



# 2 Arbour Trail Zoning Bylaw Amendment & Severance Applications

PLANNING JUSTIFICATION REPORT

IPS NO. 18-796

April 2020



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# TABLE OF CONTENTS

<b>1.0</b>	INTRODUCTION	1
<b>2.0</b>	SITE DESCRIPTION AND SURROUNDING LAND USES	3
<b>3.0</b>	DESCRIPTION OF DEVELOPMENT	6
	3.1 Zoning Bylaw Amendment	6
	3.2 Severance	6
	Table 1: R2 Zoning Matrix	7
	Table 2: R1 Zoning Matrix	7
	Table 3: Comparable Surrounding Residential Fabric	8
<b>4.0</b>	CONSULTATION	12
	4.1 PRE-CONSULTATION MEETING	12
	4.2 NEIGHBOURHOOD MEETING	12
<b>5.0</b>	PLANNING POLICY AND ANALYSIS	12
	5.1 THE PLANNING ACT	12
	5.2 THE PROVINCIAL POLICY STATEMENT (2014)	12
	5.2.1 THE PROVINCIAL POLICY STATEMENT (2020)	15
	5.3 THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE	16
	5.4 THE CITY OF BARRIE OFFICIAL PLAN	17
<b>6.0</b>	CONCLUSION	21

## FIGURES

<b>FIGURE 1:</b>	AERIAL VIEW OF SUBJECT LANDS
<b>FIGURE 2:</b>	SUBJECT LANDS CURRENT ZONING
<b>FIGURE 3:</b>	SURROUNDING LOTS OF SIMILAR FABRIC
<b>FIGURE 4:</b>	CONCEPTUAL SITE PLAN
<b>FIGURE 5:</b>	ZONING BY-LAW AMENDMENT
<b>FIGURE 6:</b>	SEVERANCE SKETCH

## APPENDICES

<b>APPENDIX 1:</b>	Severance Sketch
<b>APPENDIX 2:</b>	Conceptual Site Plan
<b>APPENDIX 3:</b>	Zoning By-law Amendment
<b>APPENDIX 4:</b>	Architectural Drawings

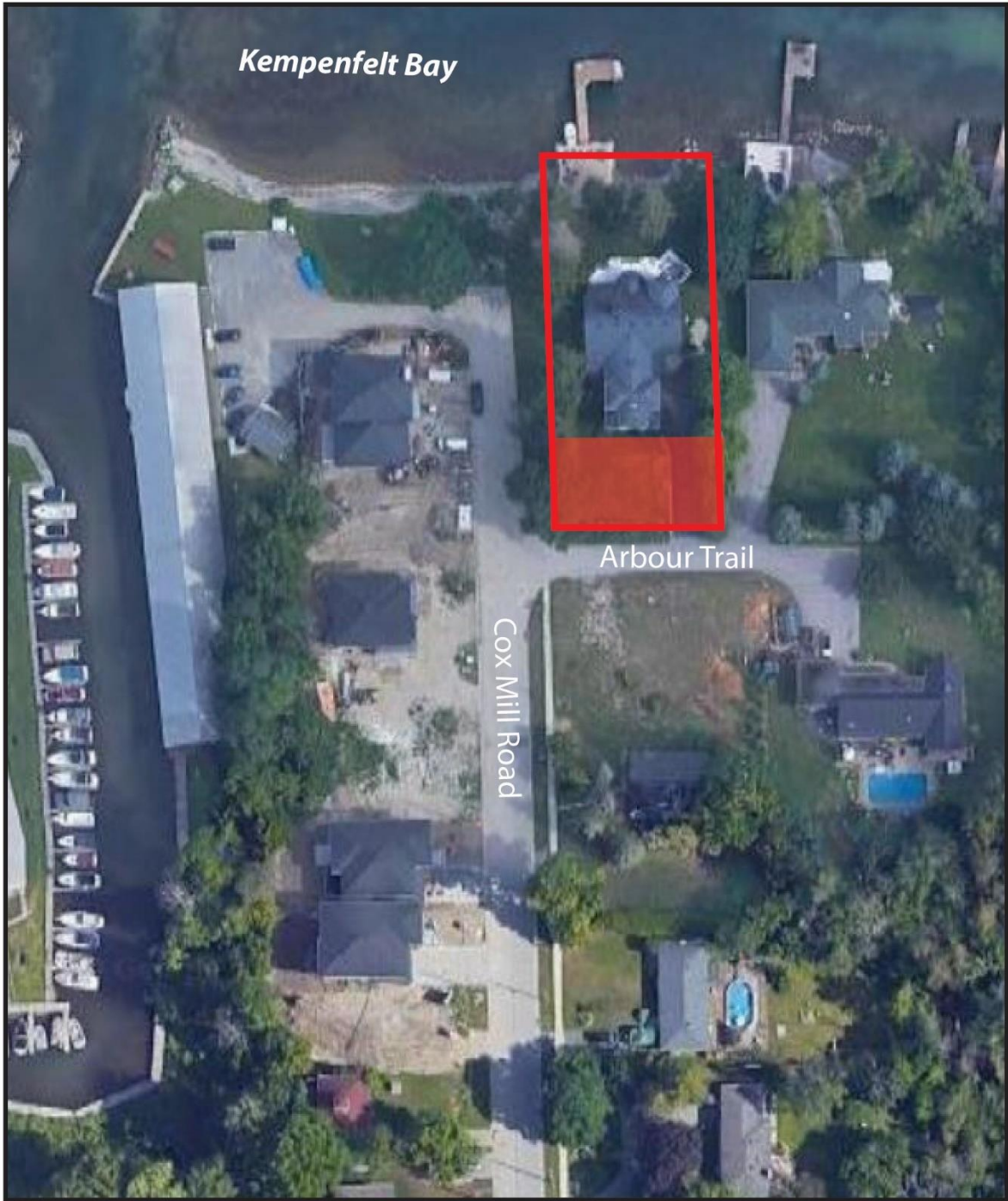
# 1.0 INTRODUCTION

Innovative Planning Solutions has been retained by Mark Porter to complete a Planning Justification Report in relation to Zoning By-law Amendment and Severance applications for lands located at 2 Arbour Trail, Barrie. The subject property is located adjacent to the intersection of Cox Mill Road & Arbour Trail. Figure 1 identifies the location of the subject property.

The purpose of these applications is to obtain the necessary Zoning and Consent approvals to accommodate one (1) new single-detached residential lot and dwelling. The proposed severed parcel is 537.1m<sup>2</sup> in size and would have approximately 17.6m of frontage on Cox Mill Road, while the retained parcel would be 1,470.8m<sup>2</sup> in size and have 48.7m of frontage on Cox Mill Road. Each of the proposed severed and retained lots would maintain contiguity with the surrounding neighbourhood lot fabric and character.

The following report will review the applicable policies found within the documents noted below to justify the application based on good planning principles:

- The Planning Act (as amended)
- Provincial Policy Statement (2014 & 2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- The City of Barrie Official Plan (2018)
- City of Barrie Zoning By-law 2009-141



Subject Property



Proposed Severed Parcel

Figure 1.

**AERIAL VIEW OF SUBJECT LANDS**

Source: Google Maps Aerial Imagery, 2020

Drawn By: TK

File: 18-796



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## 2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject lands are located at 2 Arbour Trail, along the southern shoreline of Kempenfelt Bay and at the intersection of Cox Mill Road and Arbour Trail. The lands are rectangular in shape and currently contain a single-detached dwelling on the northern portion of the property. It is the intent of these applications to retain the existing dwelling. The property currently features a large yard and driveway access on the southern side, closest to Arbour Trail. The topography of the site is relatively flat, generally sloping towards Kempenfelt Bay and toward Mill Road. Municipal water & sanitary services are available along Cox Mill Road.

The property is designated 'Residential' as per Schedule A of the City of Barrie Official Plan and 'Residential Single Detached Dwelling First Density' (R1) as per the City of Barrie Zoning By-law (Figure 2). The lands have a total area of 2,007.9m<sup>2</sup> with 30.48m of frontage on Arbour Trail and 66.3m of frontage on Cox Mill Road.

The subject property is located within a residential area consisting of a variety of single-detached dwellings & lots with significant variation in lot sizes, configurations and frontages. There is also significant variation in front yard setbacks within the area. Specifically, front yard setbacks in the neighbourhood range from approximately 3.5m to greater than 40 m. Over the past number of years, the surrounding neighbourhood has experienced significant change with pockets of single-detached residential redevelopment and intensification throughout.

Single-detached residential properties exist to the south, east and west. Directly across Cox Mill Road to the west exist nine (9) newly created single-detached residential properties which back onto Brentwood Marine (Figure 3). These nine lots and associated dwellings, as well as 403 Cox Mill Road, were approved for redevelopment and intensification by way of rezoning to the R2 zone and subsequent severances.

The surrounding area is comprised of the following:

- North:** Kempenfelt Bay
- East:** Single-detached residential uses.
- South:** Single-detached residential uses.
- West:** Single-detached residential uses and Pioneer Park.



Subject Property

Figure 2.

**SUBJECT LANDS CURRENT ZONING**

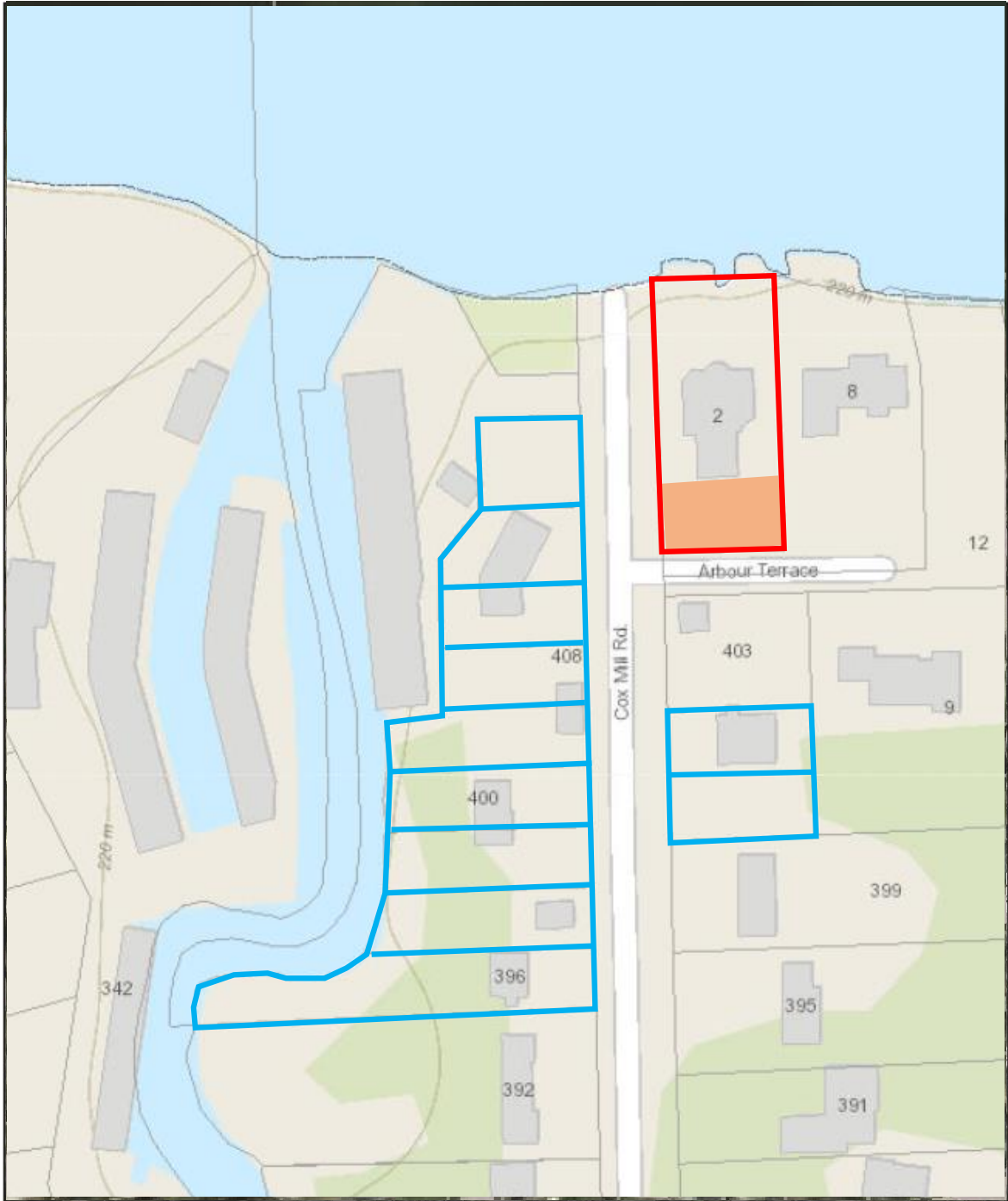
Source: City of Barrie Zoning By-law 2009-141

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	Subject Lands	<b>Figure 3.</b> <b>SURROUNDING LOTS OF SIMILAR FABRIC</b>	
	Proposed Severed Parcel	Source: Simcoe County Maps, 2019	
	Similar Lot Sizes and/or Frontages	Drawn By: TK	File: 18-796
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## 3.0 DESCRIPTION OF DEVELOPMENT

This proposal aims to create one (1) residential lot for one (1) new single-detached dwelling by way of rezoning and severance. The proposed severance of the southern portion of the parcel is required in order to separate the proposed new lot from the balance of the property, while the rezoning is required to accurately reflect the characteristics of the severed lot.

The severed parcel would have an area of approximately 537.1m<sup>2</sup> with 17.6 m of frontage on Cox Mill Road and 30.48m flankage on Arbour Trail. A copy of the Severance Sketch is provided under Appendix 1. The dwelling façade and garage would both face Cox Mill Road. Driveway access would be provided from Cox Mill Road as well.

The retained parcel would have an area of 1,470.8m<sup>2</sup>, with 48.7 m of frontage on Cox Mill Road. The existing dwelling on the retained parcel would be reconfigured in order to provide driveway and garage access from Cox Mill Road. In an effort to preserve as many trees as possible, the development concept proposes narrow driveway entrances which fan out to accommodate two vehicles in front of the double garages for both homes. A copy of the conceptual site plan is included under Appendix 2 and it is also depicted in Figure 4.

### 3.1 Zoning Bylaw Amendment

In order to facilitate the severance and new detached dwelling, a Zoning By-law Amendment is required to rezone a portion of the lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Single Detached Dwelling Second Density' (R2). As demonstrated by Table 1, the proposed severed parcel and concept plan satisfies all R2 zoning requirements with no special provisions requested. The retained parcel and associated dwelling would continue to meet all R1 zoning requirements, as demonstrated by Table 2. A copy of the Zoning By-law Amendment is provided in Appendix 3 and it is also depicted in Figure 5.

### 3.2 Severance

Concurrent with the Zoning Bylaw Amendment application, one severance application is being submitted in order to perfect the lot configuration shown in the concept plan. This application will sever the 2 Arbour Trail property in order to achieve one (1) new residential lot consistent with recently created R2-zoned residential lots in the immediate vicinity. The Severance Sketch is depicted in Figure 6. The lot fabric proposed provides the severed lot with similar, and in some cases larger, frontage and area as compared to other lots in the immediate vicinity along Cox Mill Road. Table 3 displays the approximate site statistics of comparable properties.

Many surrounding lots in the neighbourhood possess a similar scale of development and lot fabric to what is proposed, corresponding with Table 3. As evidenced by this data, lots of similar area, frontage, and configuration to that proposed by these applications can be found within direct vicinity of the subject lands, including directly across Cox Mill Road.

**Table 1: R2 Zoning Matrix**

<b>RESIDENTIAL SINGLE DETACHED DWELLING SECOND DENSITY (R2) ZONING MATRIX</b>		
	<b>REQUIRED</b>	<b>LANDS TO BE SEVERED</b>
LOT AREA (MIN.)	500 m <sup>2</sup>	537.1 m <sup>2</sup>
LOT FRONTAGE (MIN.)	15 m	17.6 m
FRONT YARD (MIN.)	4.5 m	5.3 m
INTERIOR SIDE YARD (MIN.)	1.2 m	1.2 m
EXTERIOR SIDE YARD (MIN.)	3.0 m	3.1
REAR YARD (MIN.)	7 m	≥ 7 m
DWELLING UNIT FLOOR AREA (MIN.)	90 m <sup>2</sup>	374 m <sup>2</sup>
LOT COVERAGE (MAX.)	45%	39.5%
BUILDING HEIGHT (MAX.)	10 m	< 10 m

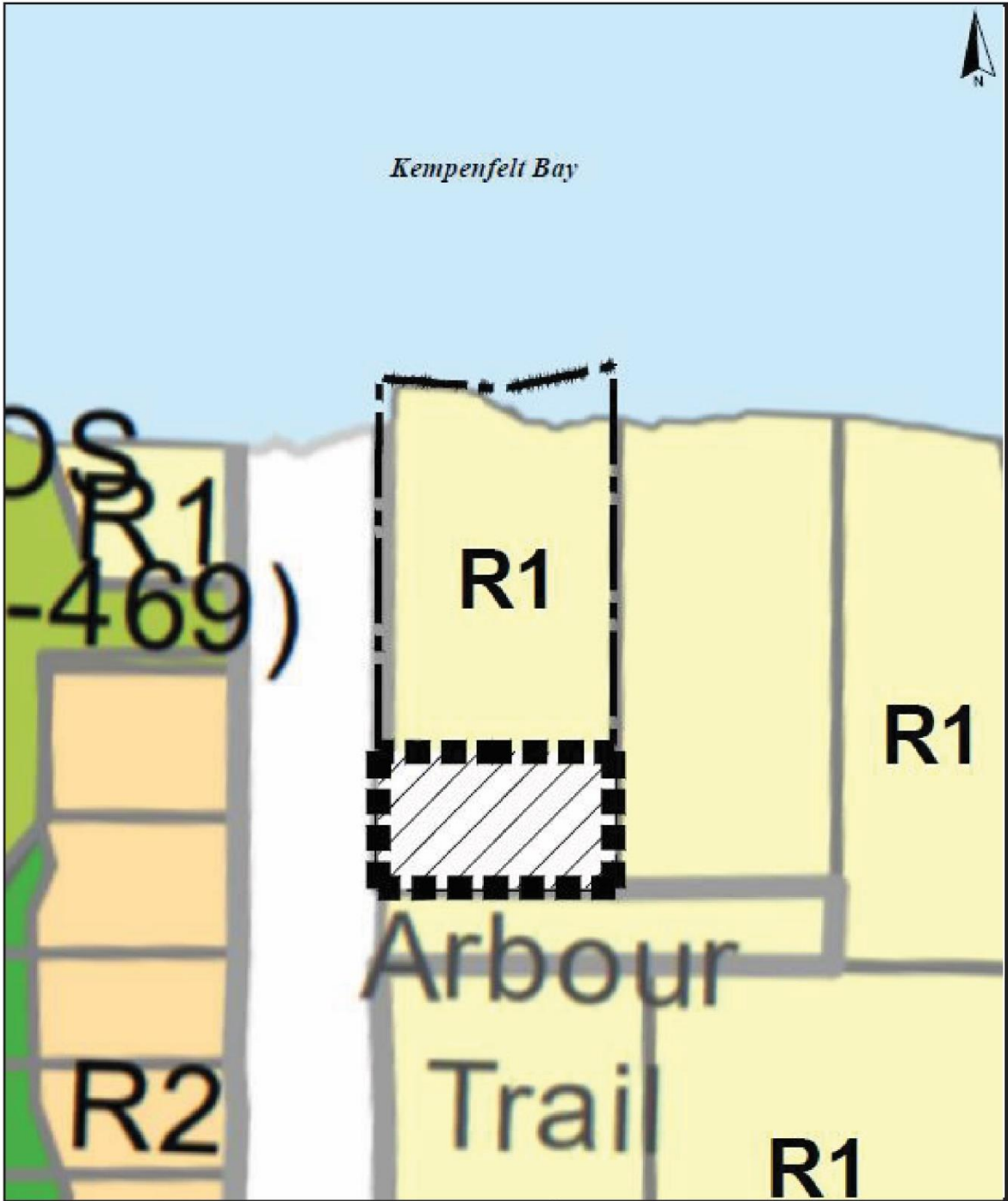
**Table 2: R1 Zoning Matrix**

<b>RESIDENTIAL SINGLE DETACHED DWELLING FIRST DENSITY (R1) ZONING MATRIX</b>		
	<b>REQUIRED</b>	<b>LANDS TO BE RETAINED</b>
LOT AREA (MIN.)	900 m <sup>2</sup>	1,470.8 m <sup>2</sup>
LOT FRONTAGE (MIN.)	22 m	48.7 m
FRONT YARD (MIN.)	4.5 m	7 m
INTERIOR SIDE YARD (MIN.)	1.2 m	1.2 m
EXTERIOR SIDE YARD (MIN.)	3.0 m	N/A
REAR YARD (MIN.)	7 m	7 m
DWELLING UNIT FLOOR AREA (MIN.)	110 m <sup>2</sup>	>110 m <sup>2</sup>
LOT COVERAGE (MAX.)	45%	22.6%
BUILDING HEIGHT (MAX.)	10 m	< 10 m

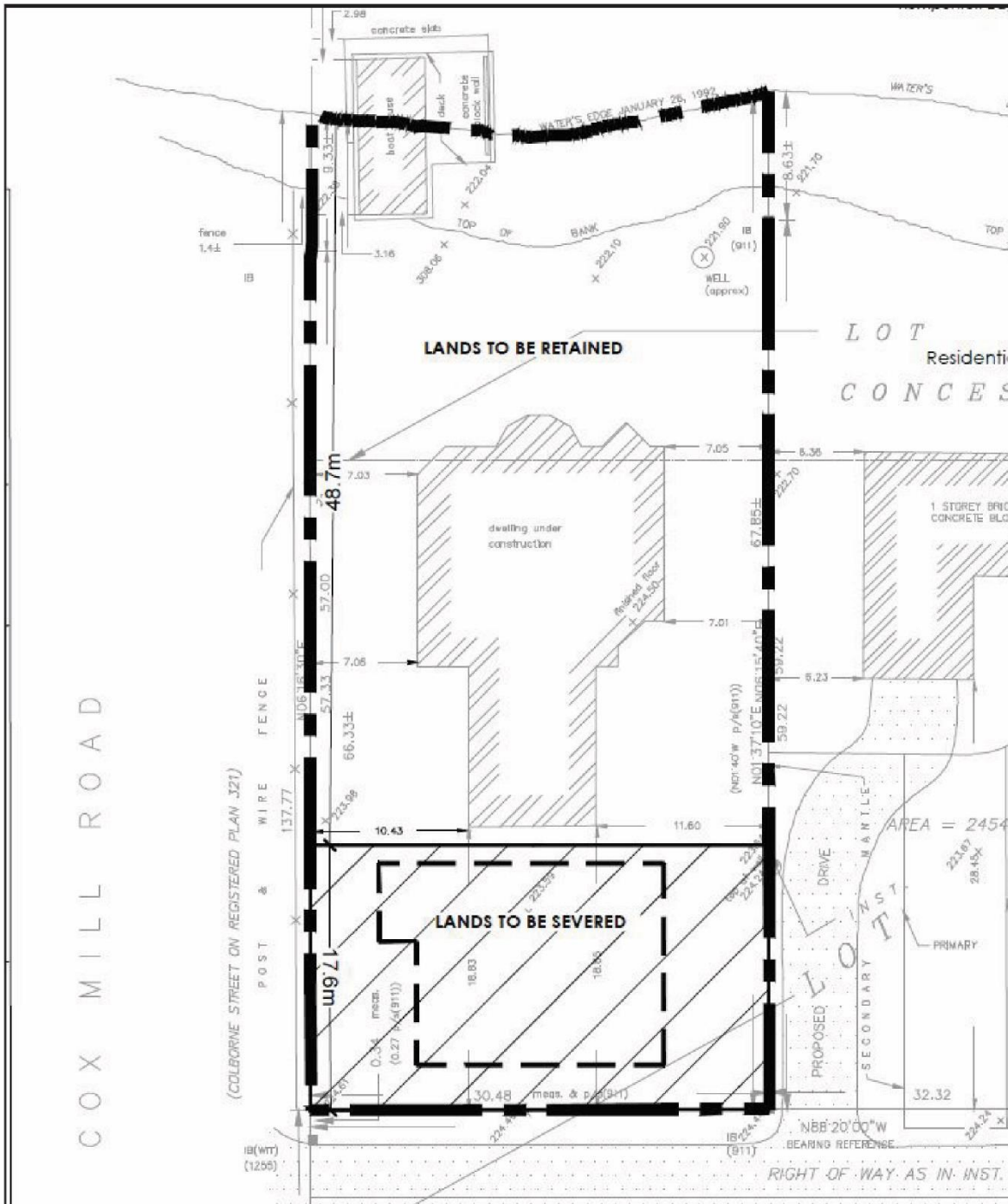
**Table 3:** Comparable Surrounding Residential Fabric (see figure 3)

<b>COMPARABLE SURROUNDING RESIDENTIAL LOTS</b>		
<b>MUNICIPAL ADDRESS</b>	<b>APPROXIMATE</b>	
	<b>AREA (SQUARE METRES)</b>	<b>FRONTAGE (METRES)</b>
LANDS TO BE SEVERED	537.1	17.6
LANDS TO BE RETAINED	1,470.8	48.7
LOT 1 COX MILL ROAD	585	22.5
LOT 2 COX MILL ROAD	636	19.15
LOT 3 COX MILL ROAD	549	15.0
LOT 4 COX MILL ROAD	549	15.0
LOT 5 COX MILL ROAD	716	15.0
LOT 6 COX MILL ROAD	773	15.0
LOT 7 COX MILL ROAD	776	15.0
LOT 8 COX MILL ROAD	791	15.0
LOT 9 COX MILL ROAD	1313	15.0
403A COX MILL ROAD	591	16.16
403B COX MILL ROAD	591	16.16





	Subject Site (Area: 2, 007.9m <sup>2</sup> )	<p>Figure 5. <b>ZONING BY-LAW AMENDMENT</b></p>	
	Lands to be Rezoned from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Single Detached Dwelling Second Density' (R2). (Area: 537.1m <sup>2</sup> )		Source: City of Barrie Zoning By-law 2009-141
		Drawn By: TK	File: 18-796
		<b>INNOVATIVE PLANNING SOLUTIONS</b> <small>PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS</small>	



**SUBJECT LANDS**  
 Lot Area: ±2,007.9m<sup>2</sup> (0.5ac)  
 Lot Frontage: ±30.48m



**LANDS TO BE SEVERED**  
 Lot Area: ±537.1m<sup>2</sup> (0.1ac)  
 Lot Frontage: ±17.6m



**LANDS TO BE RETAINED**  
 Lot Area: ±1,470.8m<sup>2</sup> (0.4ac)  
 Lot Frontage: ±48.7m

**Figure 6.**  
**SEVERANCE SKETCH**

Source: City of Barrie Zoning By-law 2009-141

Drawn By: TK

File: 18-796



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## **4.0 CONSULTATION**

### **4.1 PRE-CONSULTATION MEETING**

A pre-consultation meeting was held with planning staff on November 7<sup>th</sup>, 2019 to discuss the merits of the application. Below is a summary of completed documents which were identified by Planning staff as being required for complete submission in addition to this planning report:

- Functional Servicing and Stormwater Management Plan/Report (prepared by WMI Engineering)
- Natural Heritage Evaluation (prepared by Riverstone Environmental)
- Tree Inventory/Assessment & Tree Preservation/Removal Plan (prepared by Riverstone Environmental)

### **4.2 NEIGHBOURHOOD MEETING**

A neighbourhood meeting was held on Wednesday, January 29, 2020 at St. Paul's Anglican Church. Four (4) residents were in attendance and several questions were asked regarding lot sizing and setbacks, along with tree impact along the western property line. A Tree Inventory and Preservation Plan has been prepared by Riverstone Environmental and is submitted under separate cover.

## **5.0 PLANNING POLICY AND ANALYSIS**

Section 7.0 will outline the applicable planning policies relevant to the proposed Zoning By-law Amendment and Severance application. Each subsection will provide a review of applicable policies and provide justification where needed to support the application's alignment with these provisions.

### **5.1 PLANNING ACT**

The Planning Act (The Act) is provincial legislation that describes how land uses are controlled, and by whom. 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 policy framework focussed on provincial interests and fairness.

Section 2 of The Act specifies that all parties partaking in land use planning activities under the Act shall have regard to matters of provincial interest. These interests include:

- the protection of natural areas and features;
- the orderly development of communities;
- the full range of housing;
- the appropriate location of growth and development, and;
- the promotion of a built form that is well-designed.

The proposed development will not impact natural areas or features, provides compatible, orderly development to adjacent land uses, increases options for housing, is appropriately located with a primary settlement area, and will deliver a built form that is well-designed and reflective of the existing housing stock in the area. A natural Heritage Evaluation has been prepared by Riverstone Environmental and is submitted under separate cover.

Section 53 of The Act details the conditions under which a Consent can be granted and states that it must be proper and orderly development. The proposed development represents orderly development given the neighbouring land uses and character.

The Planning Act well establishes the Province's Interests in land use planning and these interests are adhered to with the applications and presented.

## **5.2 PROVINCIAL POLICY STATEMENT (2014)**

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development. It sets the policy foundation for regulating the development and use of land in Ontario. Settlement areas are stated to be the focus of growth and development and land use patterns should reflect a range of uses and provide opportunities to accommodate redevelopment and intensification. The PPS has been reviewed relative to these applications, with particular emphasis on the following sections:

- 1.1 Managing and Directing Land Use
- 1.4 Housing
- 1.6 Infrastructure and Public Service Facilities
- 1.7 Long-Term Economic Prosperity
- 2.1 Natural Heritage
- 3.1 Natural Hazards

Section 1.1.1 promotes efficient development and land use patterns that sustain the financial wellbeing of the Province and municipalities. This section also requires that an appropriate range and mix of residential, including second units, be provided to meet

long-term needs. The application proposes small-scale residential development where it can be adequately accommodated and represents more efficient use of the land. This helps to sustain the financial health of the City of Barrie and the Province. The proposed single-detached housing type will complement and reflect the built form of the neighbourhood.

Section 1.1.1 discourages development and land use patterns that may cause environmental or public health and safety concerns and promotes cost-effective development that minimizes land consumption and servicing costs. Finally, it promotes development and land use patterns that preserve biodiversity. No impact is anticipated on public health and safety and as the natural Heritage Evaluation demonstrates, the proposed development would not negatively impact natural heritage features. The proposed development efficiently utilizes the subject lands along with existing services and infrastructure.

Section 1.1.3 states that settlement areas shall be the focus of growth and development and their regeneration shall be promoted. Further, it states that land use patterns should be based on the efficient use of land and resources and be appropriate for the infrastructure and public service facilities planned or available. Planning authorities must also identify appropriate locations and propose opportunities for intensification and redevelopment where it can be appropriately accommodated. The development proposal satisfies Section 1.1.3 by introducing new infill development at a scale appropriate for the neighbourhood and the public water, sewer and road infrastructure is available.

Section 1.4.3 requires that municipalities provide for an appropriate range and mix of housing types and densities, permit and facilitate all forms of residential intensification and direct new housing to locations where servicing can be provided. Section 1.4.3 also promotes new housing which effectively uses land and infrastructure. The application proposes a detached dwelling unit in keeping with the neighbourhood character, while providing a new housing opportunity on a small scale. The proposed new dwelling promises to be municipally serviced, while also offering the opportunity for accommodating a secondary dwelling unit should the future owner so choose.

Section 1.6.6.1 promotes the direction of expected growth or development in a manner which optimizes municipal sewage water services. Similarly, section 1.7.1 encourages optimizing the long-term availability and use of land, resources and infrastructure and place-making by promoting well-designed built forms which conserves the character of built and natural features. The property is connected to full services and will use existing municipal sanitary/storm sewers and watermain, thereby promoting cost efficiency. The development concept presents an opportunity to provide an additional dwelling unit within Barrie's built-up area, providing two lots and a new residence which will fit the neighbourhood in size, type and design.

Section 2.1.1 requires the protection of natural features and areas over the long-term. Section 2.2.1 requires the identification and protection of water resource systems including groundwater features, hydrologic functions, and surface water features and shoreline areas. Section 3.1 does not permit development within hazardous lands adjacent to large inland lakes which are impacted by flooding and erosion hazards. The proposed dwelling is located completely outside of the flood hazard area, however the lake Simcoe Protection Plan (LSPP) requires the preparation of a Natural Heritage Evaluation of the application for site alteration within 120m of a key natural resource or hydrologic feature. A Natural Heritage Evaluation has been prepared by Riverstone Environmental and is submitted under separate cover.

In accordance with the above, the proposed rezoning and severance applications are consistent with the Provincial Policy Statement (2014).

### **5.2.1 PROVINCIAL POLICY STATEMENT (2020)**

The following is a review of applicable changes introduced in the 2020 PPS.

The Province's Vision Statement (Part IV) now encourages municipalities to permit residential intensification in order to respond to current and future needs. The subject property represents a prime opportunity for reasonable infill and intensification within the built-up area and provides an additional detached dwelling while complying with all applicable zoning standards.

Section 1.1.1 part (e) now promotes transit-supportive development, intensification and optimization of infrastructure to minimize land consumption and servicing costs. Similarly, Section 1.4.3 part (e) now requires that municipalities mandate transit supportive development and prioritize intensification. The development concept as proposed provides an additional dwelling unit without requiring additional land or infrastructure, minimizing servicing costs and improving efficiency. Development of this nature represents an appropriate level of intensification within an established low-density residential neighbourhood which also improves the viability of public transit.

Section 1.7.1 part (b) encourages residential uses which respond to a dynamic market and provide the necessary housing supply while Part (i) encourages the protection of agricultural resources. The applicant proposes to introduce an additional detached home to the market which has the potential to include a second suite. A second suite would provide an additional rental unit to the market and provide the owner(s) of the home an alternate source of income.

For these reasons, the subject applications are consistent with the 2020 Provincial Policy Statement.

### **5.3 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2019)**

The Growth Plan for the Greater Golden Horseshoe provides a framework for implementing Ontario's vision for building strong, prosperous communities by managing growth. It establishes a long-term framework for where and how the region grows. The subject site is within the delineated built-up area of the City of Barrie. The Growth Plan has been reviewed relative to these applications, with particular emphasis on the following sections:

- 1.2.1 Guiding Principles
- 2.2.1 Managing Growth
- 2.2.2 Delineated Built-up Area
- 2.2.6 Housing
- 3.2.6 Water and Wastewater Systems
- 4.2.1 Water Resource Systems

Section 1.2.1 states that intensification and higher densities should be prioritized to make efficient use of land and infrastructure, support transit viability, promote healthy and active living and meet the needs of daily living. Further, it requires municipalities to support a range and mix of housing options, including second units, to serve all sizes, incomes, and ages of households. The creation of one new infill residential lot which can be municipally serviced, and is near public parks and recreational areas, is supportive of these goals.

Section 1.2.1 also requires the use of different approaches to manage growth that recognize the diversity of communities in the GGH, while protecting and enhancing natural heritage, hydrologic, and landform systems, features, and functions. The proposed addition of one new residential lot and dwelling respects the character of the existing neighbourhood and represents an appropriate level of growth in the area. All natural and environmental features and functions will be protected, with no impact anticipated from the proposed development.

Policies within 2.2.1.2 direct growth to settlement areas with existing water servicing that can support complete communities, focused in delineated built-up areas and strategic growth areas. By utilizing existing infrastructure and by being in a built-up area serviced by transit, and that is near parks and schools, the proposal conforms to this policy.

Section 2.2.2 applies a minimum intensification target of 50% of all new residential development in the City of Barrie be within the delineated built-up area. This application proposes the development of an additional dwelling unit within Barrie's delineated built-up area and supports this intensification target.

Section 2.2.6 requires that upper and single-tier municipalities support housing choice through intensification and planning for a range and mix of housing types and densities, including second suites. This includes the development of a range of unit sizes to accommodate a range in household sizes and incomes. The application proposes modest intensification within the built-up area, introducing an additional detached dwelling, with opportunity for the incorporation of a secondary dwelling unit, to the market area.

Section 3.2.6 promotes optimized and efficient municipal water and wastewater systems which generate enough revenue to recover the costs of providing the services. This application proposes an additional dwelling unit on existing municipal services which will increase the infrastructure efficiency while providing additional municipal tax revenue.

Section 4.2.1 directs the coordination between municipalities and conservation authorities to protect and enhance watersheds and water quality. 4.2.4 (1). Outside settlement areas, a proposal for new development or site alteration within 120m of a key natural heritage feature within the Natural Heritage System for the Growth Plan or a key hydrologic feature will require a natural heritage evaluation or hydrologic evaluation that identifies a vegetation protection zone. As directed by the aforementioned and in accordance with LSRC comments, Riverstone Environmental has prepared a scoped Natural Heritage Evaluation which is submitted under separate cover.

Per Schedule 3 of the Growth Plan, the City of Barrie is expected to reach a population of 253,000 by 2041. As provincial policy dictates, the City of Barrie must provide for residential intensification within their built boundary to accommodate much of this growth. This application provides increased housing stock by way of appropriately scaled infill and meets municipal and provincial growth targets while preserving neighbourhood character.

The proposed development conforms to the Growth Plan for the GGH.

## **5.4 CITY OF BARRIE OFFICIAL PLAN**

The City of Barrie's Official Plan provides general policy direction and establishes a long-term vision for land use planning and resource management for the municipality. The subject property is designated 'Residential' per Schedule 'A' of the City's Official Plan. The City of Barrie Official Plan has been reviewed relative to these applications, with particular emphasis on the following sections:

- 3.1 Growth Management
- 3.3 Housing

- 3.5 Natural Heritage, Natural Hazards and Resources
- 4.2 Residential
- 5.1 Servicing
- 6.2 Lot Creation
- 6.5 Urban Design Guidelines

Section 3.1.1 directs growth to take advantage of existing services and infrastructure where possible. The proposed development will utilize full municipal services, including water, storm and sanitary services. Natural gas and electricity can be provided by the local utility companies.

Section 3.3.1 requires the provision of an appropriate range of housing types, unit sizes, affordability and tenure at various densities and scales that meet the needs and income levels of current and future residents. Further, municipalities are required to ensure that the quality and variety of the housing stock is maintained and improved. The area has a variety of housing types and densities and the proposed development maintains the single-detached character of the area, while introducing new housing stock. This proposed development would complement several newly constructed homes along Cox Mill Road, as well as several that are currently in the process of being constructed.

Section 3.3.1 promotes building designs and densities for new housing which efficiently use land, resources, infrastructure and public service facilities. New housing development must be directed towards locations where appropriate levels of infrastructure and public service facilities are or will be available. The proposed development will efficiently utilize the subject lands while minimizing servicing costs by utilizing existing infrastructure. Services and infrastructure in the area have the capacity to accommodate future development.

Section 3.3.2 encourages residential revitalization and intensification throughout the built-up area to support the viability of healthy neighbourhoods and provide opportunities for a variety of housing types. The proposed development represents a low-impact form of intensification, is small in scale, and generates efficient use of the property.

The City of Barrie is experiencing significant population growth and will continue to do so in the coming decades. Accommodating this growth poses challenges, not the least of which is maintaining an adequate supply of affordable housing stock. The City has a goal of achieving a minimum of 10% of all new housing units to be affordable. In the case of homeownership, the city's official plan and the provincial policy statement define affordable housing as housing for which the purchase price results in annual accommodation costs that do not exceed 30% of gross annual income for low to

moderate income households. In the case of rentals, affordable housing is defined as a unit in which rent does not exceed 30% of the gross annual income for low and moderate-income households or is below the average market rent for a unit in the regional market area. While the goal of achieving 10% of the units being affordable cannot be achieved at the scale of development proposed (i.e. the creation of one new single-detached dwelling), the application proposes the introduction of an additional dwelling unit into the market, adding to the available housing stock and contributing to the relief of market pressures borne by limited supply.

Part (b) of Section 3.3.2 encourages low, medium and high-density development which facilitates the availability of affordable housing. The proposed single-detached dwelling has the potential to include a secondary dwelling unit would provide an additional rental unit and increase affordable housing options in the area as permitted in Part (e), and as established through the affordable housing act, 2011. The City of Barrie's Affordable Housing Strategy identifies second suites as one of the least expensive ways to increase the stock of affordable rental housing. This would provide the homeowner(s) with a source of revenue to potentially help pay down a mortgage while offering one new rental unit to the market and diversifying the housing stock in the neighbourhood. An integrated second suite is also an attractive proposition for homeowners with extended families or elderly relatives who require affordable accommodation nearby. This can be achieved while maintaining a fully integrated and compatible built form to the predominantly low-density, single-detached residential nature of the neighbourhood.

Section 3.5.2 requires the protection of the natural environment and its ecological functions including watersheds, groundwater and surface water when reviewing plans and development applications. Section 3.5.2 also directs partnerships between the City of Barrie and local conservation authorities on floodplain management. Per LSRCA comments, a natural heritage evaluation has been prepared by Riverstone Environmental and is submitted under separate cover.

Section 4.2.1 states that the location and design of residential development should be planned to enhance compatibility between dwelling types at different densities. The area has a wide variety of housing types and densities, and the proposed built development promises to seamlessly blend in with that existing character.

Section 4.2.2 requires that uses in the Residential designation have full municipal sewer and water services. The proposed development promises to utilize existing municipal services. No expansion to these services is required. It is also stated in section 4.2.2 that intensification can be achieved through infill and redevelopment to promote an increase in densities and achieve a desirable compact urban form and support efficiencies and transit use. The proposed development will maximize efficient land use through modest, appropriate infill and service levels.

Section 6.2.1.1 of the Official Plan requires the lot size, frontage and configuration of both the severed and retained lots to be in keeping with existing, proposed and anticipated development in the area. The proposed development creates one new residential parcel possessing similar (or larger in some cases) lot size, frontage, and configuration as compared to residential lots within the surrounding neighbourhood.

Section 6.5 details the City's urban design guidelines. A goal of these guidelines as stated in Section 6.5.1 (a) is to provide a framework for the development of an aesthetically pleasing urban environment. Section 6.5.2.1 (b) intends for co-operation between the City staff, developers, landowners and residents to achieve the City's urban design objectives. Design-related staff comments through pre-consultation as well as comments from residents in attendance at the neighbourhood meeting have been considered.

Section 6.5.2.2 promotes buildings with design which complement and contribute to the neighbourhood. The neighbourhood is generally characterized as established low-density, single-detached residential; however, it is also evolving with areas of redevelopment and intensification throughout. Particularly noteworthy are the nine properties on the west side of Cox Mill Road as well as 403 Cox Mill Road, directly west and south of the subject site, respectively. Similar to the development as proposed, these properties feature comparable lot sizes and frontages under the R2 zone and contain two-storey dwellings with two-car garages. The proposed dwelling will take design characteristics from these recent builds while respecting the neighbourhood character, offering high-quality design details which capture visual interest.

Section 6.5.2.2 also recommends that all visible sides of a building should be finished similarly to the front, and corner locations should emphasize the building through architectural interest and landscaping, not the car. The importance of corner lots with landscaping, architectural elements façade treatments and building materials which enhance the intersection is recognised and will be a key consideration through the design process. Conceptual building elevations and floor plans have been prepared by M.K. & Company and can be found in Appendix 4. As demonstrated by the conceptual drawings, the development proposal provides opportunity to integrate view corridors for the future residents of the home which take advantage of its proximity to Kempenfelt Bay. Habitable living space will extend closer to the Cox Mill Road Frontage than the garage to de-emphasize the car.

The severed and retained lots as proposed meet the required exterior side yard setback near Arbour Trail and allow for the retention of the window which is existing to the garage of the retained dwelling, as interior side yard setbacks meet the minimum requirement. The new dwelling will be similar in height to newer builds in the immediate area and will not cause any shadowing concerns. As previously mentioned, it is proposed that the driveway to the existing dwelling would be relocated from Arbour

Trail to have direct access from Cox Mill Road. The existing front entry door and garage would also be relocated and reconfigured by a new entrance door and two garage doors facing Cox Mill Road. This makes better use of the Cox Mill Road frontage as the existing home would face the public street which is not currently the case.

Section 6.5.2.2 (d) requires the protection of trees, hedgerows and other natural components and their incorporation into the design, where possible. Driveway locations and orientations for both the retained and severed properties were planned in an effort to retain as many trees along the western property boundary as possible. A Tree Inventory and Preservation Plan has been prepared by Riverstone Environmental and is submitted under separate cover.

Section 6.5.2.2 (f) requires the consideration of utility locations both within the public right-of-way and on private property with any necessary easements. Utilities must be clustered where possible to minimize their visual impact. Section 6.5.2.3 (g) promotes the achievement of energy efficient urban design through a compact urban form. This application proposes to make better use of an existing lot and provide an additional dwelling unit to a neighbourhood, while ensuring a complementary built form and design.

For the above stated reasons, the proposed development conforms to the City of Barrie Official Plan.

## **6.0 CONCLUSION**

The subject applications propose to create one (1) new residential lot to accommodate one (1) new single-detached dwelling in a neighbourhood experiencing redevelopment and intensification. To facilitate development, portion of the subject property is proposed to be rezoned from R1 to R2, followed by a severance of the portion of land rezoned to R2. No special provisions to the zoning are requested as both the severed and retained lots promise to satisfy all of their respective zoning standards. Many similarly sized and configured lots in the neighbourhood have been approved in recent memory, through rezoning and subsequent severance.

Given that lots with similar characteristics are pre-existing in the area, while new and architecturally diverse homes are also being constructed in the area, it is reasonable to suggest that the character of the community will be maintained by the proposed development. The proposal represents intensification at a small scale that is sensitive to the community it is proposed within. This application provides for appropriate growth while protecting and maintaining existing character of the area.

The justification for the approval of the Zoning By-law Amendment and Severance applications is based on their conformity with the goals and objectives of the Planning

Act, Provincial Policy Statement, Provincial Growth Plan, the City of Barrie Official Plan and the City of Barrie Zoning By-law 2009-141. It is our professional opinion that the following applications conform to the applicable planning policies and represent good planning.

Respectfully submitted,

**Innovative Planning Solutions**



Cameron Sellers, BBA  
Associate



Tyler Kawall, BES  
Planner

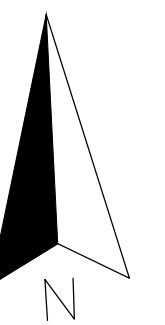
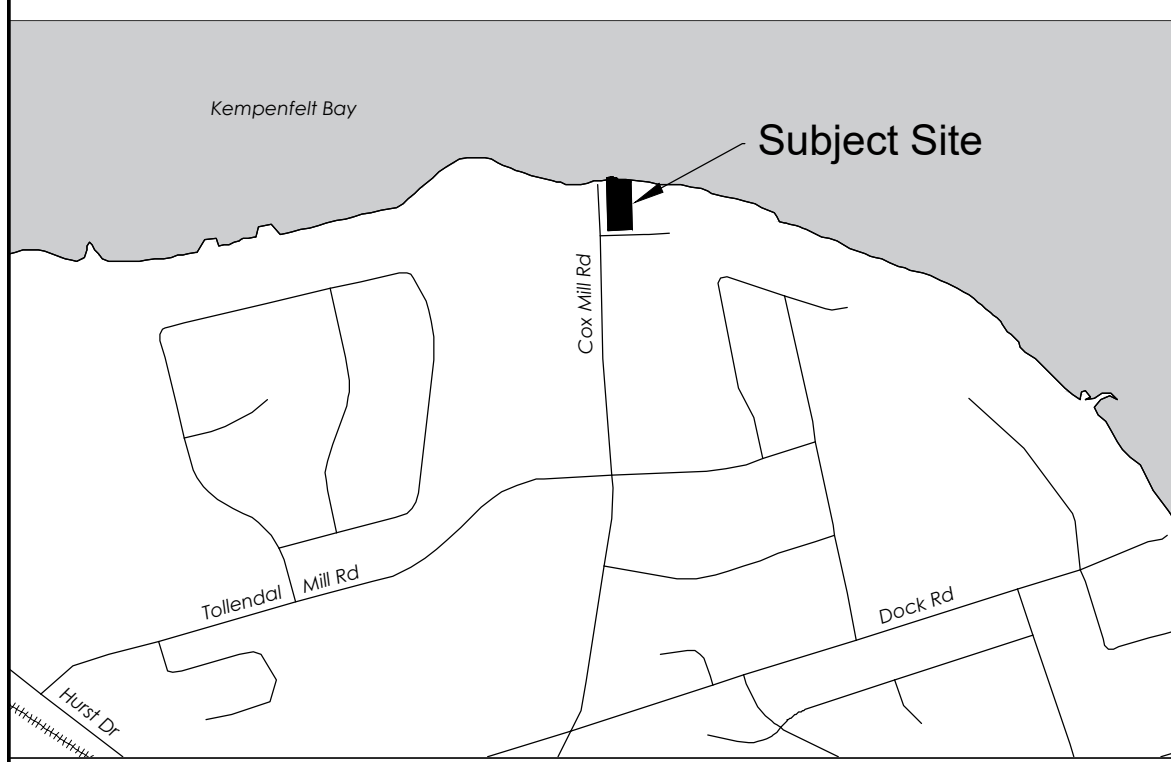
**APPENDIX 1:**  
*SEVERANCE SKETCH*



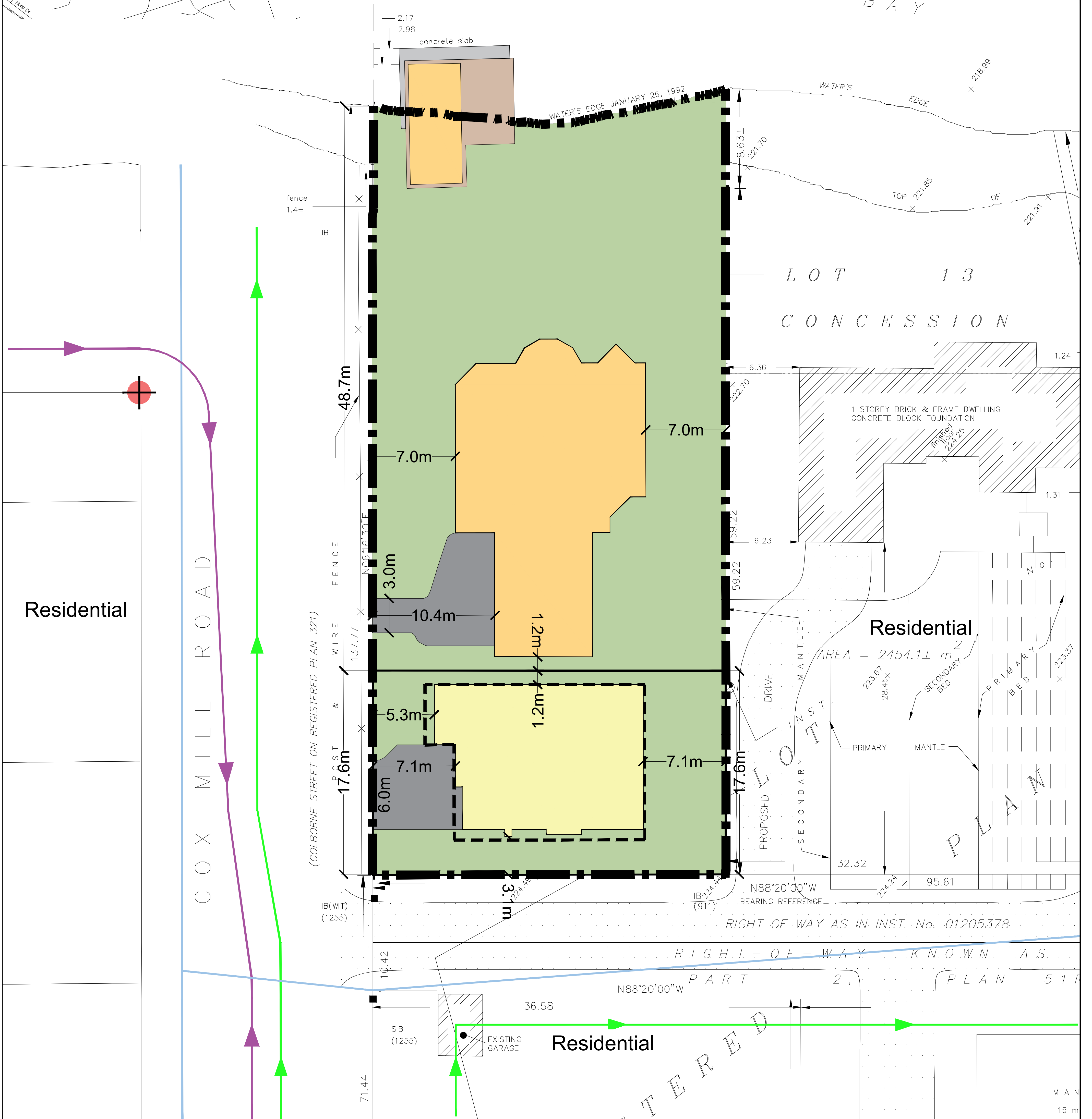
**APPENDIX 2:**  
*CONCEPTUAL SITE PLAN*

KEY MAP

Scale: 1:10,000



KEMPENFELT BAY



ZONING TABLE: R1 (Retained Lot)		
PROVISION	REQUIRED	PROVIDED
Lot Area (min.)	900.0m <sup>2</sup>	1,470.8m <sup>2</sup>
Lot Frontage (min.)	22.0m	48.7m
Front Yard to Dwelling Unit (min.)	4.5m	7.0m
Front Yard to Attached Garage (min.)	7.0m	10.4m
Interior Side Yard (min.)	1.2m	1.2m
Interior Side Yard to Attached Garage (min.)	0.6m	N.A.
Exterior Side Yard (min.)	3.0m	N.A.
Rear Yard (min.)	7.0m	7.0m
Dwelling Unit Floor Area (min.)	110.0m <sup>2</sup>	> 110.0m <sup>2</sup>
Lot Coverage (max)	45.0%	22.6%
Height of Main Building (max.)	10.0m	<10.0m
Full Municipal Services (5.2.2.1)	Required	Required
Front Yard Parking Coverage (max.)(5.3.6.1a)	50.0%	17.7%

ZONING TABLE: R2 (Severed Lot)		
PROVISION	REQUIRED	PROVIDED
Lot Area (min.)	500.0m <sup>2</sup>	537.1m <sup>2</sup>
Lot Frontage (min.)	15.0m	17.6m
Front Yard to Dwelling Unit (min.)	4.5m	5.3m
Front Yard to Attached Garage (min.)	7.0m	7.1m
Interior Side Yard (min.)	1.2m	1.2m
Interior Side Yard to Attached Garage (min.)	0.6m	N.A.
Exterior Side Yard (min.)	3.0m	3.1m
Rear Yard (min.)	7.0m	7.1m
Dwelling Unit Floor Area (min.)	90.0m <sup>2</sup>	374.0m <sup>2</sup> (2 storeys)
Lot Coverage (max)	45.0%	39.5%
Height of Main Building (max.)	10.0m	<10.0m
Full Municipal Services (5.2.2.1)	Required	Required
Front Yard Parking Coverage (max.)(5.3.6.1a)	50.0%	44.0%

Legend

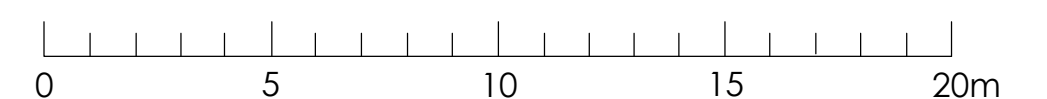
- Subject Site  
Area: 2,007.9m<sup>2</sup> / 0.2ha
- Retained Lot  
• 2 Arbour Trail Dr.  
• Currently zoned R1
- Severed Lot  
• Area: 537.1m<sup>2</sup>
- Potential Building Envelope
- Storm Pipes
- Sanitary Pipes
- Water Mains
- Water Hydrants

# CONCEPTUAL SITE PLAN

## 2 Arbour Trail Dr.

Part of Lot 13, Concession 14 and part of Lots 1 & 2, Registered Plan 321, Formerly in the Township of Innisfil, Now in the City of Barrie, in the County of Simcoe

Scale 1:600



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

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tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: April 22, 2020	Drawn By: AS
File: 18-796	Checked: CS

**APPENDIX 3:**  
*ZONING BY-LAW AMENDMENT*

**THE CORPORATION OF THE CITY OF BARRIE**  
**ZONING BY-LAW NUMBER \_\_\_\_\_-2020**

“A By-law of the City of Barrie to amend Zoning By-Law 2009-141 by rezoning portions of the lands legally described as Part of Lot 13 Concession 14, part of Registered Plan 321 in the City of Barrie, municipally known as 2 Arbour Trail, from Residential Single Detached Dwelling First Density (R1) to Residential Single Detached Dwelling Second Density (R2) as depicted on Schedule A attached hereto”

**WHEREAS** the Council of the Corporation of the City of Barrie is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O 1990, cP.13, as amended;

**AND WHEREAS** the Council of the Corporation of the City of Barrie has determined a need to rezone the lands described above;

**AND WHEREAS** the Council of the Corporation of the City of Barrie deems 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.

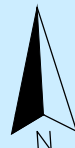
**NOW THEREFORE** the Council of the City of Barrie hereby enacts as follows:

1. That Schedule “A”, attached, does and shall form part of this By-law.
  
2. That this By-law shall come into force and take effect on the date of passing thereof, subject to the provisions of Section 34 of The Planning Act, R.S.O., 1990, as amended.

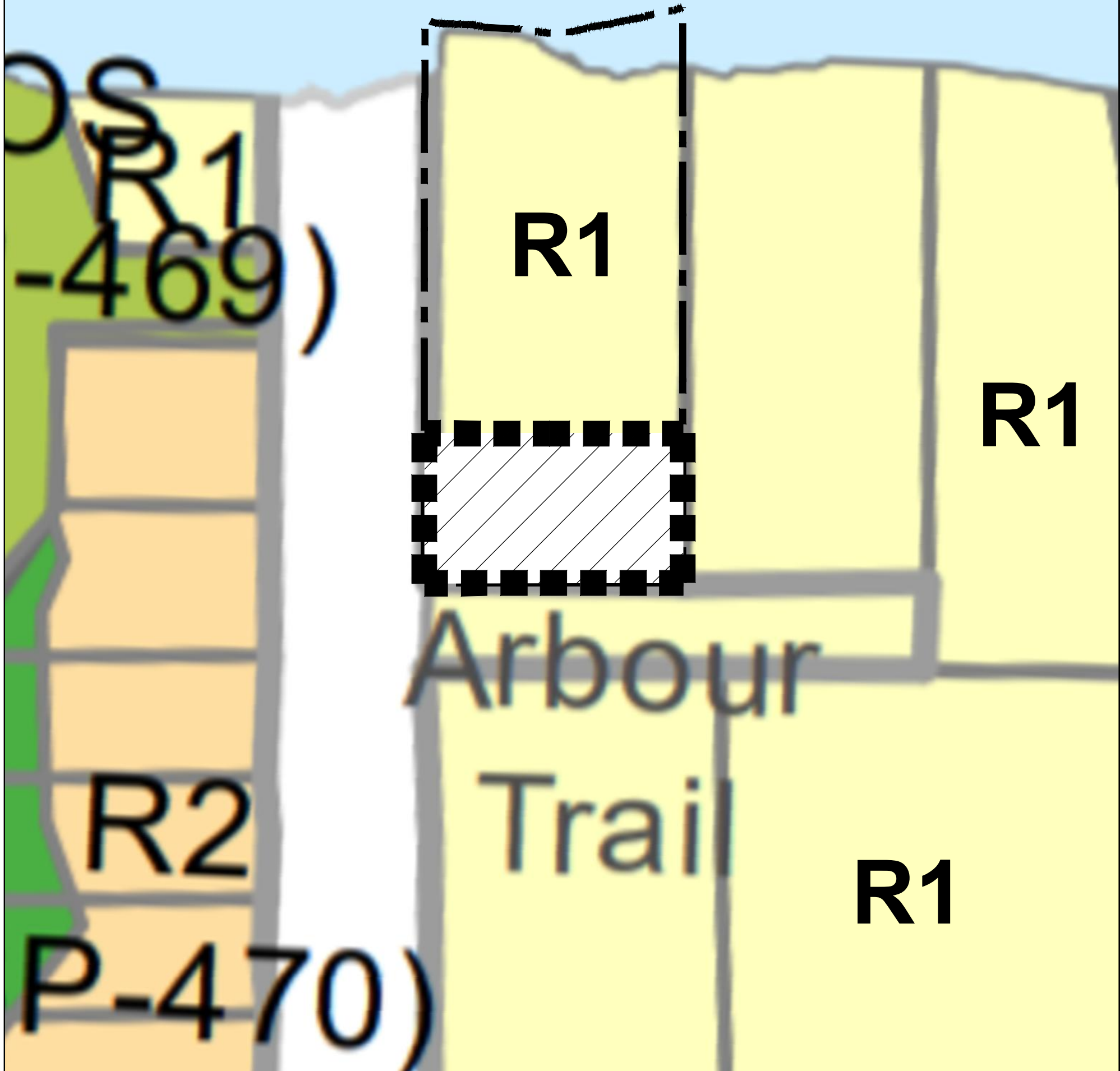
BY-LAW READ A FIRST, SECOND AND THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Clerk**





*Kempenfelt Bay*



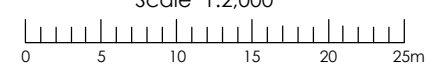
**SCHEDULE "A"  
ZONING BY-LAW AMENDMENT**

**2 Arbour Trail**  
Part of Lot 13, Concession 14 and part  
of Lots 1 & 2, Registered Plan 321,  
Formerly in the Township of Innisfil, Now  
in the City of Barrie, in the County of  
Simcoe

**Legend**

-  Subject Site (Area: 2, 007.9m<sup>2</sup>)
-  Lands to be Rezoned from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Single Detached Dwelling Second Density' (R2). (Area: 537.1m<sup>2</sup>)

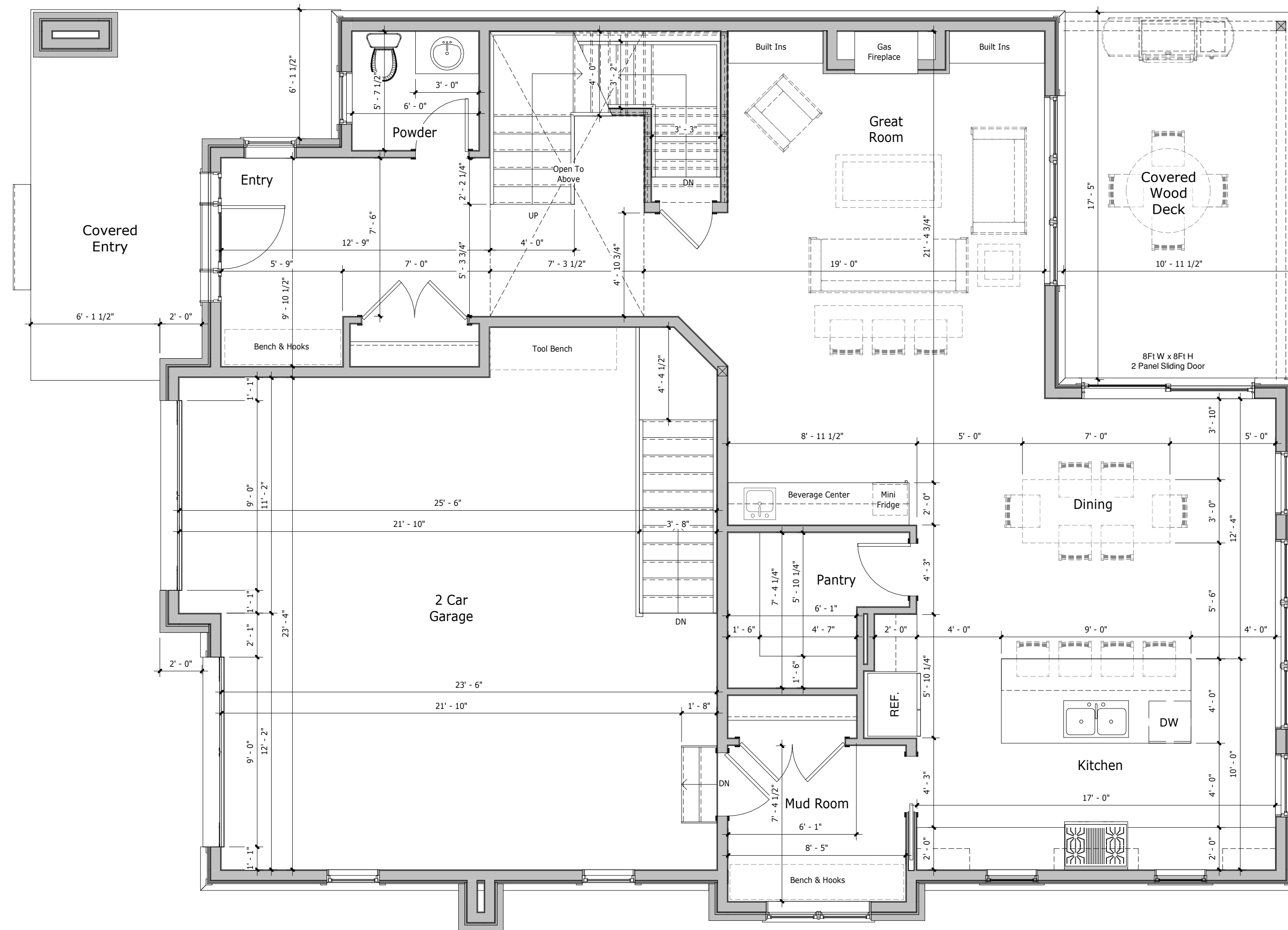
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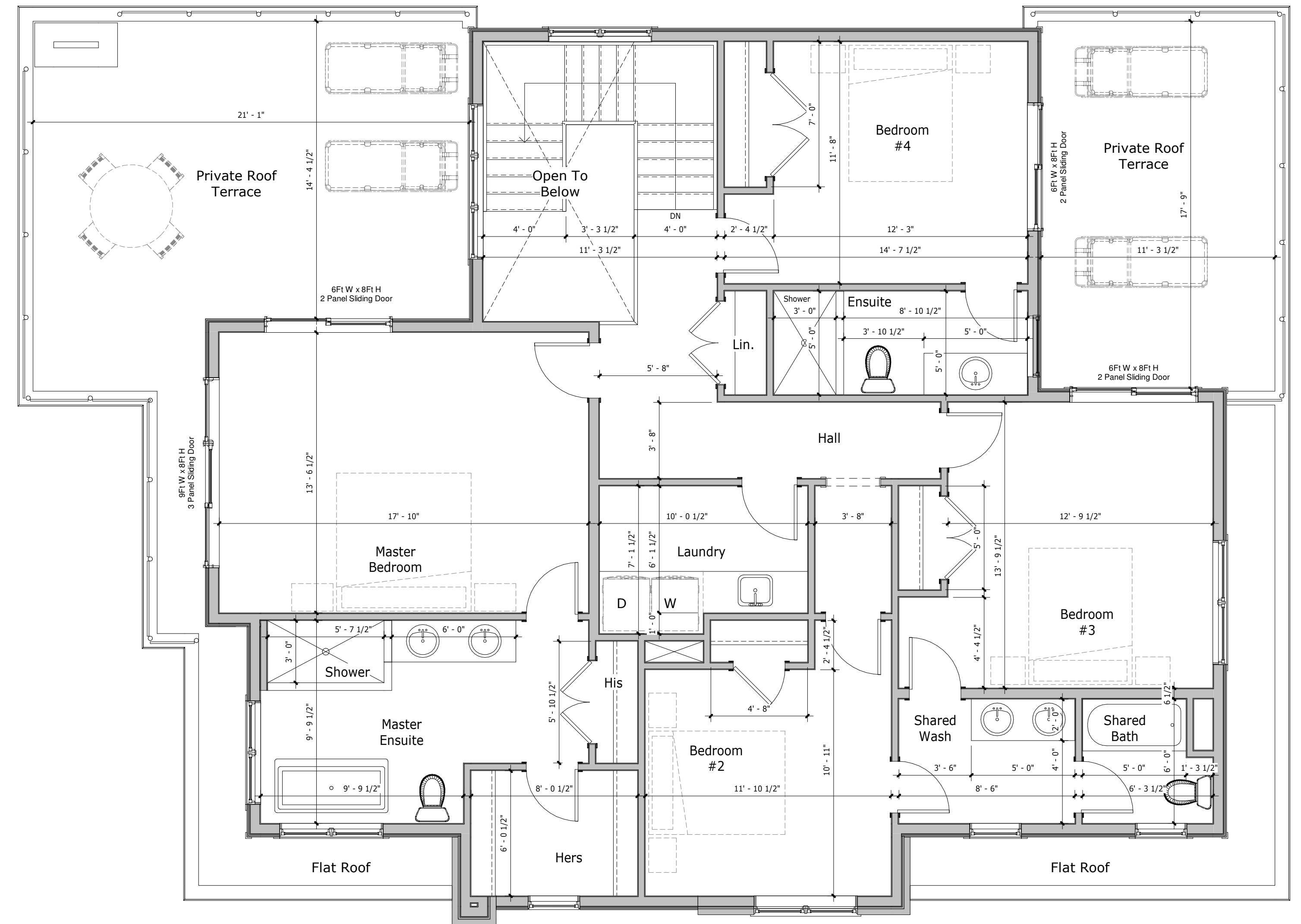
Source: City of Barrie Comprehensive Zoning By-Law 2009-141  
Note: Information shown is approximate and subject to change.

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tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com		
Date:	April 22, 2020	Drawn By: AS
File:	18-796	Checked: CS

**APPENDIX 4:**  
*ARCHITECTURAL DRAWINGS*



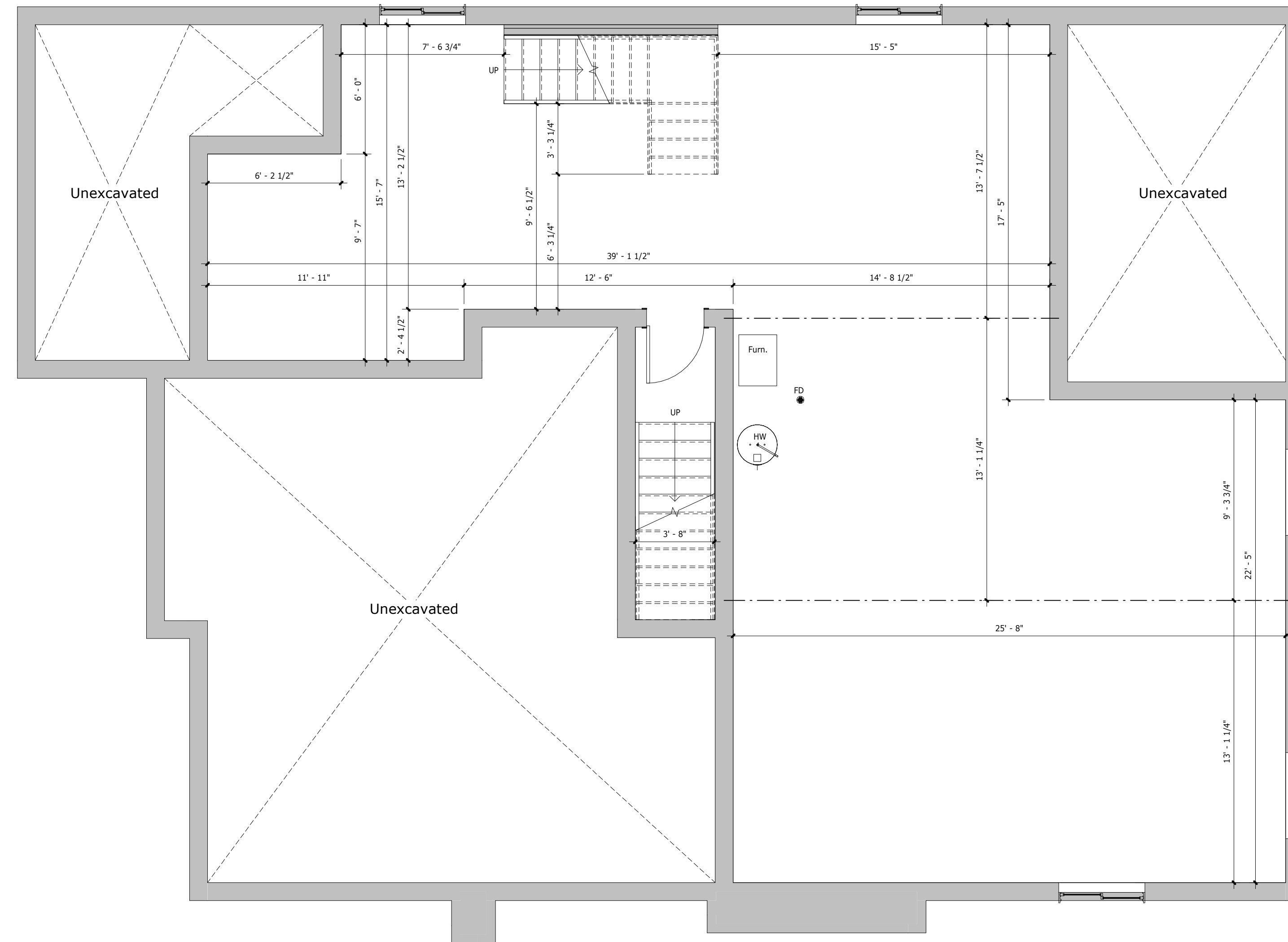
1 First Floor Plan  
A2 1/4" = 1'-0"



2 Second Floor Plan  
A2 1/4" = 1'-0"

**Square Footage Summary**

First Floor (Inside) = 1,173 sq.ft.  
 Second Floor (Inside) = 1,397 sq.ft.  
**Total Floor Area = 2,570 sq.ft.**  
 Garage = 594 sq.ft.  
 Covered Porches = 338 sq.ft.





Raised Top Plate  
20' - 11"  
 Second Floor Top Plate  
19' - 5"  
 Second Floor Plan  
10' - 3 7/8"  
 First Floor Top Plate  
9' - 1 1/8"  
 First Floor Plan  
0"  
 Top of Foundation Wall  
-1' - 2 1/8"  
 Garage Floor Plan  
-1' - 10 1/8"

1 East Elevation  
A4 1/8" = 1'-0"



Raised Top Plate  
20' - 11"  
 Second Floor Top Plate  
19' - 5"  
 Second Floor Plan  
10' - 3 7/8"  
 First Floor Top Plate  
9' - 1 1/8"  
 First Floor Plan  
0"  
 Top of Foundation Wall  
-1' - 2 1/8"  
 Garage Floor Plan  
-1' - 10 1/8"

2 West Elevation  
A4 1/8" = 1'-0"



Raised Top Plate  
20' - 11"  
 Second Floor Top Plate  
19' - 5"  
 Second Floor Plan  
10' - 3 7/8"  
 First Floor Top Plate  
9' - 1 1/8"  
 First Floor Plan  
0"  
 Top of Foundation Wall  
-1' - 2 1/8"  
 Garage Floor Plan  
-1' - 10 1/8"

3 South Elevation  
A4 1/8" = 1'-0"



Raised Top Plate  
20' - 11"  
 Second Floor Top Plate  
19' - 5"  
 Second Floor Plan  
10' - 3 7/8"  
 First Floor Top Plate  
9' - 1 1/8"  
 First Floor Plan  
0"  
 Top of Foundation Wall  
-1' - 2 1/8"  
 Garage Floor Plan  
-1' - 10 1/8"

4 North Elevation  
A4 1/8" = 1'-0"



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