

# **12 Ottaway Avenue**

BLOCK C, REGISTERED PLAN 1329

**City of Barrie**

APPLICATION FOR

**2820485 Ontario INC**

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## **ZONING BY-LAW AMENDMENT**

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PREPARED BY

**INNOVATIVE PLANNING SOLUTIONS**

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BARRIE, ONTARIO L4N 0B7  
TEL: (705) 812-3281

ON BEHALF OF

**2820485 Ontario INC**

**August 2023**

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## 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 12 Ottaway Avenue, in the City of Barrie.

The subject lands are currently designated as '*Neighbourhood Area*' (**Figure 2**) by the City of Barrie Official Plan, 2023 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 two (2) new residential detached dwellings. Zoning By-law Amendment and future Consent applications are required to rezone the lands from '*Residential Single Detached Dwelling Second Density (R2)*' to '*Residential Single Detached Dwelling Fourth Density (R4)*'. 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 12 Ottaway Avenue in the City of Barrie. The lands are 865.3m<sup>2</sup> (0.08 ha. / 0.21 ac.) in size with 20.1m of frontage along Ottaway Avenue and is currently vacant, with vegetation located towards the rear of the site and one tree located in the centre of the lot and proposed to be removed to accommodate the proposed development.

**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:** Highway 400 Industrial lands containing tree-covered lands and light industrial uses. Lands north of Highway 400 contains places of worship (Ferris Lane Community Church, Church of Jesus Christ-LDS, Kingdom Hall of Jehovah's Witnesses, Barrie Mosque), residential and commercial uses including Barrie Dental Arts, OPP Association, Childcare Centres. Ferris Park and Tall Trees Park are also located further north.
- East:** Residential land uses containing a mix of dwelling types. Open space / parks including Maxmorrison Park and H.G Robertson Park. Further east is College Heights Park and Steel Street Park along with Steel Street Public School, St. Monica's Catholic School, and Eastview Secondary School.
- South:** Low-density residential land uses containing single detached dwellings. Educational Institutional uses containing Barrie North Collegiate Institute and Oakley Park Public School. Further south is Berczy Park and Downtown Barrie (approximately 2km south of the subject site).
- West:** Institutional uses containing former OPP grounds that are now vacant. Beyond this, is Highway 400. Further west is a commercial plaza (Bayfield Mall), Sunnidale Park which includes an off-leash dog area, community garden, and arboretum.



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 and future severance of the lands to allow for the development of two (2) new single detached residential dwellings.

A Zoning By-law Amendment is requested to rezone the subject lands to '**Residential Single Detached Dwelling Fourth Density (R4)**'. The current zoning (R2) does not permit the proposed development and as such a Zoning By-law Amendment (ZBA) application is required.

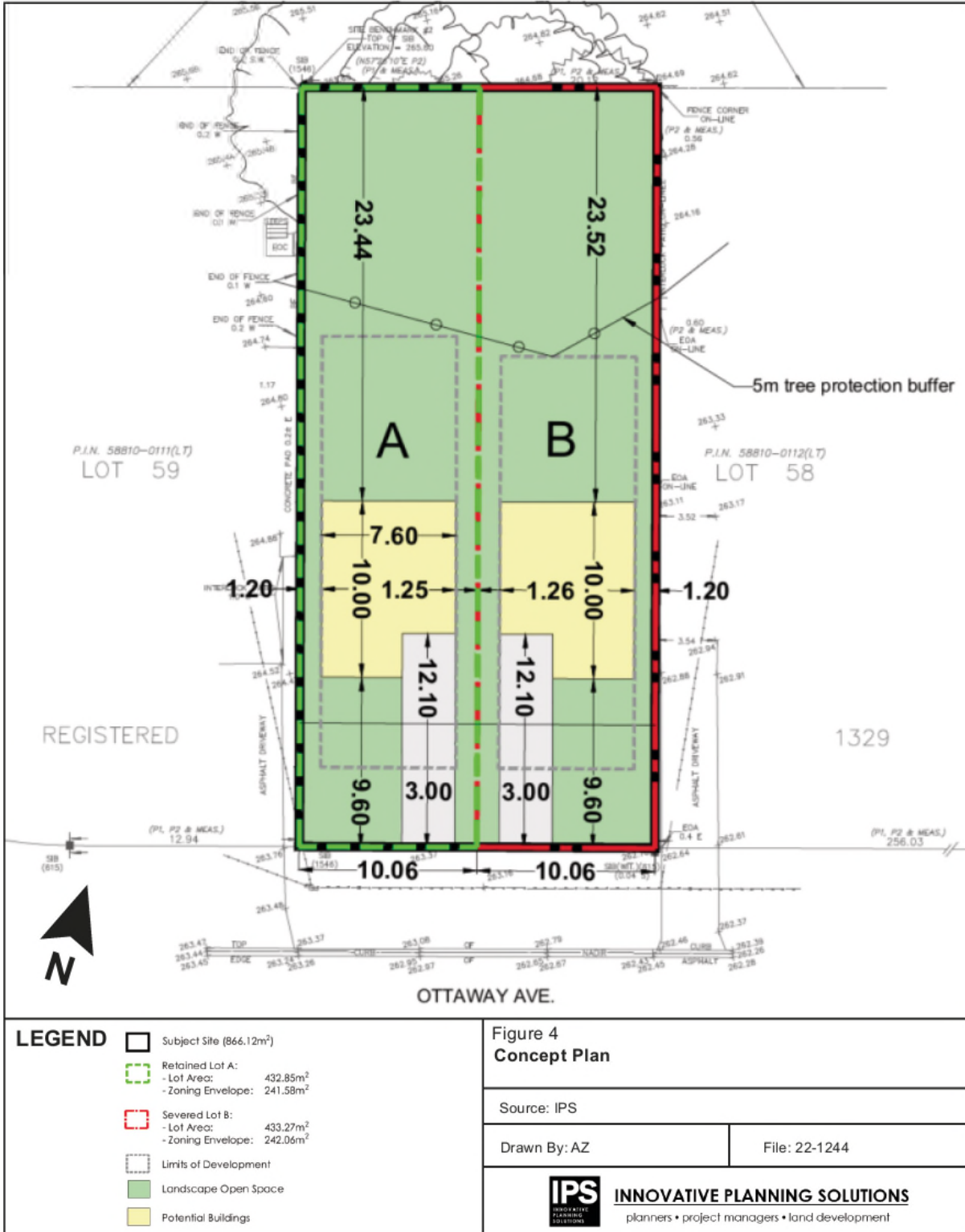
Lot A (Severed) would result in a lot area of 432.85m<sup>2</sup> and 10.06m of frontage along Ottaway Avenue.

Lot B (Retained) would result in a lot area of 433.27m<sup>2</sup> and 10.06m of frontage along Ottaway Avenue.

The proposal represents an opportunity to redevelop the subject property for new housing units, in an area where gentle intensification and redevelopment is encouraged. The proposed development will promote high quality urban design for the built form as the proposed dwellings will be an appropriate scale and will be integrated to fit in with the existing neighbourhood.

A Draft Zoning By-law and Schedule A are included as *Appendix 3* of this report. *Table 1* provides a zoning matrix of the '*R4*' zone in relation to the proposed development.

**Figure 5** illustrates the proposed severance and conceptual dwelling layout.



## 4.0 ZONING ANALYSIS

The ‘*Residential Single Detached Dwelling Fourth Density (R4)*’ zone permits a wide variety of residential dwelling types.

**Table 1** provides a zoning comparison of the ‘*R4*’ zone in relation to the proposed development.

| Table 1: Zoning Compliance Matrix R4 Zone    |                   |                      |                      |
|--|-------------------|----------------------|----------------------|
| Provision                                    | Required          | Severed Lot (Lot A)  | Retained Lot (Lot B) |
| Lot Area (min.)                              | 335m <sup>2</sup> | 432.85m <sup>2</sup> | 433.27m <sup>2</sup> |
| Lot Frontage (min.)                          | 10m               | 10.06m               | 10.06m               |
| Front Yard to Dwelling Unit (min)            | 4.5m              | >4.5m                | >4.5m                |
| Front Yard to Attached Garage (min.)         | 7m                | >7.0m                | >7.0m                |
| Side Yards (min.)                            | 1.2m              | >1.2m                | >1.2m                |
| Interior Side Yard to Attached Garage (min.) | 0.6m              | >0.6m                | >0.6m                |
| Rear Yard (min.)                             | 7m                | >7.0m                | >7.0m                |
| Lot Coverage (max. % of lot area)            | 45%               | <45%                 | <45%                 |
| Height of Main Building (max.)               | 10m               | <10.0m               | <10.0m               |

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 applications to create two (2) new residential lots.

The following summarizes the proposed lots:

- **Severed lot (Lot A):** Lot area of 432.85m<sup>2</sup> and 10.06m of lot frontage.
- **Retained Lot (Lot B):** Lot area of 433.27m<sup>2</sup> and 10.06m of lot frontage.

During the pre-consultation stages of this application comments from City staff provided comments regarding rezoning of the subject lands. It was noted that “Spot rezoning within the City of Barrie is not supported when the proposed rezoning may have negative impacts to the

surrounding neighbourhood context.” As demonstrated throughout this report, the rezoning of the subject lands will cause no negative impacts on the immediate surrounding area and overall character of the neighbourhood, the proposal does not require any special provisions to the R4 zone to permit the proposed development.

## 5.0 CONSULTATION

A neighbourhood meeting was held on March 7, 2023. The comments and questions raised have been consolidated below 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 R4 zone, however, are not proposed within the proposed development.

### Parking

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 2 parking spaces which reach 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 single detached dwellings has not been determined at this stage, however, the development will be designed to fit in with the existing character of the surrounding area and neighbourhood. Setbacks within the proposed R4 zone relative to the current R2 zone all provisions aside from lot area and frontage are the same including height.

### Access for Safety Vehicles

Concerns regarding if emergency vehicles will be able to access the proposed buildings as the subject site is located near a cul-de-sac.

Response: The application and concept plan will be circulated to emergency services to ensure safe access is provided.

## Infrastructure

Concern that the City's current infrastructure will not be able to support the additional buildings and associated use.

Response: The proposed new lots will be able to connect into existing water and sanitary services provided by the City and is not anticipated to have any negative impacts. A water servicing brief was completed by Tatham Engineering, further confirming that the proposed development will not have any negative effects on the City's infrastructure.

## 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 as set out in Section 2 of the Planning Act, inform the 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 lot fabric, scale, compatibility, and design with the rest of the street and 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.

In close proximity to public spaces and parks, active lifestyles are encouraged with reduced car reliance to access such amenities.

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 the 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.

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 further 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) 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 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. This supports a more diverse range and mix of housing options. The proposal provides for intensification by providing 2 single-detached dwellings on vacant 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 areas. 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 by providing for two 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 accommodating a range and mix of housing options and densities, diversifying the overall

housing stock of municipalities. The proposed development will provide for two 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 growth is directed to Settlements 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 Settlements also creates a more livable, compact, and complete urban structure through clever design and built form. Additionally, development within these areas supports active transportation 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 a complete community. The application is considered an intensification project, where the form of the development is supported by both Provincial and Municipal legislation. The Growth Plan places emphasis on optimizing the use of the 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 contributing to creating a complete community 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 (2022)**

The subject lands are designated as '*Neighbourhood Area*' on Map 2 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 (2.6.1). The proposal will keep the built form of the dwellings to match the character of the surrounding area.

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: No minor variances are required for the proposed development.

*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 existing 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 cul-de-sac road, the additional two single detached 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:

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 2km north 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 12 Ottaway Avenue in the City of Barrie.

The intent of the subject applications is to facilitate the development of two (2) single-detached dwellings. 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 my 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**



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

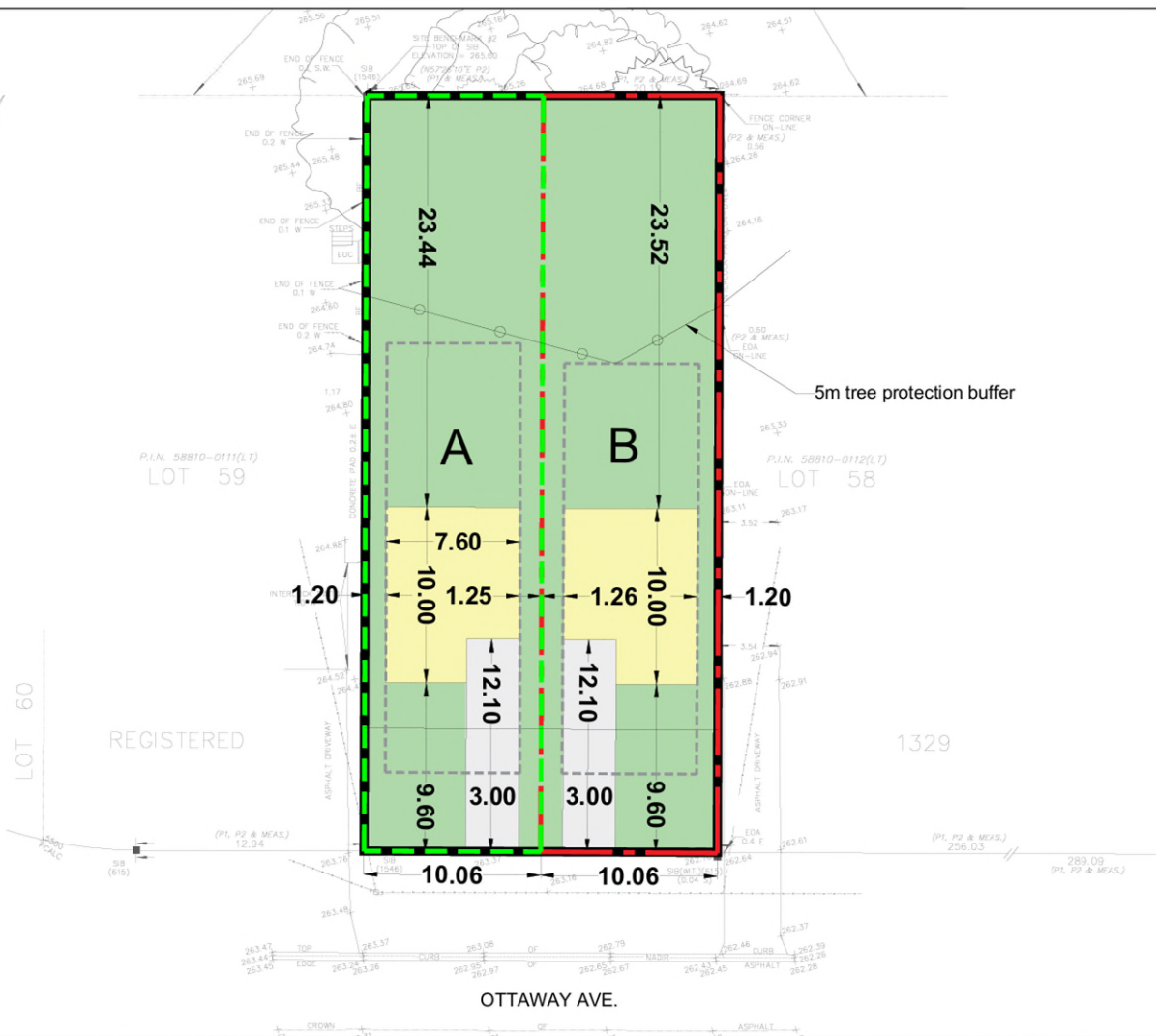


Adam Zigante, BES  
*Planner*

## **APPENDICES**

**Appendix 1**

Concept Plan



PART OF BLOCK C, REGISTERED PLAN 1329,  
CITY OF BARRIE,  
COUNTY OF SIMCOE

- LEGEND**
- Subject Site (866.12m<sup>2</sup>)
  - Retained Lot A:  
- Lot Area: 432.85m<sup>2</sup>  
- Zoning Envelope: 241.58m<sup>2</sup>
  - Severed Lot B:  
- Lot Area: 433.27m<sup>2</sup>  
- Zoning Envelope: 242.06m<sup>2</sup>
  - Limits of Development
  - Landscape Open Space
  - Potential Buildings

| RESIDENTIAL FOUR (R4) ZONE                    |                     |                      |                      |
|---|---------------------|----------------------|----------------------|
| Provisions                                    | Required            | Severed Lot (Lot A)  | Retained Lot (Lot B) |
| Lot Area (min.)                               | 335.0m <sup>2</sup> | 432.85m <sup>2</sup> | 433.27m <sup>2</sup> |
| Lot Frontage (min.)                           | 10.0m               | 10.06m               | 10.06m               |
| Front Yard (to dwelling) (min.)               | 4.5m                | >4.50m               | >4.50m               |
| Front Yard (to attached garage) (min.)        | 7.0m                | >7.00m               | >7.00m               |
| Interior Side Yard (min.)                     | 1.2m                | >1.20m               | >1.20m               |
| Interior Sideyard (to attached garage) (min.) | 0.6m                | >0.60m               | >0.60m               |
| Rear Yard (min.)                              | 7.0m                | >7.00m               | >7.00m               |
| Lot Coverage (max.)                           | 45%                 | <45%                 | <45%                 |
| Max Dwelling Height (max.)                    | 10.0m               | <10.00m              | <10.00m              |

Note: This drawing is for discussion purposes only. The information shown is approximate and subject to change.



Date: January 19, 2024      Drawn By: A.G.  
File: 22-1244      Checked By: J.H.

**IPS** INNOVATIVE PLANNING SOLUTIONS  
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
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 tel: 705-812-3281 fax: 705-812-3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

**PROPOSED CONCEPT PLAN**  
 12 OTTAWA AVENUE, BARRIE, ON

| No. | Date | Description | By |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |

## **Appendix 2**

Legal Survey



TOPOGRAPHIC SURVEY OF  
**BLOCK C**  
**REGISTERED PLAN 1329**  
**CITY OF BARRIE**  
**COUNTY OF SIMCOE**

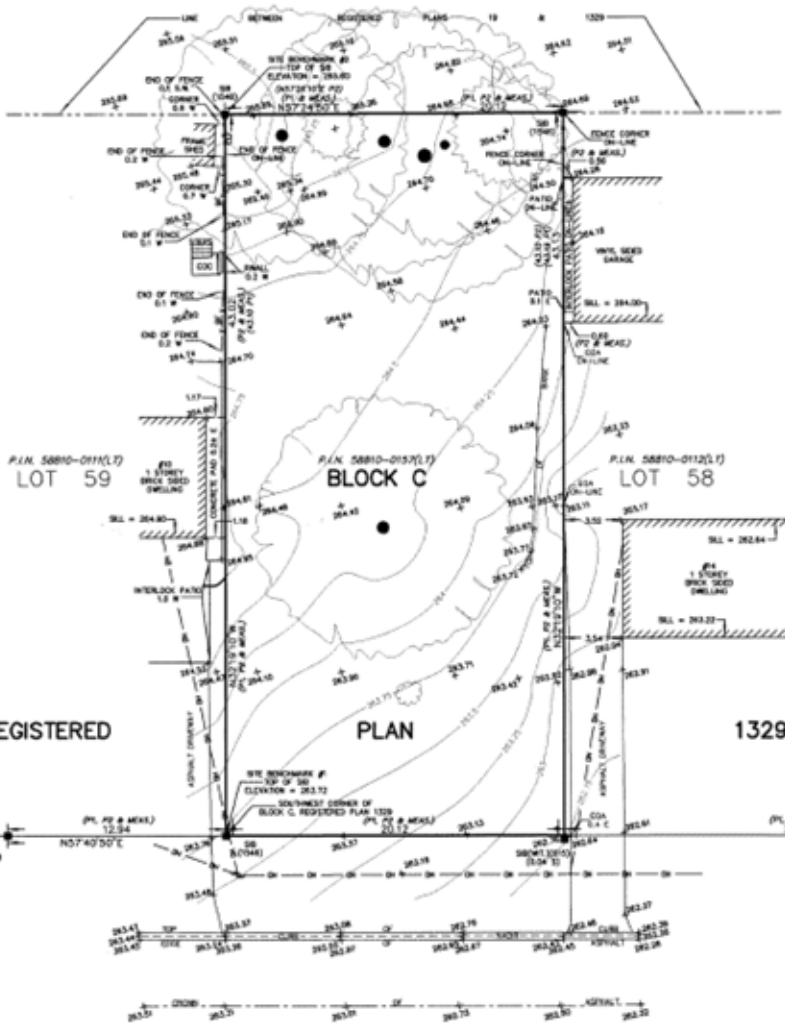
SCALE 1 : 200



RUDY MAK SURVEYING LTD.

REGISTERED PLAN 19

P.L.N. 58810-0150(L)7  
**PARK LOT 18**



P.L.N. 58810-0157(L)7  
**OTTAWA AVENUE**  
(BY REGISTERED PLAN 1329)

**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 2ND DAY OF MAY, 2023.

MAY 9, 2023

DATE

*[Signature]*  
 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 03120080019 AND 03120080044, UTM ZONE 17, MAD 83 (ORIGINAL).

FOR BEARING COMPARISONS, A ROTATION OF 0°54'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON (P1) & (P2).

**ELEVATION NOTE:**

ELEVATIONS ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM SPECIFIED CONTROL POINTS 03120080019 (ELEVATION=269.58, COVD=1928;1978) AND 03120080044 (ELEVATION=252.47, COVD=1928;1978).

**BENCHMARK #1**

SITE BENCHMARK IS THE TOP OF THE SB LOCATED AT THE SOUTHWEST CORNER OF BLOCK C, HAVING AN ELEVATION OF 263.72.

**BENCHMARK #2**

SITE BENCHMARK IS THE TOP OF THE SB LOCATED AT THE NORTHWEST CORNER OF BLOCK C, HAVING AN ELEVATION OF 265.60.

**THE DISTANCES NOTE:**

ALL TIES SHOWN AS N, S, E AND W PROJECTING.

**METRIC**

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

**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.

NO RESEARCH WITH RESPECT TO INCUMBENT RIGHTS OR INTERESTS CREATED PRIOR TO THE DRAWN PATENT HAS BEEN UNDERTAKEN.  
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**LEGEND**

- DENOTES FOUND SURVEY MONUMENT
- SB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- DENOTES FENCING
- CLF DENOTES CHAIN LINK FENCE
- BF DENOTES BOARD FENCE
- DENOTES UTILITY POLE
- DENOTES OVERHEAD WIRES
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- DENOTES BUSH
- (615) DENOTES J.H. DIAMOND, O.L.S.
- (1546) DENOTES RUDY MAK SURVEYING LTD.
- (WT.) DENOTES WITNESS
- (P1) DENOTES REGISTERED PLAN 1329
- (P2) DENOTES PLAN OF SURVEY BY RUDY MAK SURVEYING LTD. DATED: NOVEMBER 20, 1995.

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 2 2 0 8 0 2 4

*[Logo]*  
 THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1329, SECTION 84(1)

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

732 DUNLOP STREET WEST  
 BARRIE, ONTARIO L4N 9X1 (705) 722-3845  
 E-MAIL MAIL@MAKSURVEYING.COM

DRAWN BY: TM CHECK BY: GM FILE No. 15869

**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 12 Ottaway Drive from the 'Residential Single Detached Dwelling Second Density (R2)' zone to the 'Residential Single Detached Dwelling Fourth Density (R4)' 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 12 Ottaway Avenue.

**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 12 Ottaway Avenue from the 'Residential Single Detached Dwelling Second Density (R2)' zone to the 'Residential Single Detached Dwelling Fourth Density (R4)' zone.
2. **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.
3. **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



R2


R4

R2

Ottaway Avenue

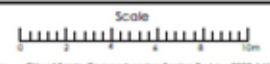
LEGEND

 SUBJECT LINES

 LINES TO BE REMOVED FROM RESIDENTIAL SINGLE DETACHED (ENVELOPING SECOND DENSITY) ZONE TO THE RESIDENTIAL SINGLE DETACHED (ENVELOPING FOURTH DENSITY) ZONE

SCHEDULE "A"  
ZONING BY-LAW AMENDMENT

12 Ottaway Avenue, Barrie ON  
Part of Block C, Registered Plan 1329,  
City of Barrie,  
County of Simcoe



Source: City of Barrie Comprehensive Zoning By-Law 2009-141  
Note: Information shown is approximate and subject to change

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Date: 2022-07-25 Drawn By: DS  
Plan: 22-1244 Checked: CM