIMCOE PROTECTION PLAN

The Lake Simcoe Protection Plan (July 2009) is a document that contains policies to protect, improve or restore elements that contribute to the ecological health of Lake Simcoe watershed,

including water quality, hydrology, key natural heritage features and their functions, and key hydrologic features and their functions.

The lands are identified within the Lake Simcoe watershed boundary as they are approximately 4km west of Lake Simcoe. The lands, however, are not within a LSRCA regulated area, according to the LSRCA online mapping.

The LSPP policies call for comprehensive plans and initiatives to improve the management of stormwater for planned developments. Although the subject lands are located within the watershed, the proposed development is not a form of major development identified by the LSPP and as such, best practices will be used to ensure LSPP policies are adhered to at the Building Permit stage. Through the permit process, site design including grading, landscaping, and tree retention will be evaluated to demonstrate best practices, aligned with the policies of the LSPP.

7.0 CONCLUSION

This report explores the merits of the proposed development as it relates to all levels of applicable planning policy, for lands located at 242 Edgehill Drive in the City of Barrie.

The intent if the subject applications is to facilitate the development of three (3) townhouse units. To permit the proposed development, a Zoning By-law Amendment and future Consent or Part Lot Control applications are required.

As demonstrated throughout this report, the proposed development aligns with all levels of planning policy, guidelines, goals, and objectives. The City's Official Plan supports a full range and variety of housing options to encourage development that contributes to the creation of complete communities. Growth is directed to Settlement Areas such as the City of Barrie, with support for more compact housing types through infill and intensification to efficiently utilize land, infrastructure, and reduce servicing costs. Collectively, the proposal represents a development form desired by all levels of planning policy.

It is or professional planning opinion that the request for Zoning By-law Amendment and future Consent applications demonstrate consistency with, and conform to, applicable Provincial and Municipal planning policies and principles, and represents good planning.

Respectfully submitted,

Innovative Planning Solutions

A handwritten signature in blue ink, appearing to read 'Kyle Galvin'.

Kyle Galvin, H.BDC, MCIP, RPP
Senior Planner

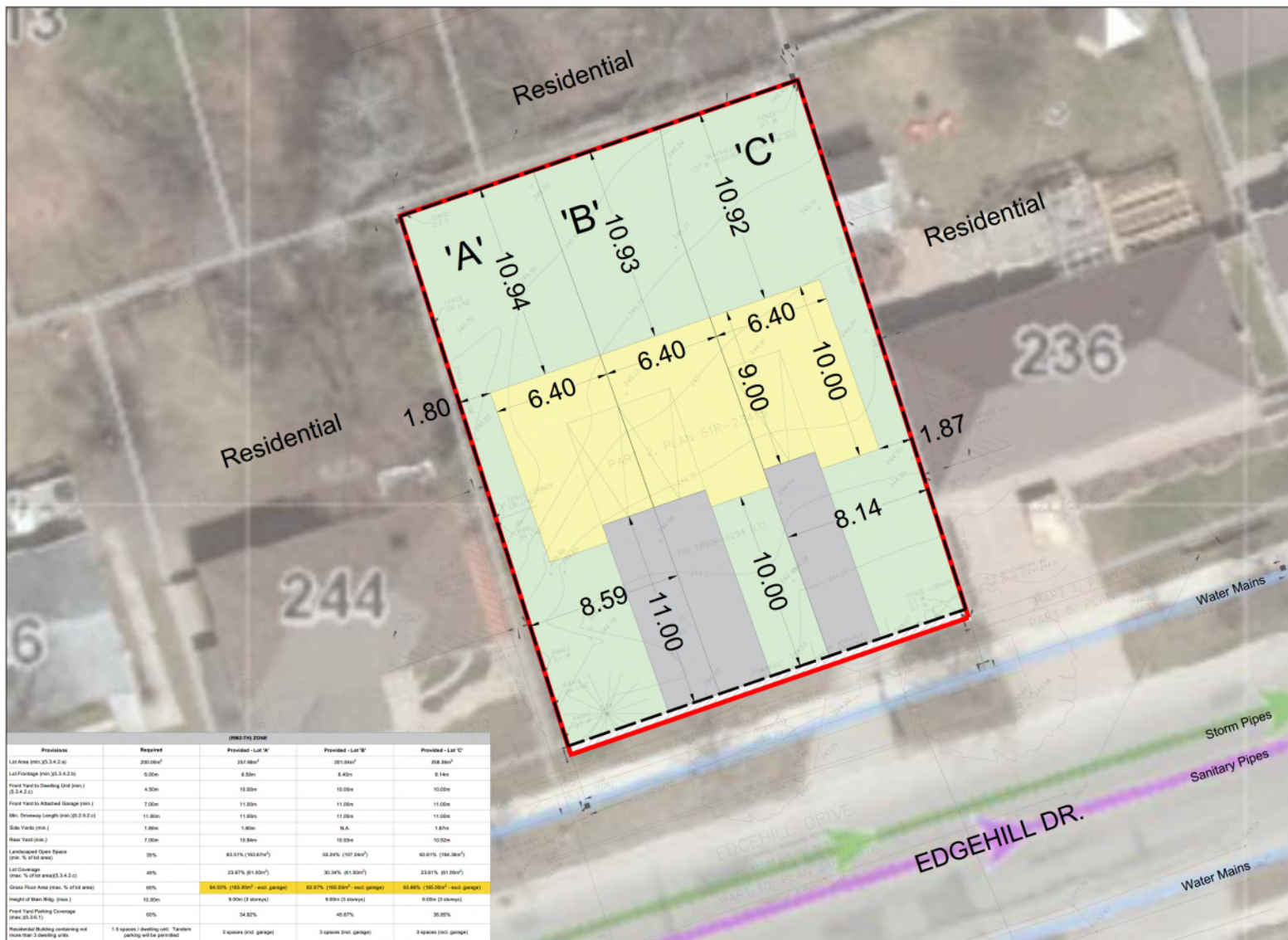
A handwritten signature in blue ink, appearing to read 'Adam Zigante'.

Adam Zigante, BES
Planner

APPENDICES

Appendix 1

Concept Plan



CONCEPTUAL SITE PLAN - 3 UNITS

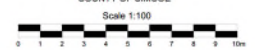
242 EDGEHILL DRIVE, BARRIE, ON

SCHEDULE OF REVISIONS			
No.	Date	Description	By



CONCEPTUAL SITE PLAN

PART OF LOT 23, CONCESSION 6,
TOWNSHIP OF VESPRE,
NOW IN THE CITY OF BARRIE,
COUNTY OF SIMCOE



- LEGEND**
- Subject Site (728.60m² / 0.07ha)
 - Development Area (717.10m² / 0.07ha)
 - Proposed 3 Storey Dwelling with Garage:
 - Dwelling Area: 61.00m²
 - Unit G.F.A.: 165.00m²
 - Proposed 3.0m Wide Driveway
 - 0.5m Road Widening

Source: City of Barrie Comprehensive Zoning By-Law 2009-141, Office Consolidation Jan. 2022
Discover Barrie, 2022 Imagery
Note: Information shown is approximate and subject to change.

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Date: Oct. 23, 2023 Drawn By: A.S.
File: 22-1246 Checked: K.G.

Appendix 2

Legal Survey



LOT
CONCESSION

REGISTERED
LOT 9

PLAN
LOT 8

PART 3,
PLAN 51R-10074

PLAN OF SURVEY OF
**PART OF LOT 23
CONCESSION 6**

GEOGRAPHIC TOWNSHIP OF VESPRE
**CITY OF BARRIE
COUNTY OF SIMCOE**

SCALE 1 : 150



RUDY MAK SURVEYING LTD.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON THE 3RD DAY OF MAY, 2023.

MAY 11, 2023
DATE

RUDY MAK
ONTARIO LAND SURVEYOR

CAUTION

ONLY A SIGNED EMBOSSED COPY OF THIS PLAN CAN BE CONSIDERED AS AN ORIGINAL PLAN.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 03120080022 AND 03120080023, UTM ZONE 17, NAD 83 (ORIGINAL).

FOR BEARING COMPARISONS, A ROTATION OF 00°54'15" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON (P1), (P2) & (P4).

FOR BEARING COMPARISONS, A ROTATION OF 00°54'45" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON (P3).

ELEVATION NOTE:

ELEVATION ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM SPECIFIED CONTROL POINTS 03120080022 (ELEVATION=222.437, COVD=1928:1978) AND 03120080023 (ELEVATION=226.540, COVD=1928:1978).

BENCHMARK

SITE BENCHMARK #1 IS THE TOP OF THE IB AT THE SOUTHWEST CORNER OF PART 1, PLAN 51R-23415, HAVING AN ELEVATION OF 244.29.

SITE BENCHMARK #2 IS THE TOP OF THE IB AT THE SOUTHEAST CORNER OF PART 2, PLAN 51R-23415, HAVING AN ELEVATION OF 244.01.

LEGEND

- DENOTES FOUND SURVEY MONUMENT
- ◁ DENOTES PLANTED SURVEY MONUMENT
- SB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- X— DENOTES FENCING
- BF DENOTES BOARD FENCE
- WALL— DENOTES RETAINING WALL
- G— DENOTES GAS LINE
- DENOTES WATER VALVE
- DENOTES COMMUNICATIONS BOX
- DENOTES CATCH BASIN
- DENOTES UTILITY POLE
- W— DENOTES OVERHEAD WIRES
- DENOTES DECIDUOUS TREE
- ★ DENOTES CONIFEROUS TREE
- DENOTES FIRE HYDRANT
- (738) DENOTES R.C. KIRKPATRICK, O.L.S.
- (1136) DENOTES I. PASTUSHAK, O.L.S.
- (1423) DENOTES R.R. KRUPOWICZ, O.L.S.
- (W) DENOTES NO IDENTIFICATION
- (WT) DENOTES WITNESS
- P1 DENOTES PLAN 51R-23415
- P2 DENOTES SHOWN BY RUDY MAK SURVEYING LTD DATED FEBRUARY 2, 1994.
- P3 DENOTES PLAN 51R-27463
- P4 DENOTES PLAN 51R-10074

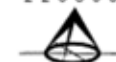
NOTES:

THIS PLAN DELINEATES THE FEATURES AS SHOWN AND VISIBLE, GIVEN THE SITE CONDITIONS. CONSTRUCTION ACTIVITY, FROZEN GROUND, SNOW COVER, ETC. MAY HAVE HIDDEN FEATURES OTHERWISE VISIBLE. THE LOCATION OF UNDERGROUND SERVICES, IF SHOWN, WAS DERIVED FROM PLANS OBTAINED FROM OTHER AGENCIES. RUDY MAK SURVEYING CANNOT BE HELD RESPONSIBLE FOR THE LOCATION AND ACCURACY OF UNDERGROUND SERVICES. THE LOCATION OF ALL SERVICES MUST BE VERIFIED ON SITE. ONLY A SIGNED AND SEALED PAPER COPY OF THIS SURVEY IS AN ORIGINAL COPY. NO DIGITAL VERSION OF THIS PLAN IS TO BE CONSIDERED "ORIGINAL" AND MAY HAVE BEEN ALTERED BY OTHERS.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2208031



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR



**RUDY MAK
SURVEYING LTD.**
ONTARIO LAND SURVEYORS

732 DUNLOP STREET WEST
BARRIE, ONTARIO L4N 9K1 (705) 722-3645
E-MAIL: MAIL@MAKSURVEYING.COM

DRAWN BY: CM CHECK BY: CM FILE No. 15890Topo

Appendix 3

Draft Zoning By-law Text & Schedule

BY-LAW NUMBER 2024-XXX

A By-law of the Corporation of the City of Barrie to amend Zoning By-law No. 2009-141 by rezoning a portion of the lands municipally known as 242 Edgehill Drive from the 'Residential Single Detached Dwelling Second Density' (R2)' zone to the 'Residential Multiple Dwelling Second Density Townhouse with Special Provision (RM2-TH) (SP-XX)' zone.

WHEREAS the Council of the Corporation of the City of Barrie adopted Motion 24-X-XXX.

AND WHEREAS the Council of the Corporation of the City of Barrie has determined a need to rezone the lands municipally known as 242 Edgehill Drive.

AND WHEREAS the Council of the Corporation of the City of Barrie deems the said application to be in conformity with the Official Plan of the City of Barrie, as amended, and deems it advisable to amend By-law 2009-141.

NOW THEREFORE the Council of the Corporation of the City of Barrie enacts the following.

1. **THAT** the Zoning By-law Map, is hereby further amended by rezoning the lands municipally known as 242 Edgehill Drive from the 'Residential Single Detached Dwelling Second Density' (R2)' zone to the 'Residential Multiple Dwelling Second Density Townhouse with Special Provision (RM2-TH) (SP-XX)' zone.
2. **NOTWITHSTANDING** the provisions of the By-law, the following shall apply to lands zoned 'Residential Multiple Dwelling Second Density Townhouse-Special (RM2TH) (SP-XX)'.
 - a. Max G.F.A of 85% be permitted.
3. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands as shown on Schedule 'B' to this By-law, shall apply to the said lands except as varied by this By-law.
4. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

BY-LAW read a **FIRST**, **SECOND**, and **THIRD** time and finally **PASSED** this ____ day of _____ 2024.

THE CORPORATION OF THE CITY OF BARRIE

Mayor

Clerk

