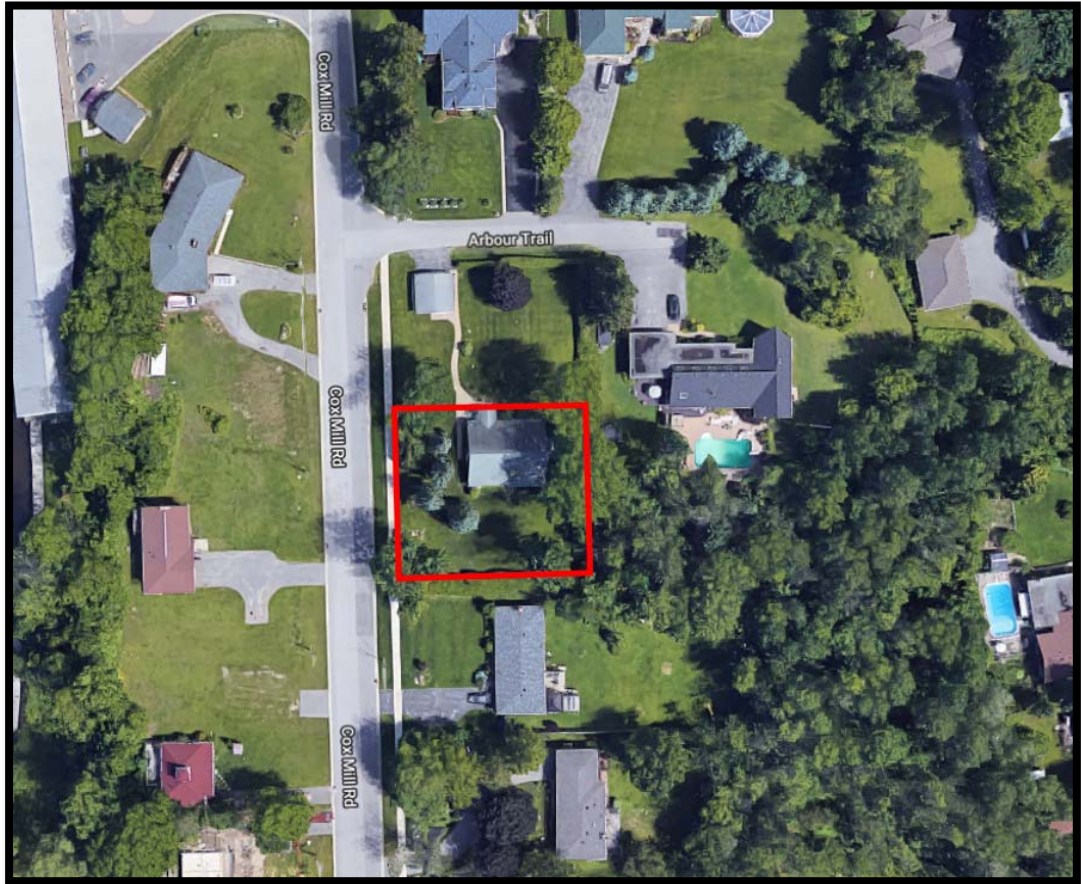




Planning Justification Report Zoning By-law Amendment & Consent 403 Cox Mill Road

Dusko Jankov
P/N 3160 | October 2018

County of Simcoe
City of Barrie
403 Cox Mill Road

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Appendix A

Draft Zoning By-law Amendment Text and Schedule

Appendix B

Proposed Consent

Appendix C

Conceptual Site Plan

Planning Justification Report
Zoning By-law Amendment & Consent
403 Cox Mill Road
City of Barrie

P/N 18-3160

October 2018

1.0 Introduction

Dusko Jankov is the owner of a property located at 403 Cox Mill Road in the City of Barrie.

Our Clients goal is to:

1. Rezone the lands from 'Residential Single Detached First Density (R1)' to 'Residential Single Detached Second Density (R2)'.
2. Sever the property into two parcels, creating one retained parcel with the existing house and one severed parcel. This will permit an additional future single detached residential dwellings on the severed parcel.

The Proposed Consent sketch is included as **Appendix B** and a Conceptual Site Plan is included as **Appendix C** of this report.

This Planning Justification Report provides a summary of our planning review and opinion, in support of Zoning By-law Amendment and Consent applications for 403 Cox Mill Road.

2.0 Site Location and Physical Context

2.1 Property Location

The property, shown below in **Figure 1: Property Location** and **Figure 2: Property Aerial** is 1,182 m² (0.3 acres / 0.1 hectares) in size. The property has a frontage of 32.3 metres (105 feet) on Cox Mill Road and a depth of 36.5 metres (119 feet).

Figure 1: Property Location – 403 Cox Mill Road

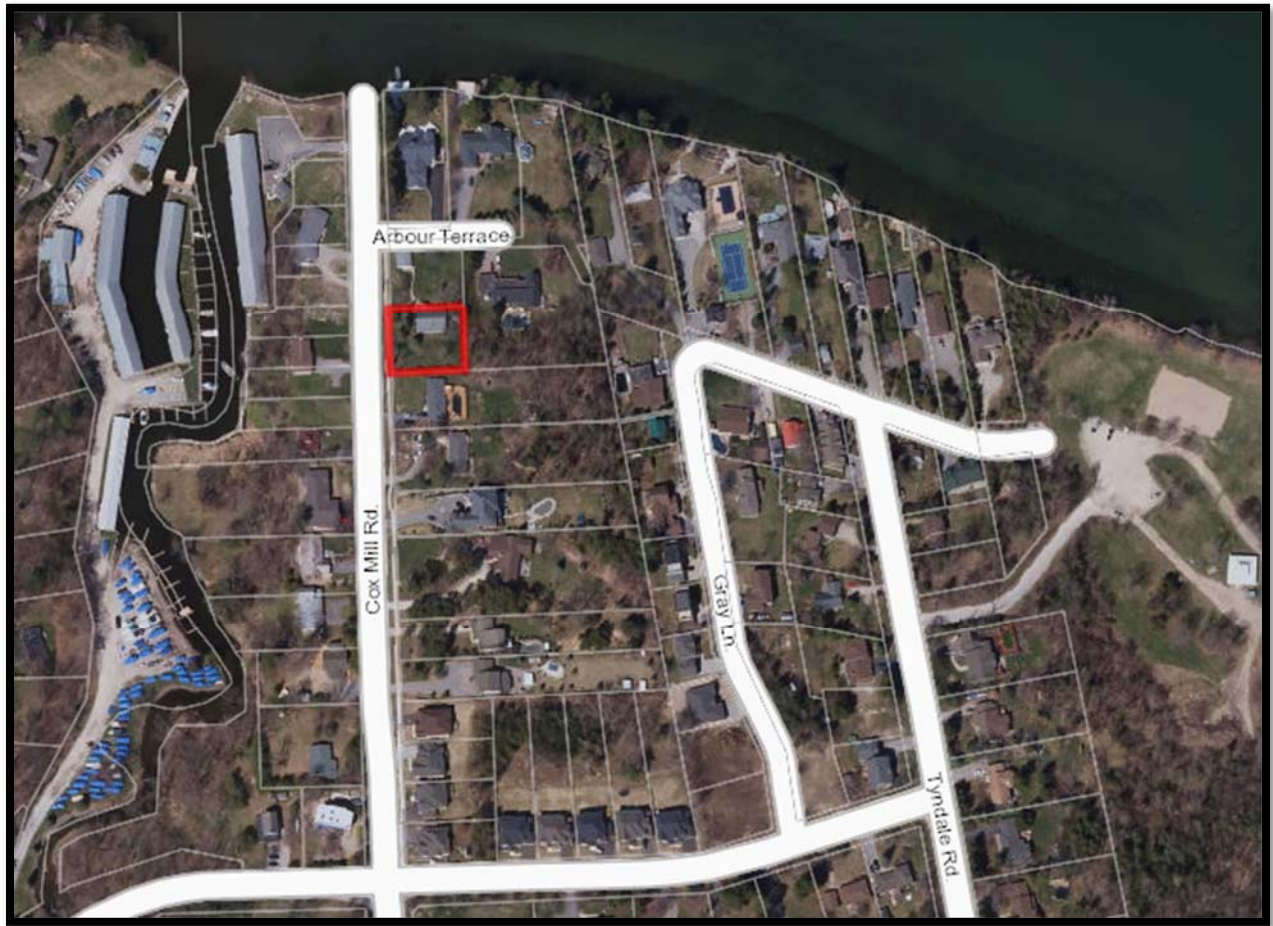


Figure 2: Existing Property Aerial – 403 Cox Mill Road



2.2 Existing and Surrounding Land Uses

The property currently contains a single detached residential dwelling, as shown on **Figure's 1 and 2**.

The property is located in a residential area with a variety of lot size's and housing types. The older lots, including the subject lands, tend to be larger parcels, while more recent land division has created smaller parcels consistent with increased urban densities.

The surrounding land uses are as follows:

- North – vacant building lot.
- East – single detached residential dwelling.
- South – single detached residential dwelling's.
- West – recently rezoned 'R2' single detached residential dwellings (in the process of being built) and building lots.

Figure 3: Existing Single Detached Residential Dwelling



3.0 Preliminary Consultation

Preliminary consultation was held with City of Barrie planning staff on July 5, 2018. During this consultation, it was determined that Zoning By-law Amendment and Consent applications were required to support the application.

A various number of supporting studies and reports were requested to support the applications.

Those recommended studies and reports include:

- This Planning Justification Report
- A Draft Zoning By-law Amendment Schedule and Text
- Consent Sketch
- Conceptual Site Plan
- Conceptual Elevations

- Legal Survey
- Lot Grading & Servicing Plan with Details plans.

All supporting materials have been included with this submission.

4.0 Planning Policy Context

4.1 Provincial Policy Statement

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development.

Relevant policies of the Provincial Policy Statement include:

- *“Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term” (S.1.1.1.a).*
 - The applications propose to direct residential development to an area and property where it can be adequately accommodated.
- *“Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs” (S.1.1.1.b.).*
 - The proposed housing types will compliment and reflect the built form of the area.
- *“Avoiding development and land use patterns which may cause environmental or public health and safety concerns” (S.1.1.1.c.).*
 - No impact is anticipated on environmental or public health and safety.
- *“Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs” (S.1.1.1.e.).*
 - The proposed development maximizes land use, while utilizing existing services and infrastructure.
- *“Promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate” (S.1.1.1.h.).*

- There will be no anticipated impact to biodiversity as a result of the proposed development.
- *“Direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:*
 - 1. municipal sewage services and municipal water services; and*
 - 2. private communal sewage services and private communal water services, where municipal sewage” (S.1.6.6.1.).*
 - The property is connected to full services, including municipal sewage and water.
 - A Lot Grading & Servicing Plan has been included with this application.
- *“Encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes” (S.1.7.1.d.).*
 - The proposed designs for built form on the property reflects the high quality and standard of architectural design, seen throughout the surrounding area. This will preserve the character of the area, including both the existing homes and new development occurring.
 - Conceptual Elevations and a Concept Site Plan have been included with this application.
- *“Natural features and areas shall be protected for the long term” (S.2.1.1.).*
 - There are no natural features located on the property, therefore no impact is anticipated.
- *“Significant built heritage resources and significant cultural heritage landscapes shall be conserved” (S.2.6.1.).*
 - No heritage features have been identified on the site, therefore no impact is anticipated.

The applications are consistent with the Provincial Policy.

4.2 Growth Plan for the Greater Golden Horseshoe, 2017

The Growth Plan for the Greater Golden Horseshoe provides a *“framework for implementing Ontario's vision for building stronger, prosperous communities by better managing growth in this region”*.

Applicable policies of the Growth Plan include the following:

- *“Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime” (S.1.2.1).*
 - The property is in an area with multiple parks, trails and open spaces in close proximity. This promotes and supports a health and active lifestyle.
 - Directing residential growth in an area with mixed land uses, patterns and densities, to support the achievement of a complete community.
- *“Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability” (S.1.2.1).*
 - The proposed development will occur through modest intensification to create efficient use of land, existing infrastructure, and to support transit viability.
 - Directing development to a built-up area where it can be appropriately accommodated and serviced.
- *“Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households” (S.1.2.1).*
 - The housing types proposed will add to a residential neighbourhood encompassing a variety of housing types, lot sizes and densities.
- *“Provide for different approaches to manage growth that recognize the diversity of communities in the GGH” (S.1.2.1).*
 - Population growth and development is directed to the City of Barrie within the GGH.

- High quality compact built form proposed, creating attractive and vibrant public realm, adding to the visual appeal of the neighbourhood and recognizing the other newly built homes.
- *“Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions” (S.1.2.1).*
 - All natural and environmental features and functions will be protected, with no impact anticipated from the proposed development.

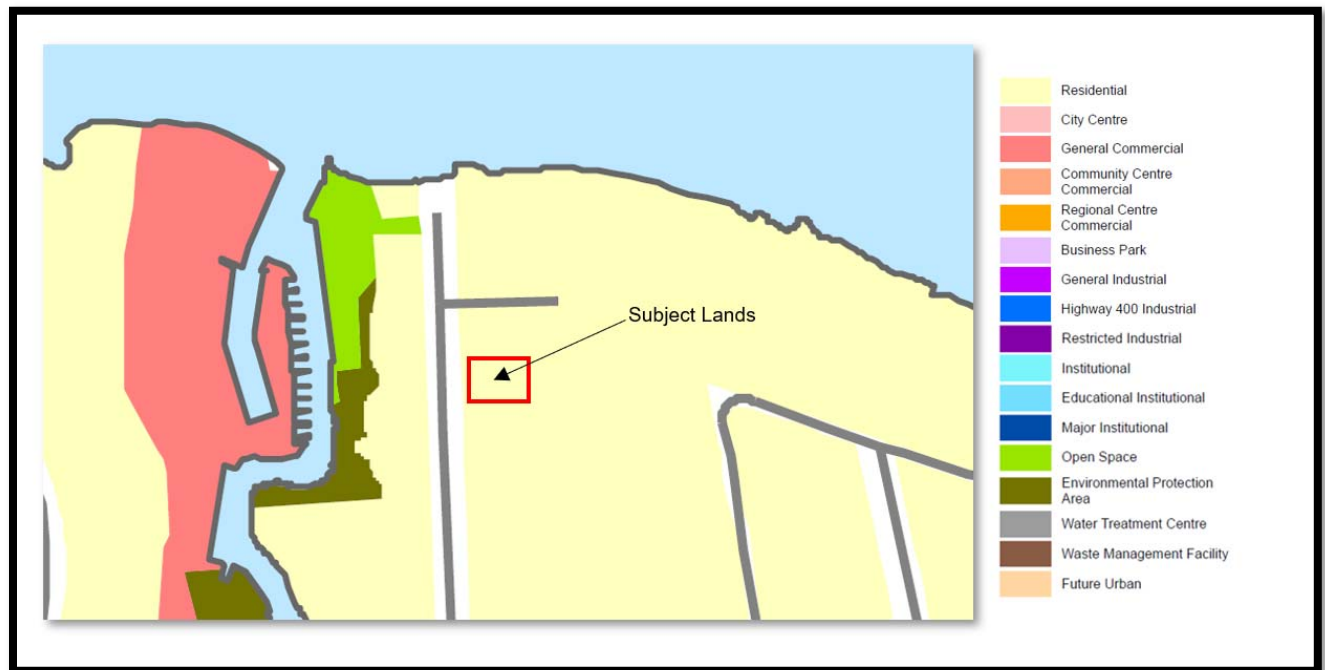
The applications conform to the Growth Plan for the Greater Golden Horseshoe.

4.3 City of Barrie Official Plan – January 2018

The City of Barrie Official Plan establishes the goals, objectives and policies that guide the city’s growth and development.

The property is designated as ‘Residential’ in the City of Barrie Official Plan. See **Figure 4**.

Figure 4: Property Designation – Official Plan Schedule ‘A’ Land Use



The proposed development conforms to the City of Barrie Official Plan, the South Shore planning area and the 'Residential' designation, as evident by the following relevant policies:

- *“To direct growth to take advantage of existing services and infrastructure where possible, and to minimize the cost of infrastructure extension” (S.3.1.1.e.).*
 - The property is tied directly into full municipal services, including water, storm and sanitary serviced. Natural gas and electricity are provided by the local utility company.
- *“To provide for an appropriate range of housing types, unit sizes, affordability and tenure arrangements at various densities and scales that meet the needs and income levels of current and future residents” (S.3.3.1.a.).*
 - The area has a variety of housing types and densities. The proposed development maintains the character of the area, and contains built form desired by the owner.
- *“To ensure that the quality and variety of the housing stock is maintained and improved” (S.3.3.1.b.).*
 - The proposed residential development will maintain and enhance the area. There are a number of new homes in the building process, directly adjacent on Cox Mill Road. This has been considered by the owner for design elements and to ensure compatibility with the adjacent properties.
- *“To promote building designs and densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support and contribute to safe, vibrant, pedestrian and cyclist-friendly streetscapes” (S.3.3.1.c.).*
 - The proposed development will maximize land use while minimizing servicing costs, and supporting the surrounding streetscape.
- *“To ensure the development of complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services” (S.3.3.3.d.).*
 - The proposed development is directed to an area where it can be appropriately accommodated and add to a diverse neighbourhood, with a variety of densities and housing types.

- *“To encourage all forms of housing required to meet the social, health and well-being requirements of current and future residents including special needs requirements” (S.3.3.1.e.).*
 - The proposed built form will compliment the area and add to the existing housing types.
- *“To direct the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and future population” (S.3.3.1.f.).*
 - Services and infrastructure in the area contain the capacity for future development. Services are currently tied into the property with no need for expansion required.
- *“The City shall encourage residential revitalization and intensification throughout the built-up area in order to support the viability of healthy neighbourhoods and to provide opportunities for a variety of housing types” (S.3.3.2.1.c.).*
 - The proposed development is a modest form of residential intensification, capitalizing on a under utilized property.
- *“Development permitted by the land use policies and designations of this Plan should have regard for cultural heritage resources and shall, wherever feasible, incorporate these resources into any development plans” (S.3.4.2.1.a.).*
 - No natural or cultural heritage resources are located on this property. Should it be uncovered, the applicable agencies and the City will be notified immediately.
- *“The City will promote water conservation and support the efficient use of water resources” (S.3.5.2.3.c.).*
 - Water services are existing to the property, maximizing the provision of services.
- *“To plan the location and design of residential development to enhance compatibility between dwelling types at different densities and to minimize potential conflict between incompatible land uses” (S.4.2.1.f.).*
 - The area has a wide variety of housing types and densities. The proposed built form reflects the adjacent properties along Cox Mill Road.

- *“Where lands are designated Residential on Schedule A – Land Use, the predominant use shall be for all forms and tenure of housing which may include senior citizen housing, nursing homes, bed and breakfast establishments and group homes” (S.4.2.2.1.a.).*
 - The property is designated ‘Residential’ in the Official Plan. The Zoning By-law Amendment and Consent applications maintain the intent of the Official Plan policies.
- *“Uses in the Residential designation require the provision of full municipal sewer and water services. Creation of residential lots on private septic systems will be discouraged and only permitted on a limited infill basis through consent on condition that these lots shall be required to connect to full municipal services when available at the owner’s expense” (S.4.2.2.5.b.).*
 - The property is connected to full municipal services. No expansion required.
- *“Intensification can be achieved through residential conversions, infill, and redevelopment to promote an increase in planned or built densities and to achieve a desirable compact urban form” (S.4.2.2.6.a.).*
 - The proposed development will maximize the land use through modest and appropriate infill.
- *“Intensification will contribute to development that is more compact and will efficiently use land and resources, optimize the use of existing and new infrastructure and services, support public transit and active transportation, contribute to improving air quality and promoting energy efficiency” (S.4.2.2.6.c.).*
 - The Official Plan encourages intensification that contains compact and efficient use of land, with appropriate infrastructure and services. The proposed development meets this requirement.
- *“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” (S.6.2.1.2.c.).*
 - The proposed Consent application does not require expansion or installation of services. The property is connected to full municipal services.

The proposed development conforms to the City of Barrie Official Plan. An Official Plan Amendment is not required.

4.4 City of Barrie Zoning By-law 2009-141

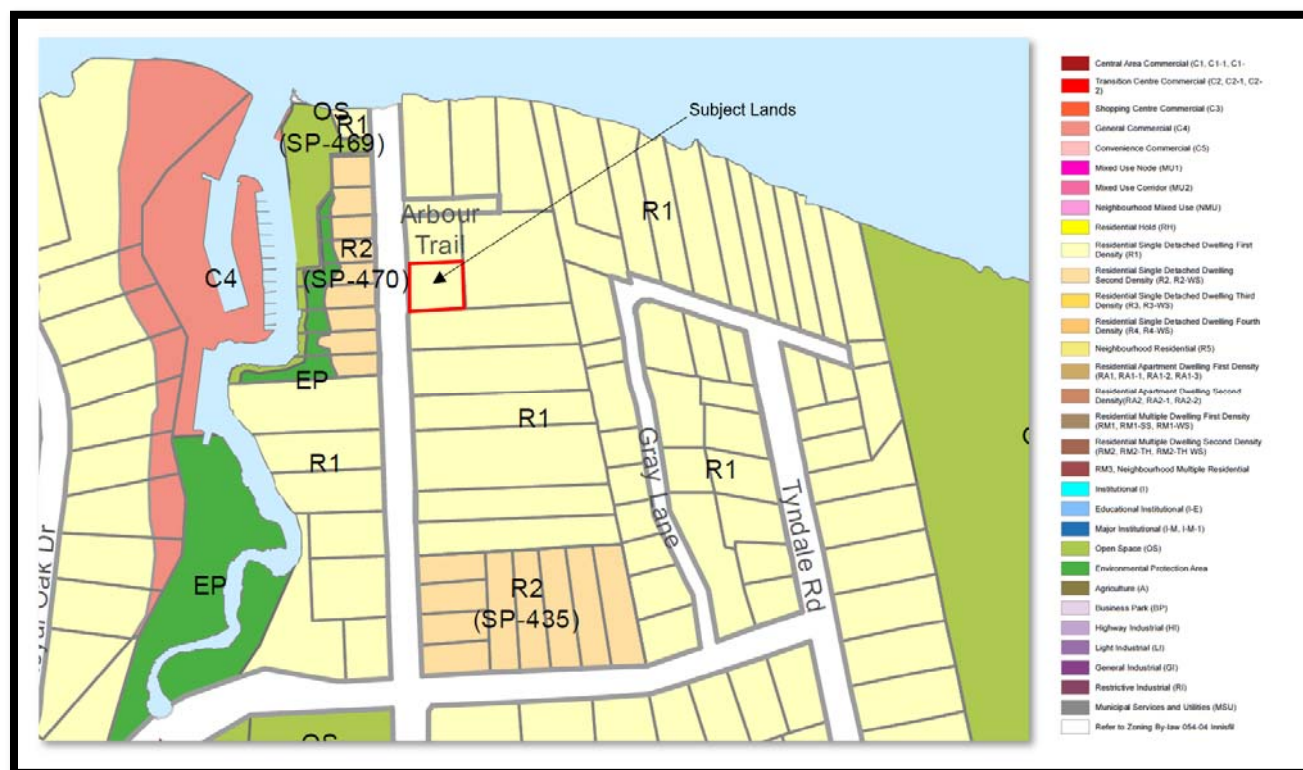
The Zoning By-Law implements the land use objectives and policies of the Official Plan.

The property is currently zoned 'Residential Single Detached First Density (R1)', as shown on **Figure 5**.

Rezoning is required to 'Residential Single Detached Second Density (R2)'.

A Draft Zoning By-law Amendment Schedule and Text has been included as **Appendix A** of this report.

Figure 5: Property Zoning - Zoning By-law 2009-141 - City South



Rezoning is required from 'Residential Single Detached First Density (R1)' to 'Residential Single Detached Second Density (R2)', in order to permit the future development of two single detached residential dwellings on the property. The proposed land use is permitted by the by-law.

The rezoning to 'R2' is consistent with zoning utilized in the redevelopment and intensification areas on surrounding lands and reflects appropriate urban densities in the context of current

City and Provincial policies. Such intensification is evident in the area, as the properties that have been more rezoned to 'R2' have more recently been developed or are building sites for new single detached residential dwellings. For example, the adjacent (9) properties to the west of the subject lands on Cox Mill Road, are all in the building process. The homes are either under construction or for sale as building lots, as shown on **Figures 6 and 7** below.

The proposed lot creation to allow more efficient utilization of the subject lands, will meet the provisions of the R2 zone. On the basis of the proposed consent, each lot would have an area of 590.71 m² with a frontage of 16.16 metres.

A Conceptual Site Plan for the property has been included as **Appendix C**. The Conceptual Site Plan demonstrates compliance with the 'R2' zoning, as shown on **Table 1**.

Table 1: Property Zoning Compliance – Proposed 'Residential Single Detached Second Density (R2)'

Residential Single Detached Second Density (R2)	Zoning By-law Requirements - R2 Zone	Lot 403B	Lot 403A
Lot Area (Minimum)	500 m ²	590.71 m ²	590.71 m ²
Lot Frontage	15.0 m	16.16 m	16.16 m
Front Yard (Minimum)	4.5 m	9.0 m	8.09 m
Side Yards (Minimum)	1.2 m	2.29 m	2.29 m
Rear Yard (Minimum)	7.0 m	13.41 m	14.33 m
Lot Coverage (Maximum)	45%	27.10%	27.10%
Height (Maximum)	10 m	9.45 m	9.45 m

Figure 6: Adjacent Properties Under Construction – 400 to 408 Cox Mill Road



Figure 7: Adjacent Properties Under Construction & Lots for Sale



The rezoning of the subject lands at 403 Cox Mill Road, would therefore permit the development of two future residential dwellings, appropriate for the property, neighbourhood and lot size. They will not only maintain the intent of the Zoning By-law, but will also maintain the character of the neighborhood and fit in with the new development occurring directly adjacent to the subject lands and throughout the area.

5.0 Property Servicing

The property has direct access to municipal services, including water, storm and sanitary services. Natural gas and electricity are located to the property, supplied by the local utility companies (Alectra and Enbridge).

A Lot Grading & Servicing Plan with Details plans have been included with this submission.

In addition, there are no anticipated traffic impacts as a result of the proposed rezoning and consent applications.

6.0 Conclusion

- The Zoning By-law Amendment and Consent applications conform to the Provincial Policy Statement and The Growth Plan for the Greater Golden Horseshoe.
- The applications conform to the policies as set out in the County of Simcoe Official Plan and the City of Barrie Official Plan.
- The proposed development maintains the intent of the Zoning By-law.
- The applications will facilitate development which maximizes land use, minimizes land consumption and servicing costs, while protecting the natural environment.
- The proposed development will maintain the character of the neighbourhood and will simulate with the new development occurring in the area and directly adjacent (result of recent rezoning and severances).

We recommend review, processing and approval of the Zoning By-law Amendment and Consent applications.

All of which is respectfully submitted,
SKELTON, BRUMWELL & ASSOCIATES INC.

Per:



James Hunter, BURP
Planner

Per:



Michael Wynia, MCIP, RPP
Partner, Senior Environmental Planner

Appendix A

Draft Zoning By-law Amendment Text and Schedule

THE CITY OF BARRIE ZONING BY-LAW 2009-141

"A By-law of the City of Barrie to amend Zoning By-Law No. 2009-141 by rezoning lands described as Part of Lot 13, Concession 14, Part 2 of Plan 51R - 41028 and municipally known as 403 Cox Mill Road, in the City of Barrie, from the 'Residential Single Detached First Density (R1)' zone to 'Residential Single Detached Second Density (R2)' zone

WHEREAS the Council of the Corporation of the City of Barrie may pass by-laws pursuant to Section 34 of the Planning Act, R.S.O 1990, as amended;

AND WHEREAS the Council of the Corporation of the City of Barrie has determined a need to rezone the lands known municipally as 403 Cox Mill Road;

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 HEREBY ENACTS AS FOLLOWS:

1. **THAT** the Zoning By-Law Map, is hereby further amended by rezoning those lands described as Part of Lot 13, Concession 14, Part 2 Registered Plan 51R - 41028, municipally known as 403 Cox Mill Road from the 'Residential Single Detached First Density (R1)' Zone to the 'Residential Single Detached Second Density (R2)' Zone as shown in Schedule "A" attached hereto, and Schedule "A" attached hereto forms part of By-Law 2009-141 as amended;

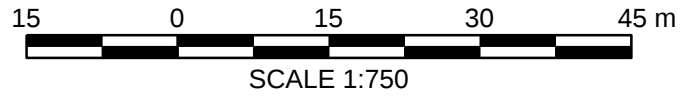
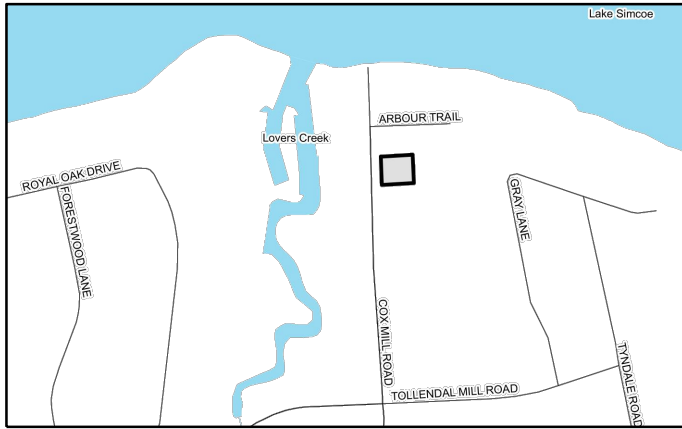
2. **THAT** this by-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Chap. P.13 as amended.

BY-LAW read a **FIRST, SECOND, and THIRD** time and finally **PASSED** this _____ day of _____ 2018.

THE CORPORATION OF THE CITY OF BARRIE

Mayor

Clerk



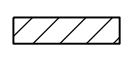
City of Barrie

Schedule 'A'

to Zoning By-law No. 2009-141: ____
(403 Cox Mill Road)

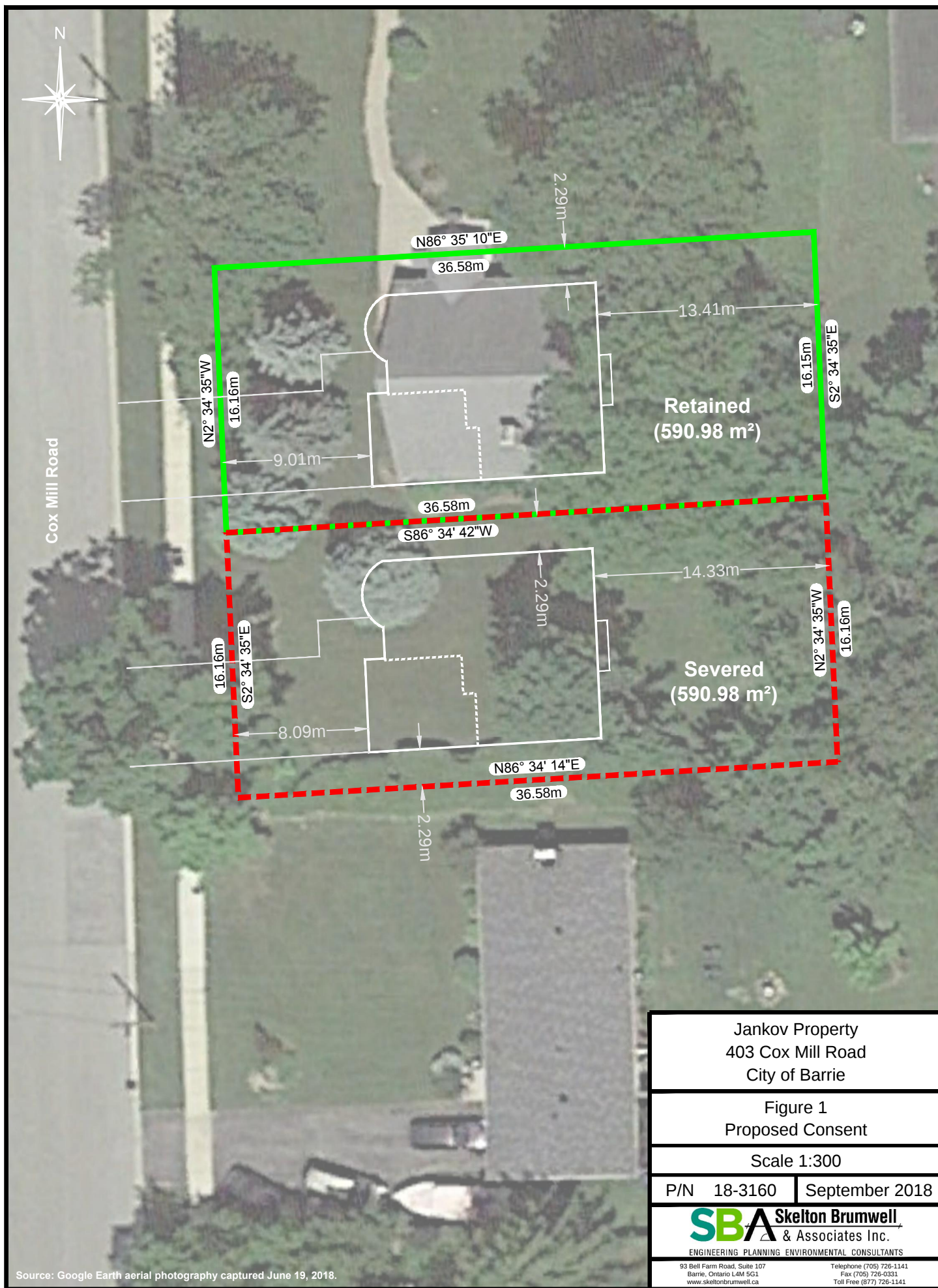
Legend

 Subject Lands

 Lands to be re-zoned from 'Residential Single Detached First Density (R1)' zone to 'Residential Single Detached Second Density (R2)' zone.

Appendix B

Proposed Consent



Jankov Property
403 Cox Mill Road
City of Barrie

Figure 1
Proposed Consent

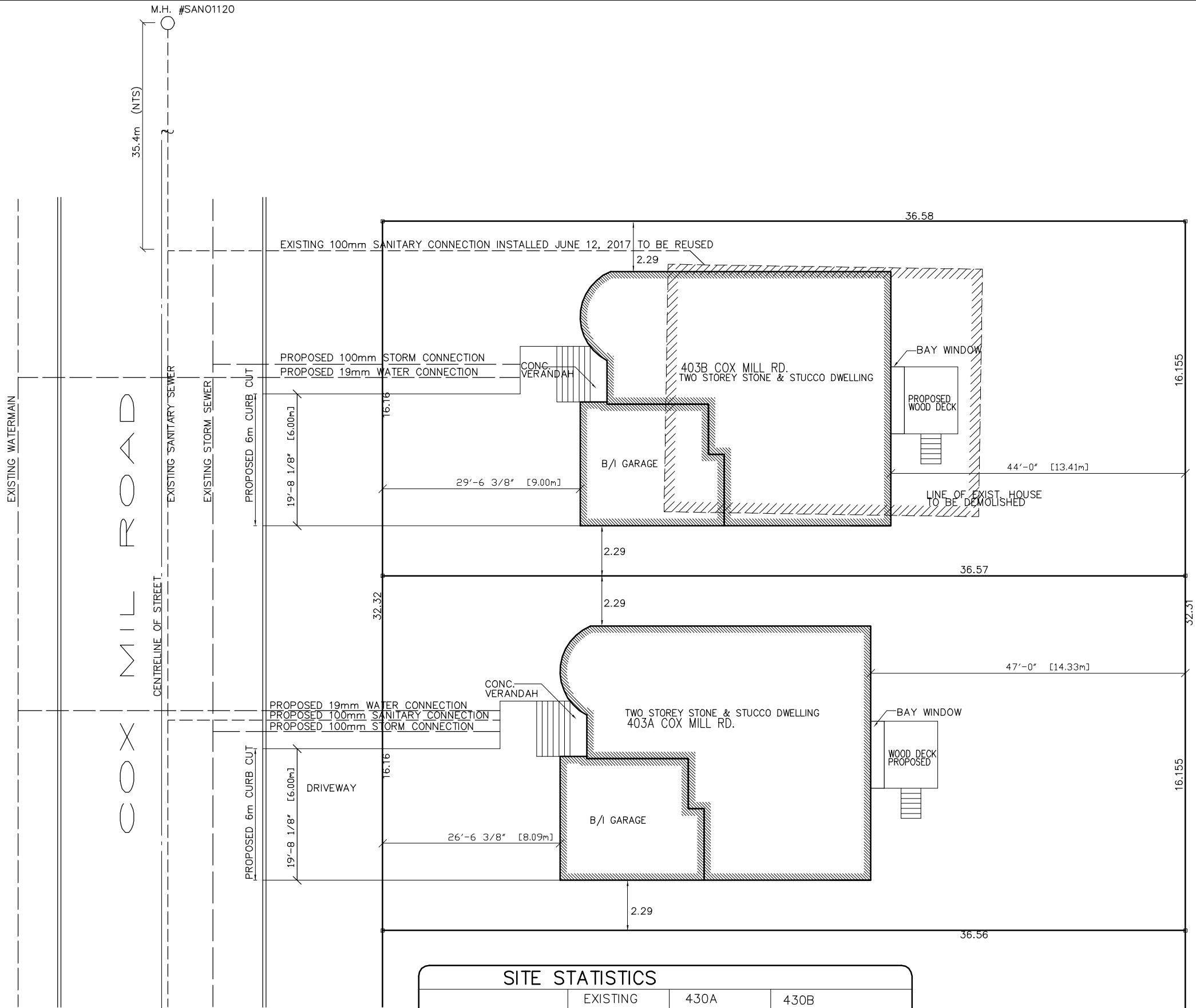
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P/N 18-3160 September 2018

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Appendix C

Conceptual Site Plan



SITE STATISTICS			
	EXISTING	430A	430B
LOT SIZE	1181.42	590.71	590.71
HOUSE FOOTPRINT	161.55	160.10	160.10
COVERAGE	13.67%	27.10%	27.10%
GARAGE	—	34.78m2	34.78m2
GROSS FLOOR SPACE	161.55	285.42m2	285.42m2
FLOOR SPACE INDEX	.1367	.4832	.4832
HEIGHT	7.50	9.45	9.45

3072.22 S/F

DO NOT SCALE DRAWINGS.
CONTRACTOR TO CHECK AND VERIFY ALL
DIMENSIONS ON THE JOB SITE AND REPORT
ANY DISCREPANCIES OR OMISSIONS
TO THE OWNER BEFORE PROCEEDING

ALL WORK TO CONFORM WITH
THE ONTARIO BUILDING CODE.
ALL DRAWINGS AND ATTACHED DOCUMENTS
REMAIN PROPERTY OF THE OWNER
OF 403 COX MIL RD.

PROPOSED NEW HOUSES AT 403 COX MILL RD.

SITE PLAN & SECTION

SCALE 1:200
Rev2

Jan. 2018

A-0