

South of 49 Inc.

Zoning Bylaw Amendment, Boundary Adjustment & Severance Applications

PLANNING JUSTIFICATION REPORT

97 Miller Drive & 275 Pringle Drive
Part of Lot 23, Concession 7, City of Barrie
IPS NO. 19-845

April 2020



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1.0 INTRODUCTION

Innovative Planning Solutions has been retained by South of 49 Inc. to complete a Planning Justification Report in relation to Zoning By-law Amendment (ZBA), Boundary Adjustment and Severance applications for lands located at 97 Miller Drive and 275 Pringle Drive, Barrie, Ontario. The subject property is located adjacent to the intersection of Pringle Drive & Sproule Drive. Figure 1 identifies the location of the subject property.

The purpose of these applications is to obtain the necessary Zoning and Consent approvals to facilitate the development of three (3) single-detached residential lots and dwellings. The resulting three new residential building lots, and one existing residential lot to be modified, will each maintain consistency with the surrounding residential neighbourhood. 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



Figure 1.

AERIAL VIEW OF SUBJECT LANDS

Source: Simcoe Webmap Imagery, c. 2018

Drawn By: TK

File: 19-845



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2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject lands are located at 97 Miller Drive and 275 Pringle Drive, near the western limit of the City. As shown in Figure 1, the 275 Pringle Drive property is irregular in shape, while the 97 Miller property possesses an exceptionally deep year yard which protrudes past the rear lot line on abutting properties in both directions. The topography of the site is relatively flat and municipal water and sanitary services are available along Pringle Drive as is municipal garbage collection.

The 97 Miller Drive property possesses 24.4 metres of frontage on Miller Drive and 67.3 metres of frontage on Sproule Drive, with an area of 1,653 square metres. One (1) detached dwelling and accessory structures are present on the property, with sparse trees located to the rear (easterly). It is the intent of these applications to retain the existing dwelling.

The 275 Pringle property possesses 41.2 metres of frontage on Pringle Drive and 10.2 metres of frontage on Sproul Drive, with an area of 827 square metres. This property is currently vacant and contains trees primarily lining the western property line.

The subject lands are located within an established residential area consisting of detached dwellings and lots with significant variation in lot sizes and frontages. In many cases, homes on lots with variation in front yard setbacks can be found adjacent to each other. Most properties along Pringle Drive feature R3 zoning, while properties along Miller Drive are generally larger, featuring R1 and R2 zoning.

The proposed residential lots fronting Pringle Drive will maintain consistency with surrounding lots found within direct vicinity along Pringle Drive in both directions. Similarly, the proposed adjusted lot fronting Miller Drive will maintain consistency with surrounding lots in each direction along Miller Drive.

Both 97 Miller Drive and 275 Pringle Drive are designated 'Residential' per Schedule A of the City of Barrie Official Plan (Figure 2). 97 Miller drive is zoned 'Residential Single Detached Dwelling First Density' (R1) while 275 Pringle Drive is zoned 'Residential Single Detached Dwelling Third Density' (R3) per the City of Barrie Zoning By-law (Figure 3). The surrounding area is comprised of the following:

North:	Single-detached residential uses zoned R3
East:	Single-detached residential uses zoned R3
South:	Single-detached residential uses zoned R3
West:	Single-detached residential uses zoned R1 and R2.



Subject Properties

Figure 2.

Official Plan Designation

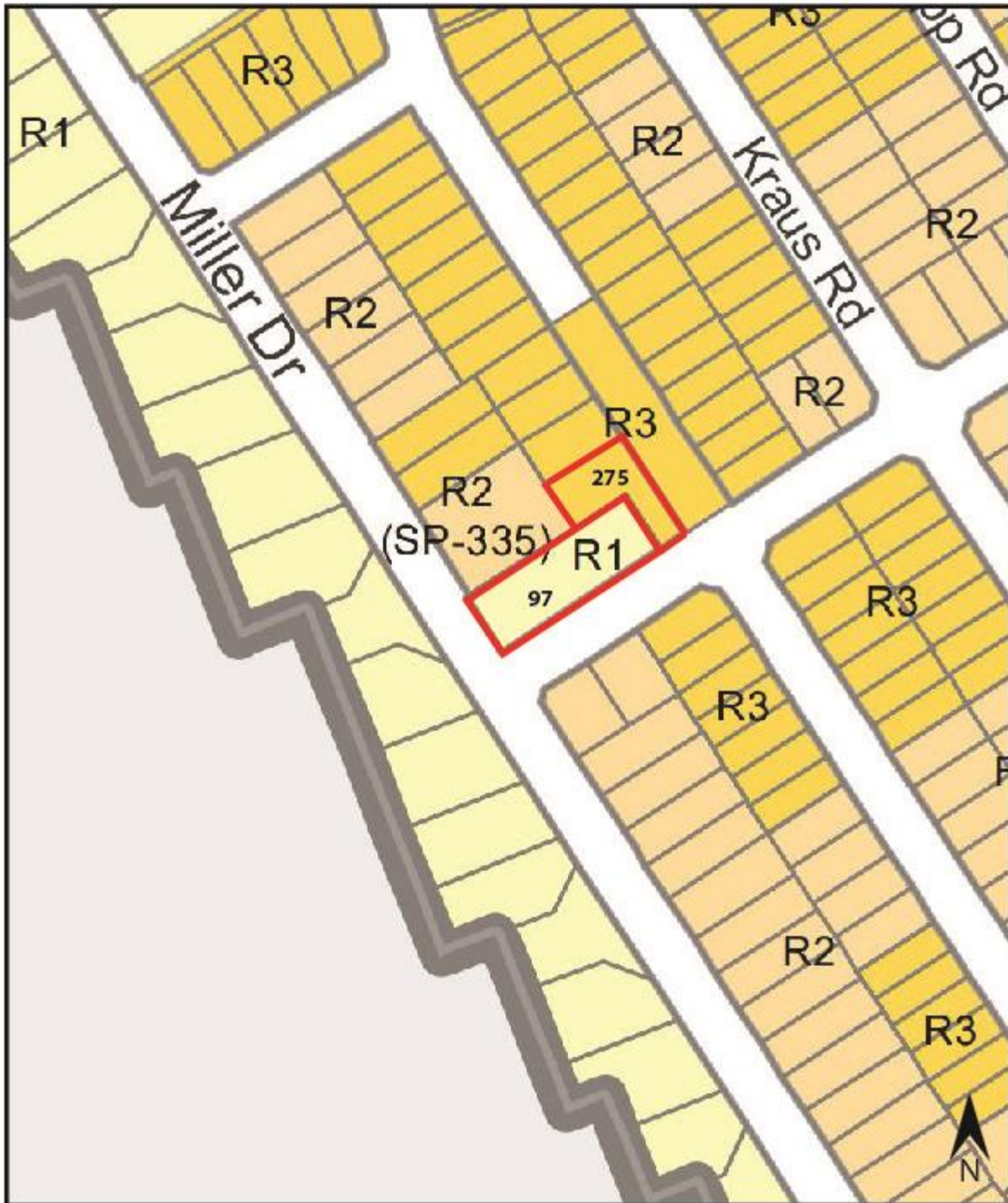
Source: City of Barrie Official Plan
Schedule A (map dated 4/27/2018)

Drawn By: TK

File: 19-845



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Subject Properties

Figure 3.

CURRENT ZONING OF SUBJECT LANDS

Source: City of Barrie Zoning By-law 2009-141
North Section Map (map dated 2/12/2018)

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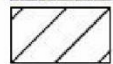
LEGEND



Subject Site
Area: 1,364.4m²



Proposed Building Envelope



Future Road Widening (24.0m)

Figure 4.

CONCEPTUAL SITE PLAN

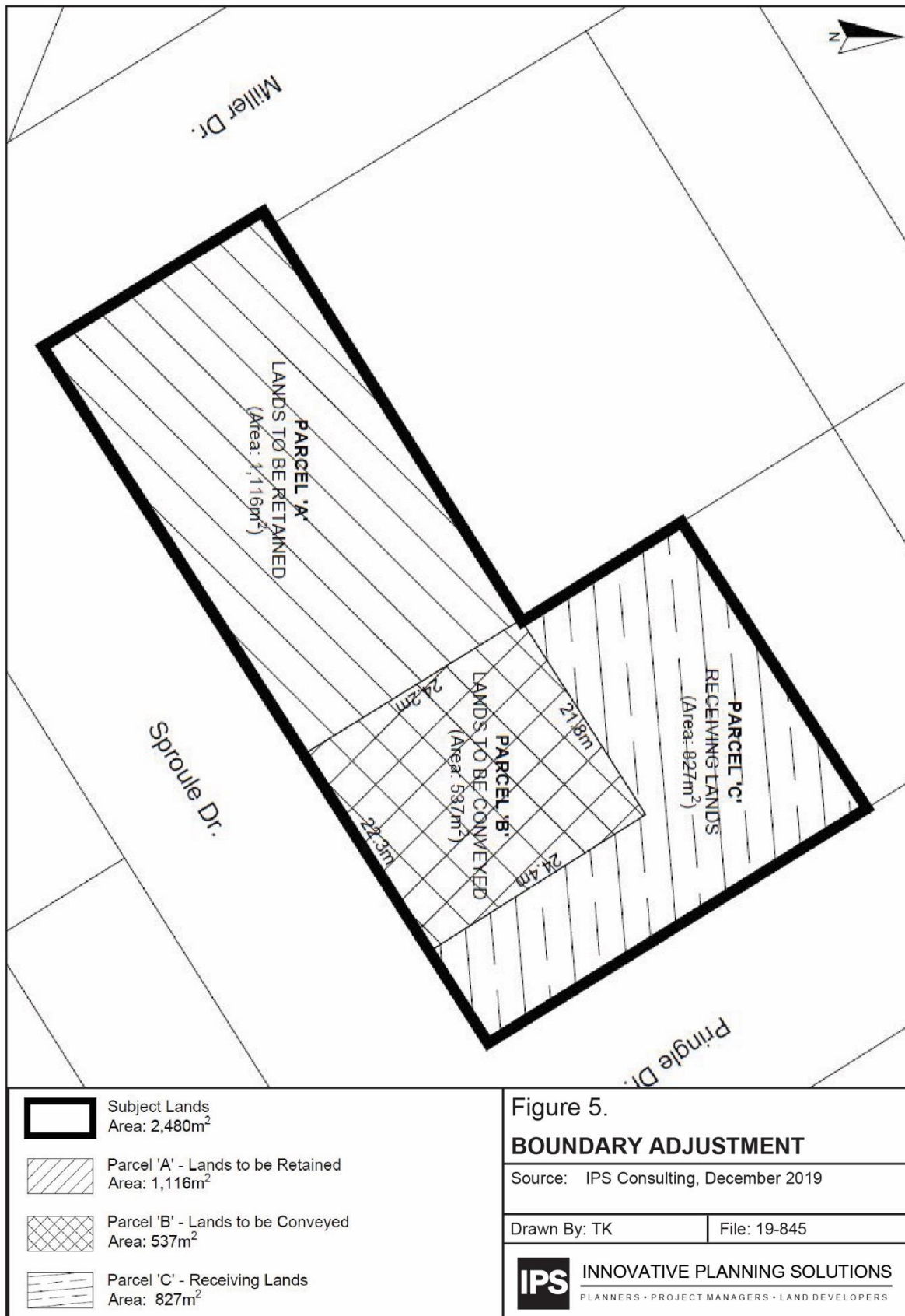
Source: IPS Consulting, December 2019

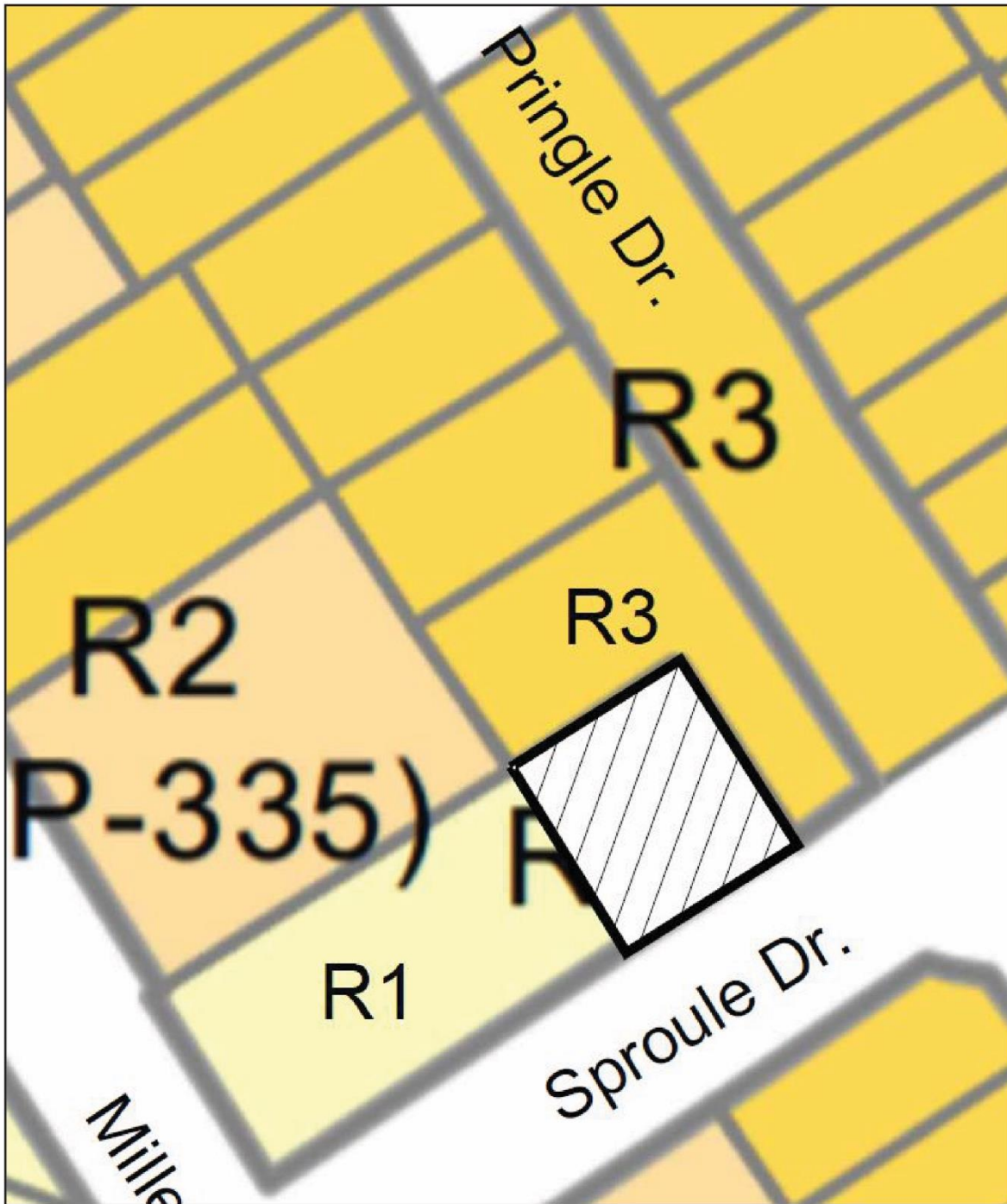
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SUBJECT LANDS
(Area: +/- 537.2m² / 0.05ha)



LANDS TO BE REZONED FROM THE 'RESIDENTIAL ONE (R1) ZONE' TO THE 'RESIDENTIAL THREE (R3) ZONE'
(Area: +/- 537.2m² / 0.05ha)

Figure 6.

ZONING BY-LAW AMENDMENT

Source: IPS Consulting, December 2019

Drawn By: TK

File: 19-845



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3.0 DESCRIPTION OF DEVELOPMENT

The subject lands are currently comprised of single family residential lot (97 Miller) which is oversized in nature when compared to surrounding residential lots in each direction, along with an irregularly shaped lot (275 Pringle) which cannot currently be utilized for anything more than 1 single family dwelling. The collective configuration of these two lots is not efficient.

This result of the subject applications would be three (3) residential lots for three (3) new single detached dwellings along Pringle Drive, and one (1) residential lot for one (1) existing single detached dwelling along Miller Drive. The proposed development represents a more logical and efficient use of the subject lands as compared to the current lot fabric. A copy of the Severance Sketch / Concept Plan can be reviewed under Figure 4, as well as within Appendix 1.

The three proposed new dwellings would be serviced with municipal sanitary sewer and water connections. Natural gas and hydro are available and supplied by Alectra and Enbridge. The three proposed building lots would qualify for municipal garbage pickup.

3.1 Boundary Adjustment

In order to achieve the proposed development, an application for boundary adjustment is being submitted to extend the boundary of 275 Pringle west to absorb a portion of 97 Miller's rear yard, such that the shared rear property line is consistent with the adjacent lot patterns. The resulting configuration of 275 Pringle (rectangular) provides suitable circumstances for efficient use as detached residential lots in keeping with the surrounding neighbourhood. The Boundary Adjustment Sketch can be reviewed under Figure 5, as well as Appendix 2.

3.2 Zoning By-law Amendment

Submitted concurrently with the boundary adjustment, a Zoning Bylaw Amendment (ZBA) application will be made to rezone the rear yard of 97 Miller (portion subject to the boundary adjustment), from its current 'Residential Single Detached Dwelling First Density' (R1) zone to the same 'Residential Single Detached Dwelling Third Density' (R3) zone as the balance of 275 pringle. The Zoning By-law Amendment Schedule can be reviewed under Figure 6, while a copy of the draft Zoning By-law Amendment & Schedule can be reviewed under Appendix 3.

3.3 Severances

Lastly, and concurrent with the boundary adjustment and zoning applications, two severance applications will be made perfect the lot configuration shown in the

concept plan (Figure 4). These applications will sever the adjusted 275 Pringle property in order to achieve three (3) consistent / uniform building lots.

Should the development as proposed be realized, the balance of 97 Miller will continue to meet all R1 zoning requirements, including area and frontage. As demonstrated by Table 1, the resulting lots on Pringle Drive will satisfy all R3 zoning requirements with no special provisions requested. Table 2 displays the characteristics of the proposed retained portion of 97 Miller in relation to R1 zoning provisions, all of which would continue to be met.

Table 1: R3 Zoning Matrix (Pringle Drive lots)

RESIDENTIAL SINGLE DETACHED DWELLING THIRD DENSITY (R3) ZONING MATRIX		
	REQUIRED	LANDS TO BE SEVERED
LOT AREA (MIN.)	400 m ²	422.2 m ²
LOT FRONTAGE (MIN.)	12 m	13 m
FRONT YARD TO DWELLING (MIN.)	4.5 m	≥ 4.5 m
FRONT YARD TO ATTACHED GARAGE (MIN.)	7 m	≥ 7 m
INTERIOR SIDE YARD (MIN.)	1.2 m	≥ 1.2 m
INTERIOR SIDE YARD TO ATTACHED GARAGE (MIN.)	0.6 m	≥ 0.6 m
SIDE YARD ABUTTING STREET (MIN.)	3 m	≥ 3 m
REAR YARD (MIN.)	7 m	≥ 7 m
DWELLING UNIT FLOOR AREA (MIN.)	70 m ²	≥ 70 m ²
LOT COVERAGE (MAX.)	45%	< 45 %
BUILDING HEIGHT (MAX.)	10 m	< 10 m
PARKING (MAX. FRONT YARD COVERAGE)	50%	< 50%

Table 2: R1 Zoning Matrix (Miller Drive lot)

RESIDENTIAL SINGLE DETACHED DWELLING FIRST DENSITY (R1) ZONING MATRIX		
MUNICIPAL ADDRESS	APPROXIMATE	
	REQUIRED	LANDS TO BE RETAINED
MIN. LOT FRONTAGE	22 m	24.4 m
MIN. LOT AREA	900 m ²	1,116 m ²

4.0 PRECONSULTATION & NEIGHBOURHOOD MEETING

A pre-consultation meeting was held on November 7th, 2019 to discuss the merits of the application, along with submission requirements. Through pre-consultation, staff advised that should rezoning be approved, Site Plan approval would not be required as the lands are not subject to Site Plan Control. Staff also advised that the preferred method of application was concurrent Zoning By-law Amendment / Boundary Adjustment / Severance. Below is a summary of completed documents which were identified by the City as being required for complete submission in addition to this Planning Justification Report:

- Tree Inventory/Assessment & Tree Preservation/Removal Plan
- Completed Screening Form for Source Water Protection

A Neighbourhood Meeting was held on Thursday, January 23, 2020 at Barrie City Hall. Only two members of the public were in attendance, and no concerns were expressed. Attendees agreed that the proposed development would resolve the irregular lot configuration. Attendees also expressed that the development proposal appears to be a logical use of the property which would fit well with the existing neighbourhood, particularly along Pringle Drive.

5.0 PLANNING POLICY & ANALYSIS

Section 5.0 will outline the applicable planning policies relevant to the proposed development. Each subsection will provide a review of applicable policies and provide justification where needed to support the development's alignment with these provisions.

5.1 PLANNING ACT

The Planning Act (The Act) is provincial legislation that describes how land uses are controlled. 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.

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 but are not limited to:

- the orderly development of communities;
- the provision of a full range of housing, including affordable housing;
- the appropriate location of growth and development;
- the promotion of a built form that is well-designed;
- the adequate provision and efficient use of if transportation, sewage and water services; and,
- the protection of the financial and economic well-being of the province and its municipalities.

The subject applications aim to create new residential lots within a delineated built-up area. The proposal provides logical, compatible and orderly development on vacant lands, while increasing housing options. The development concept provides a built form that compliments and integrates with the existing housing stock in the area. The proposed development can be adequately serviced with connections to existing municipal water and sanitary sewer services. The proposed development represents residential infill on vacant lands in an appropriate and efficient manner, contributing to the financial and economic well-being of the City of Barrie and the Province.

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. This application for Consent to facilitate residential development on underutilized lands is appropriate and represents logical, orderly development given the neighbouring land uses and lot fabric.

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. The Subject lands are located in the City of Barrie Settlement Area per the PPS. 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
- 2.2 Water

Section 1.1.1 (Healthy, Livable Communities) promotes efficient development and land use patterns that sustain the financial wellbeing of the Province and municipalities. Section 1.1.1 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 efficient use of the vacant lands. This helps to sustain the financial health of the City of Barrie and the Province. The proposed single-detached housing type, in accordance with R3 zoning, will complement and reflect the built form of the neighbourhood, particularly along Pringle Drive.

Section 1.1.1 also 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. The proposed development efficiently utilizes the subject lands, where existing municipal services and infrastructure are available. No negative impacts to public health and safety, or biodiversity, are expected to occur as a result of this small-scale development.

Section 1.1.3 (Settlement Areas) 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 shall efficiently use 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. This proposal seeks to introduce detached residential dwellings to a vacant parcel within the delineated built-up area of the City of Barrie. The proposed development creates a more appropriate and logical lot fabric, with new residential lots which can be municipally serviced by existing infrastructure.

Section 1.4.3 (Housing) 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 appropriate infrastructure is or will be available. Section 1.4.3 also promotes new housing which effectively uses land and infrastructure and requires that planning authorities set affordable housing targets. The subject applications represent limited intensification by proposing detached dwellings in character with similar dwellings in the surrounding area. Single detached dwellings, including those proposed, provide the opportunity for accommodating secondary dwelling units which could further increase the supply of rental housing.

Section 1.6.6.1 (Sewage and Water Services) promotes the direction of expected growth or development in a manner that optimizes municipal sewage water services. Section 1.6.6.6 requires that there be sufficient municipal or private reserve sewage and water system capacity for a severance to be approved. Section 1.7.1 (Long-Term Economic Prosperity) encourages optimizing the long-term availability and use of land, resources and infrastructure and place-making by promoting well-designed built form. The proposed development will be fully serviced utilizing existing municipal water / sanitary / storm sewers, thereby promoting cost efficiency. The proposed development promises to introduce well-designed homes in keeping with the character of the surrounding neighbourhood.

Section 2.2.1 (Water Quality and Quantity) requires the protection, improvement or restoration of water quality and quantity. Section 2.2.2 also requires the protection of all municipal drinking water supplies and designated vulnerable areas and the protection of vulnerable surface and groundwater features and their hydraulic functions. As the lands subject to this application are located within a Wellhead Protection Area (WHPA – C) per Schedule G of the City's Official Plan, a Source Water Protection screening form has been completed and has been provided with this submission under a separate cover.

For the above stated reasons, the proposed development is consistent with the Provincial Policy Statement.

5.2.1 PROVINCIAL POLICY STATEMENT (2020)

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

The Province's Vision Statement (Part IV) now encourages planning authorities to permit residential intensification in order to respond to current and future needs. The subject lands represent a prime opportunity for logical infill and intensification to round out an existing subdivision within the built-up area. It provides three additional, compatible detached dwellings while complying with all applicable zoning standards.

Section 1.1.1 (Managing Land Use) part (e) now promotes transit-supportive development, intensification and optimization of infrastructure to minimize land consumption and servicing costs. Similarly, Section 1.4.3 (Housing) part (e) now requires that municipalities mandate transit supportive development and prioritize intensification. The development concept as proposed provides three new dwelling units without requiring additional land or infrastructure, minimizing servicing costs and improving servicing efficiency. Development of this nature represents an appropriate level of infill within an established low-density residential neighbourhood. The proposed development also represents transit-supportive development by introducing new dwellings to an area which possesses City transit support in very close proximity (City transit Route 5 traverses Miller Drive & Sproule Drive).

Section 1.7.1 (Long-Term Economic Prosperity) part (b) encourages residential uses which respond to a dynamic market and provide the necessary housing supply. The applicant proposes to introduce three additional detached homes to the subject area, each of which are able to accommodate second suites. Second suites would introduce additional rental units to the market and provide the homeowner(s) an additional source of income to promote ownership affordability, while increasing the rental housing stock within the area.

For these reasons, the proposed development is 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 positioned 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 Areas
- 2.2.6 Housing
- 3.2.6 Water and Wastewater Systems
- 4.2.1 Water Resource Systems

Section 1.2.1 (Guiding Principles) prioritizes intensification and higher densities so as to make efficient use of land and infrastructure and support transit viability. 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 proposed development rectifies an existing lot fabric which is not conducive to development, nor efficient. The creation of three new residential lots by way of infill 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 introduction of three new detached dwellings respects the character of the existing neighbourhood and represents an appropriate level of growth both for the subject lands and the greater surrounding area. No natural heritage features are present on or adjacent to the subject lands. A Source Water Protection Screening Form has been completed and is submitted under separate cover.

Policies within Section 2.2.1.2 (Managing Growth) 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 positioned within a built-up area serviced by transit and in proximity to parks, schools and commercial amenities, the proposed development adheres to this policy.

Section 2.2.2 (Built-up Areas) applies a minimum intensification target of 50 percent of all new residential development in the City of Barrie be within the delineated built-up area. This application proposes the development of three dwelling units on a vacant and underutilized parcel in a residential neighbourhood, within Barrie's delineated built-up area, thereby supporting the provincially mandated intensification target for Barrie.

Section 2.2.6 (Housing) requires that upper and single-tier municipalities support housing choice through intensification and plan 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 and range in household sizes and incomes. Single detached dwellings, as are proposed by these applications, present the opportunity to incorporate second suites which would introduce additional rental units into the market and provide a source of income for the future homeowner(s).

Section 3.2.6 (Water and Wastewater) promotes optimized and efficient municipal water and wastewater systems which generate enough revenue to recover the costs of providing the services. The dwellings proposed can be serviced with direct connection to existing municipal water and wastewater infrastructure along Pringle Drive, without requiring any expansion to municipal servicing systems. The proposed development will increase the efficiency of municipal services and provide additional municipal tax revenue.

Section 4.2.1 (Water Resource Systems) directs the coordination between municipalities and conservation authorities to protect and enhance watersheds and water quality. In

accordance with staff pre-consultation comments, a completed screening form for Source Water Protection 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 its built boundary to accommodate a significant share of this growth. The development concept as proposed provides new residential units entirely within Barrie's delineated built-up area, thereby assisting the City in achieving this goal.

For the above stated reasons, 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 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
- 6.2 Lot Creation
- 6.5 Urban Design Guidelines

Section 3.1.1 (Growth Management) directs growth to take advantage of existing services and infrastructure where possible. The proposed lots front a public street, and each would have access to full municipal services, including water, storm and sanitary services. Natural gas and electricity can also be provided by the local utility companies.

Section 3.3.1 (Housing) 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 proposed development maintains the single-detached character of the area, while introducing new detached housing stock capable of featuring second suite rental units.

Section 3.3.1 also 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 represents far better and more efficient use of the subject lands when compared with the lot fabric which exists today. Servicing costs will be minimized as existing infrastructure will be utilized.

Section 3.3.2 (Housing) encourages residential 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. Part (a) describes a goal of 10 percent of all new housing units per year to be affordable. Part (b) encourages low, medium and high-density development which facilitates the availability of affordable housing. While the 10 percent target cannot be applied at the micro scale, the application proposes the introduction of three additional dwelling units into the market which have the potential to include secondary dwelling units which would provide an additional rental units and increase housing variety and affordable housing options in the area, as encouraged in Part (c).

Section 3.5.2 (Natural Heritage and Natural Resources) requires the protection of the natural environment and its ecological functions including watersheds, groundwater and surface water when reviewing plans and development applications. A completed Source Water Protection Screening form, identifying no issues with the proposed development, is submitted under separate cover.

Section 4.2.1 (Residential) states that the location and design of residential development should be planned to enhance compatibility between dwelling types at different densities. The development concept seamlessly blends in with the surrounding existing neighbourhood character by adjusting existing lot boundary of 97 Miller to match lot depths of existing properties along Miller Drive, and by creating new lots and dwellings on 275 Pringle similar to those existing along Pringle Drive in each direction.

Section 4.2.2 (Residential) requires that uses in the Residential designation have full municipal sewer and water services. The property can be directly connected to full municipal services and expansion to these services is required. Section 4.2.2 also promotes intensification through infill and redevelopment to increase densities and achieve a desirable compact urban form, support efficiencies and transit use. The proposed development will maximize efficient land use through modest, appropriate infill, while efficiently utilizing the subject lands and creating new dwellings in very close proximity to a City transit route.

Section 6.2.1.1 of the Official Plan (Lot Creation) 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 in all

respects provides seamless integration of lot character (size / frontage / configuration) into the surrounding neighbourhood fabric.

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. Section 6.5.2.2 promotes buildings with design which complements and contributes to the neighbourhood. Section 6.5.2.2 (d) requires the protection of trees, hedgerows and other natural components and their incorporation into the design, where possible. A Tree Inventory and Preservation Plan has been submitted under separate cover. The detailed design of the dwellings, at such time in the future as building permit is applied for, will consider and respect the City's Urban Design Guidelines, along with the architectural characteristics of the existing neighbourhood.

For the above stated reasons, the subject applications conform to the City of Barrie Official Plan.

6.0 CONCLUSION

The subject applications propose to create three (3) new residential lots to accommodate three (3) new single detached dwellings on what is currently an irregularly configured vacant lot within the delineated built up area of the City of Barrie. To facilitate development, concurrent applications for boundary adjustment, Zoning Bylaw Amendment, and severance are required.

Given that lots with similar zoning, lot area and frontage as what is proposed by this development, exist in the area (Figure 3), it is reasonable to suggest that the character of the community will be maintained. The proposal represents logical infill development at a scale that is sensitive to the community it is proposed within. These applications provide for appropriate growth and efficient use of a vacant parcel which, which is currently inefficient in shape and underutilized.

The justification for the approval of the Boundary Adjustment, Zoning By-law Amendment and Severance applications is based on the 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

A handwritten signature in black ink, appearing to read 'C. Sellers'.

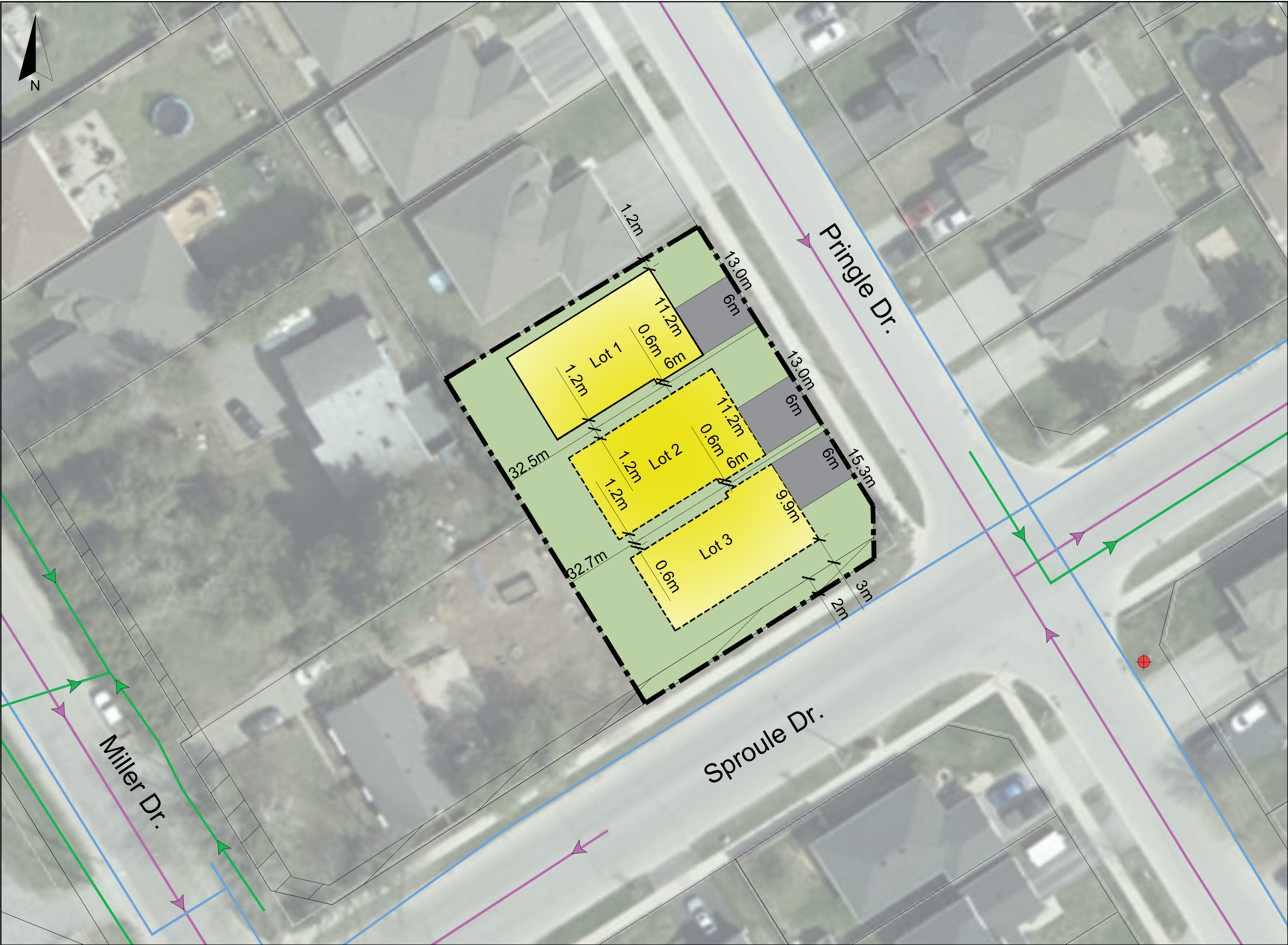
Cameron Sellers, BBA
Associate

A handwritten signature in black ink, appearing to read 'Tyler Kawall'.

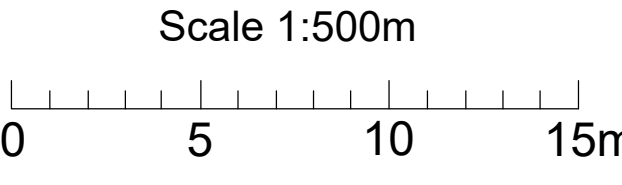
Tyler Kawall, BES
Planner

APPENDIX 1:

SEVERANCE SKETCH



SEVERANCE SKETCH



- LEGEND**
- Subject Site Area: 1,364.4m²
 - Proposed Building Envelope
 - Future Road Widening (24.0m)
 - Water Hydrants
 - Sanitary Pipes
 - Storm Pipes
 - Water Mains

ZONE: RESIDENTIAL THREE (R3) ZONE				
PROVISION	REQUIRED	PROVIDED: LOT 1	PROVIDED: LOT 2	PROVIDED: LOT 3
Lot Area (min.)	400.0m ²	432.2m ²	422.5m ²	442.4m ² (excl. road widening)
Lot Frontage (min.)	12.0m	13.0m	13.0m	15.3m
Front Yard to Dwelling Unit (min.)	4.5m	>4.5m	>4.5m	>4.5m
Front Yard to Attached Garage (min.)	7.0m	7.0m	7.0m	7.0m
Interior Side Yard (min.)	1.2m	1.2m	1.2m	1.2m
Interior Side Yard to Attached Garage (min.)	0.6m	0.6m	0.6m	0.6m
Side Yard Abuts a Street (min.)	3.0m	N.A.	N.A.	3.1m
Rear Yard (min.)	7.0m	>7.0m	>7.0m	>7.0m
Dwelling Unit Floor Area (min.)	70.0m ²	>70.0m ²	>70.0m ²	>70.0m ²
Lot Coverage (max. % of lot area)	45.0%	<45.0%	<45.0%	<45.0%
Height of Main Bldg. (max.)	10.0m	<10.0m	<10.0m	<10.0m
Parking Standards (5.3.6.1)	50% (front yard parking coverage)	<50.0%	<50.0%	<50.0%

Source: City of Barrie Zoning By-Law 2009-141
County of Simcoe Interactive Mapping, 2018 Imagery
Note: Information shown in approximate and subject to change.

SEVERANCE SKETCH - 3 UNITS

275 PRINGLE DR., BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1	Dec. 17, 2019	Update concept plan as per comments from City;	AS

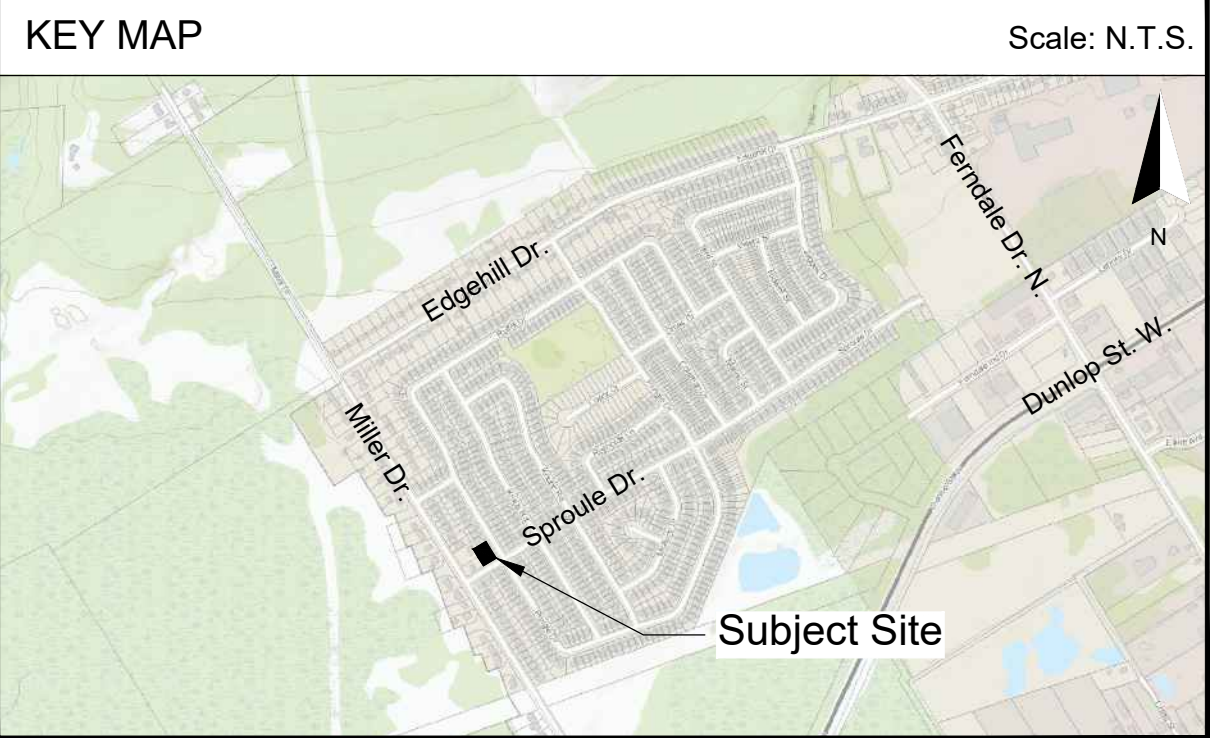


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tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	October 23, 2019	Drawn By:	A.S.
File:	19-845	Checked:	C.S.

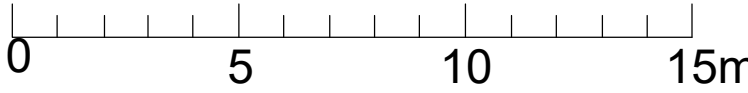
APPENDIX 2:

BOUNDARY ADJUSTMENT SKETCH



BOUNDARY ADJUSTMENT SKETCH

Scale 1:600m



LEGEND

- Subject Lands
Area: 2,480m²
- Parcel 'A' - Lands to be Retained
Area: 1,116m²
- Parcel 'B' - Lands to be Conveyed
Area: 537m²
- Parcel 'C' - Receiving Lands
Area: 827m²

Source: City of Barrie Zoning By-Law 2009-141
County of Simcoe Interactive Mapping, 2018 Imagery
Note: Information shown in approximate and subject to change.

BOUNDARY ADJUSTMENT SKETCH

97 MILLER & 275 PRINGLE DR., BARRIE

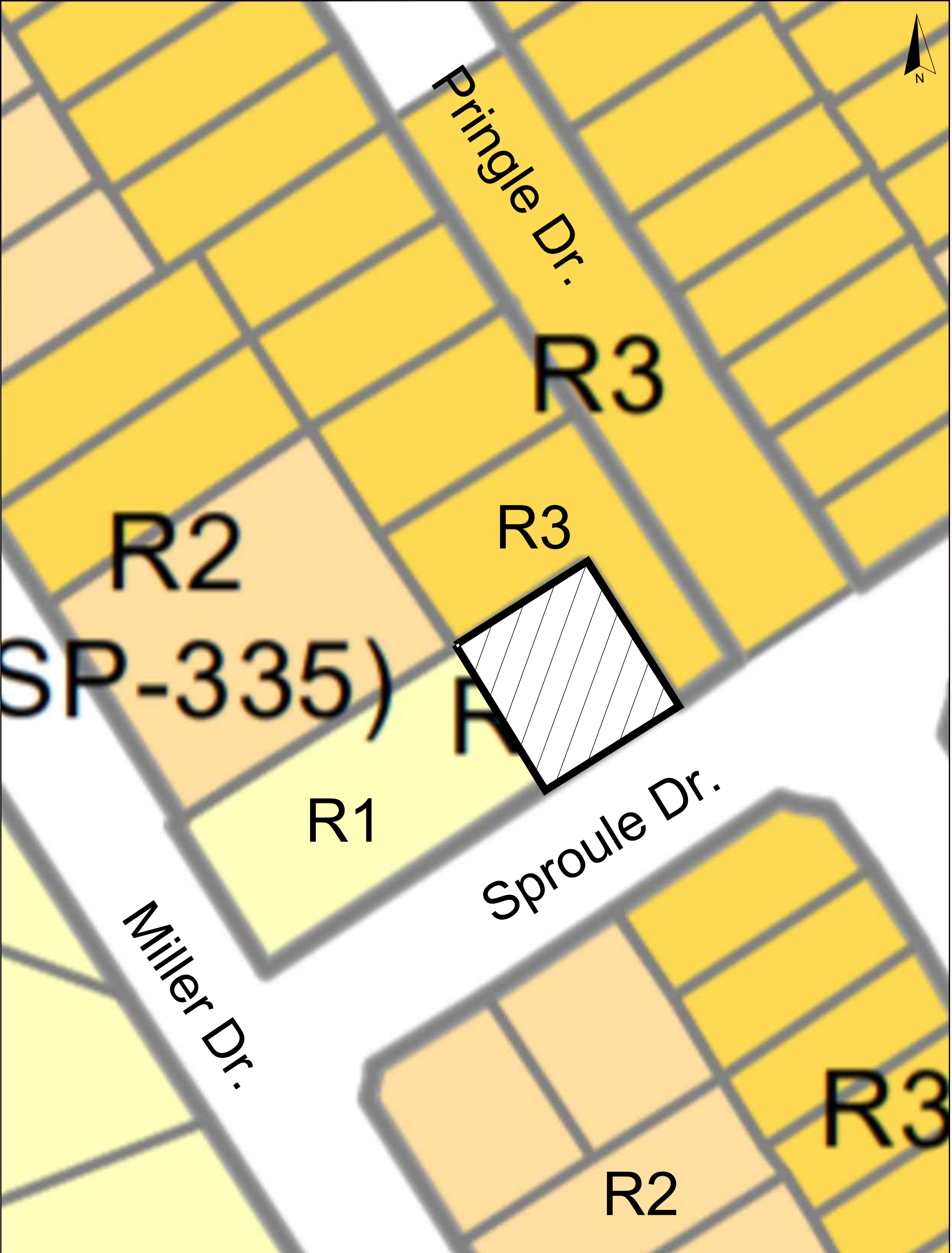
SCHEDULE OF REVISIONS			
No.	Date	Description	By

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Date:	October 23, 2019	Drawn By:	A.S.
File:	19-845	Checked:	C.S.

APPENDIX 3:

ZONING BY-LAW AMENDMENT



LEGEND

- 

SUBJECT LANDS
(Area: +/- 537.2m² / 0.05ha)
- 

LANDS TO BE REZONED FROM THE
'RESIDENTIAL ONE (R1) ZONE' TO THE
'RESIDENTIAL THREE (R3) ZONE'
(Area: +/- 537.2m² / 0.05ha)

SCHEDULE "A"
ZONING BY-LAW AMENDMENT
97 MILLER DRIVE

Scale

0 10 20m

Source: City of Barrie Comprehensive Zoning By-Law 2009-141, North Section, Dec. 31, 2017

Note: Information shown in approximate and subject to change.



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Date:	October 23, 2019	Drawn By:	A.S.
File:	19-845	Checked:	C.S.

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 a portion of the lands legally described as Part of Lot 23 Concession 7, municipally known as 97 Miller Drive in the City of Barrie, from Residential Single Detached Dwelling First Density (R1) to Residential Single Detached Dwelling Third Density (R3) 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



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