

500 Salem Road

Applications for Zoning By-law Amendment and Draft Plan of Subdivision

PLANNING JUSTIFICATION REPORT

500 Salem Road, Barrie, ON

Roll No. 434209001819800

IPS NO. 20-992

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500 SALEM ROAD
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CITY OF BARRIE

APPLICATIONS FOR

ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION

PREPARED BY

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ON BEHALF OF

LSR Salem Inc.

FEBRUARY 2023

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1.0 INTRODUCTION

Innovative Planning Solutions has been retained by LSR Salem Inc. to prepare a Planning Justification Report relative to applications for Zoning By-Law Amendment and Draft Plan of Subdivision on a portion of lands municipally known as 500 Salem Road. **Figure 1** shows an aerial view of the subject property.

The intent of the proposed Zoning By-law Amendment is to rezone a portion the subject property from the 'Agriculture (AG)' zone under the former Innisfil By-law 054-04 to the 'Neighbourhood Residential (R5)' zone under the City of Barrie's Zoning By-law 2009-141. This zone will facilitate a proposed Draft Plan of Subdivision consisting of 34 street townhouse units, consistent with the intent of the Salem Secondary Plan.

This Report will review the Applications in the context of the applicable policies found within the documents noted below to provide the rationale necessary for the approval of the development:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- City of Barrie Official Plan (Office consolidation – January 2018)
- City of Barrie Zoning By-law 2009-141



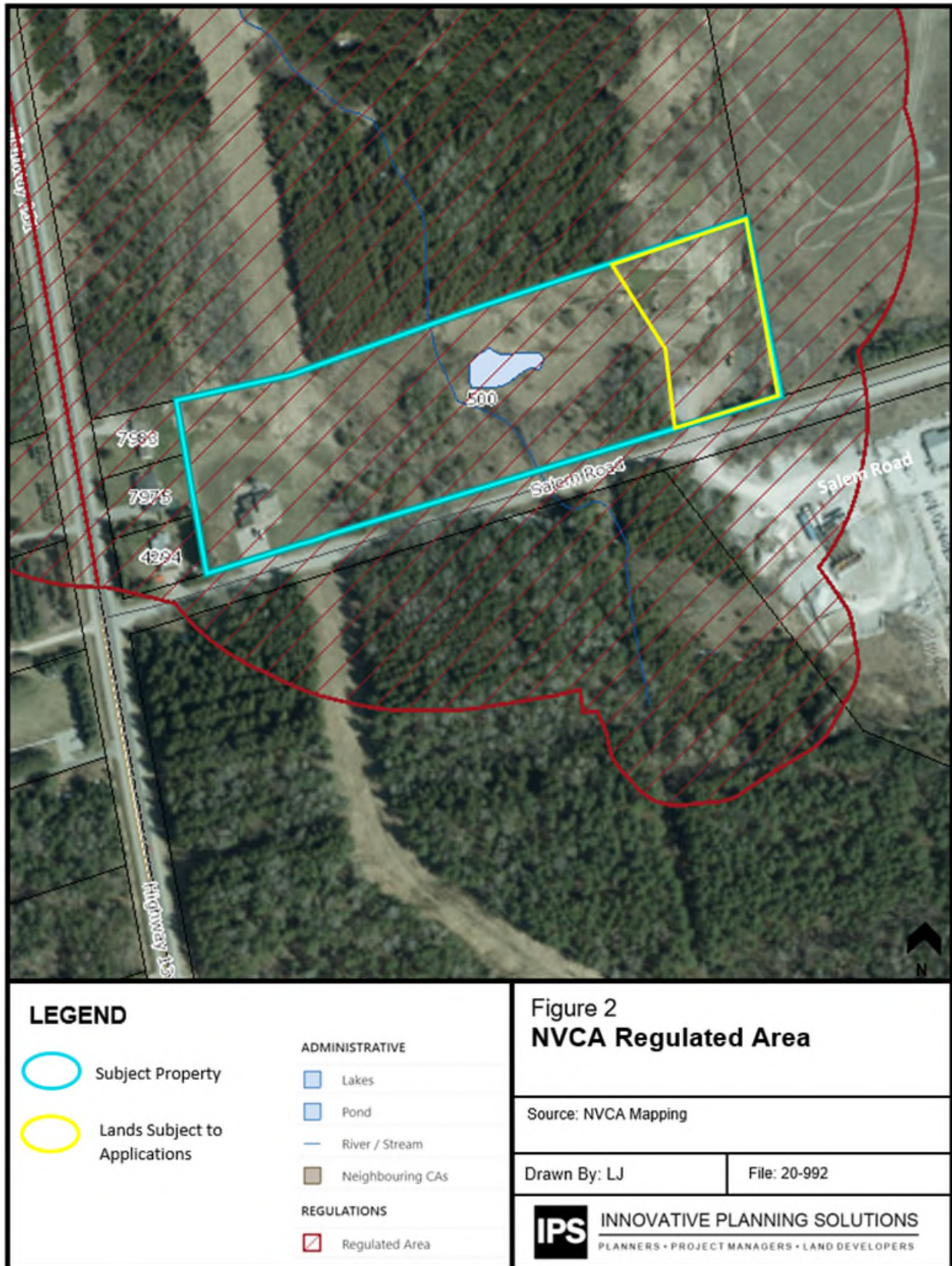
2.0 SITE DESCRIPTION

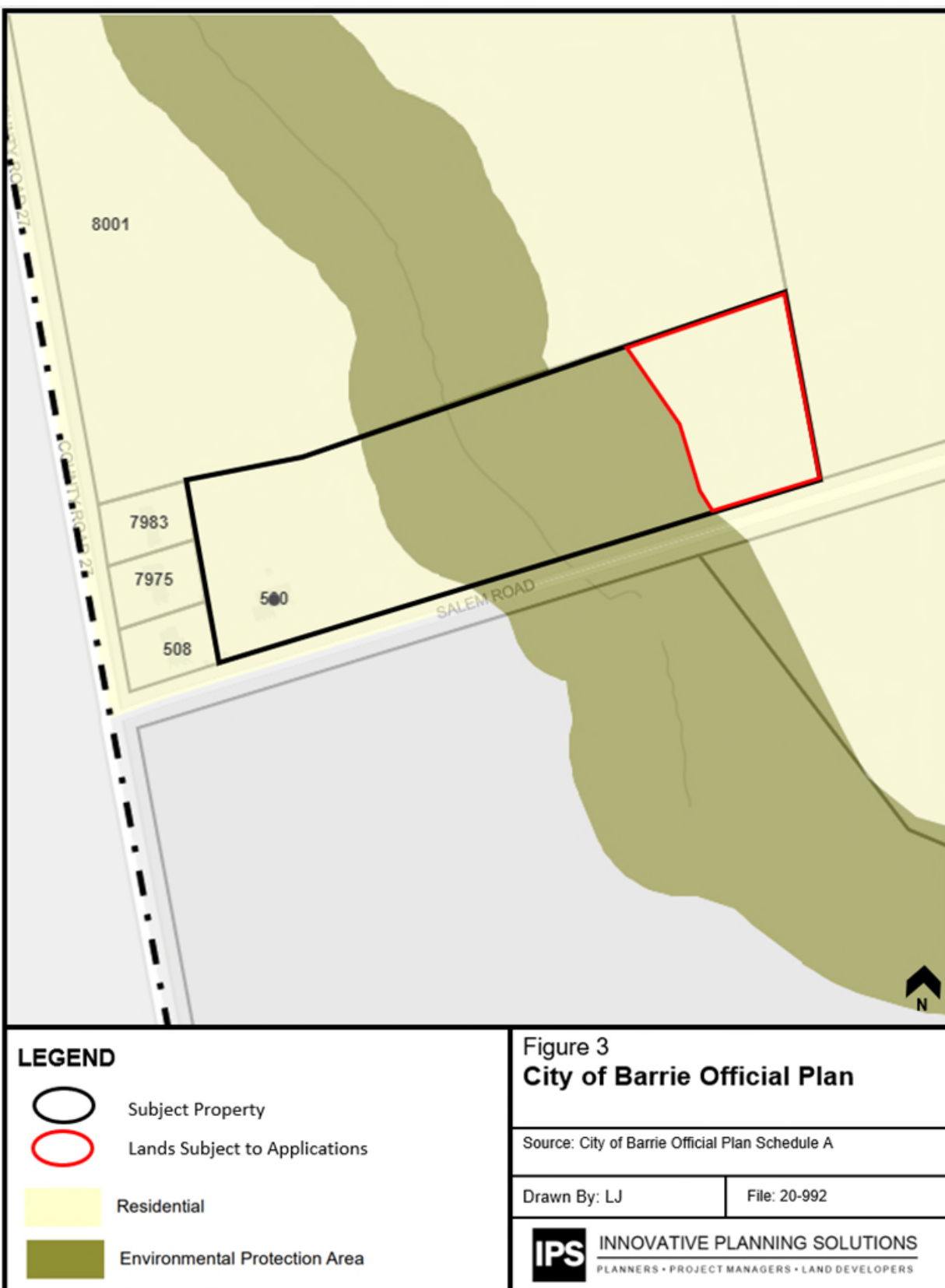
The subject property contains 3.32ha of land with 340m of frontage along Salem Road and a depth of approximately 100m. The property sits approximately 50m east of the County Road 27 and Salem Road intersection and is within the Salem Secondary Plan Area.

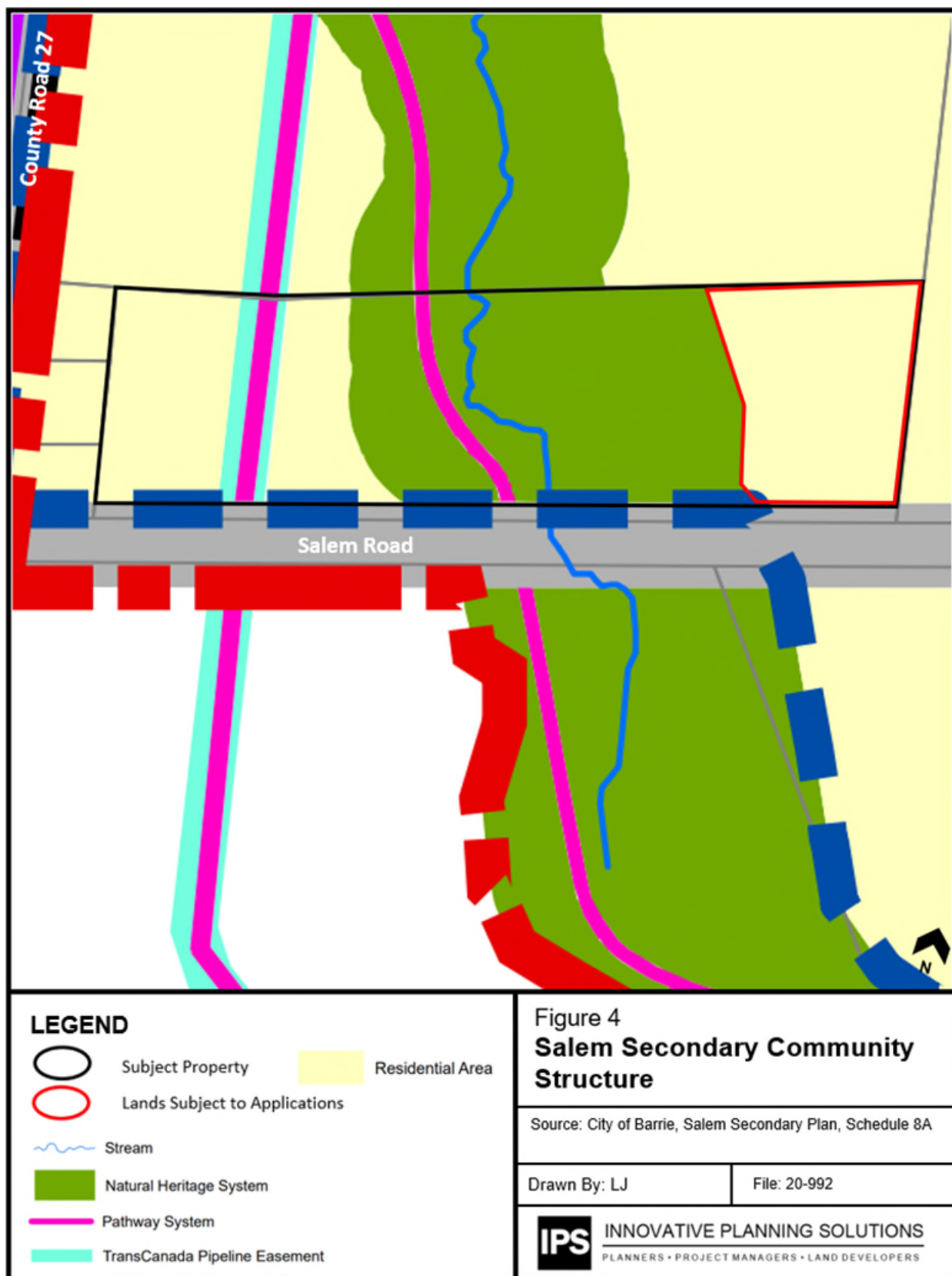
One single detached dwelling sits at the western edge of the property, east of which is the TransCanada pipeline corridor which bisects the property in a north-south direction. A large middle portion of the land contains sporadic vegetation with tree cover and wetland – part of the Bear Creek Tributary. The eastern end of the property is vacant and free of vegetation, and a separate application has been submitted to the City with the intent of severing off the existing dwelling at the western end, allowing these applications to focus on development of the eastern extent. It is anticipated that conditions of severance approval will include the dedication of a 7m road widening across the entire Salem Road frontage, and the dedication of the environmental lands, their associated buffers, and pipeline easement to the City.

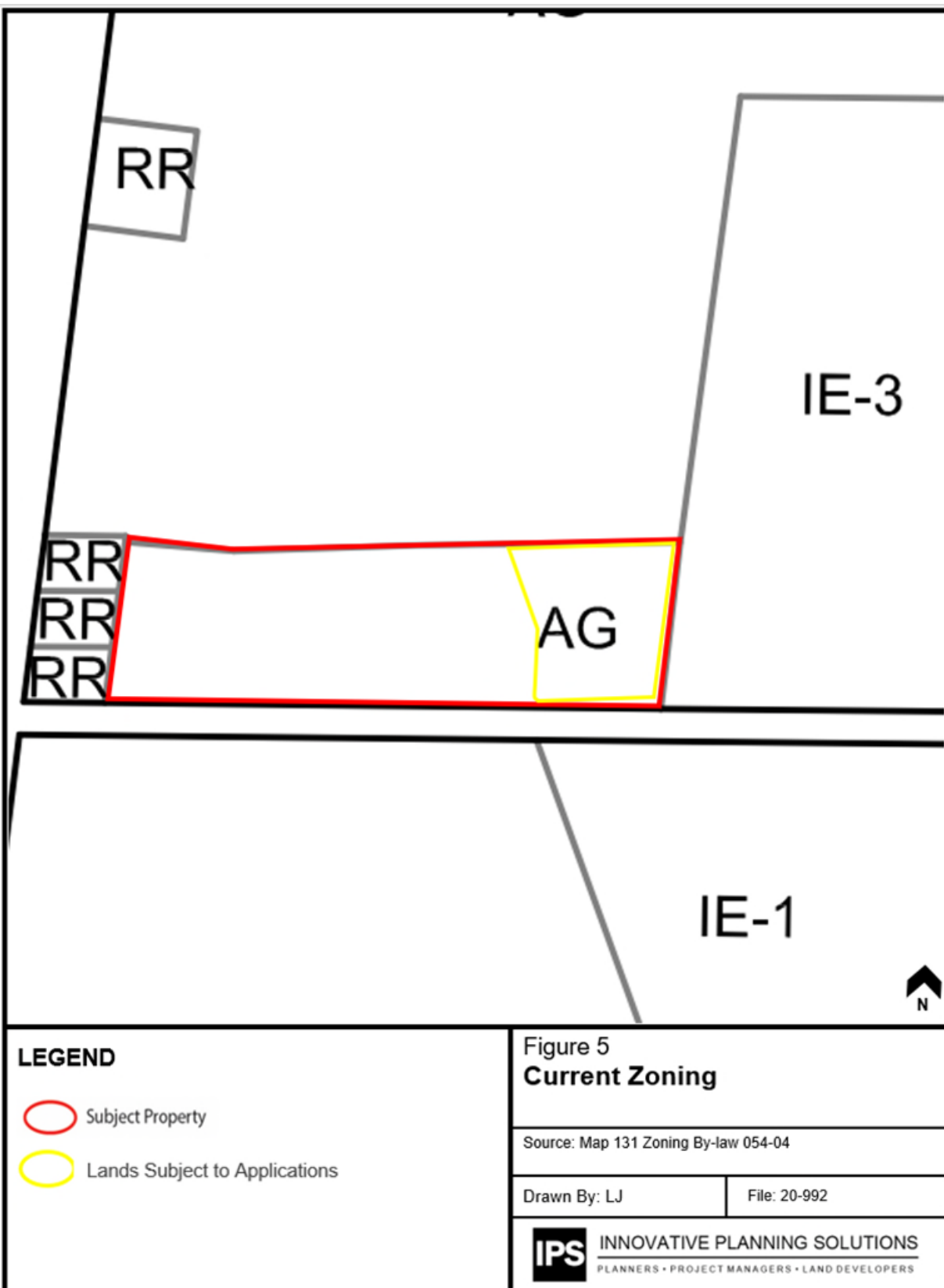
The subject property is designated 'Residential' and 'Environmental Protection Area' in the City of Barrie Official Plan and 'Residential Area' and 'Natural Heritage System' within the Salem Secondary Plan. The area in which the lands are located were annexed from the Town of Innisfil in 2010. While the City of Barrie has designated jurisdiction of the subject lands, the lands have not yet been defined within the City of Barrie Salem and Hewitt's Communities Provisions under By-law 2009-141 and are therefore zoned 'Agriculture (AG)' per Innisfil By-law 054-04.

The subject lands are also regulated under the Nottawasaga Valley Conservation Authority (NCVA) in their entirety. **Figure 2** shows the NVCA regulation limits. **Figure 3** below illustrates the 2018 Official Plan land use designations of the subject site. **Figure 4** shows the Salem Secondary Plan Area land use designations. **Figure 5** illustrates the current zoning of the lands.









3.0 EXISTING & SURROUNDING LAND USES

The subject property is surrounded by lands which have or will undergo residential development, such as the DiPoce/Country Wide Subdivision to the north. Surrounding land uses are detailed in the attached Context/Block Plan provided in **Appendix 3**.

Surrounding land uses includes the following:

North: Environmental protection lands and future residential development, that being the draft approved DiPoce/Country Wide Subdivision which is planned to include a public park and new school.

East: Directly east of the subject site are provincial land holding identified for future residential development. Further east is an approved Plan of Subdivision (Pratt/Hansen) which will facilitate 257 single-detached residential lots, 94 street townhouses, 54 back-to-back townhouses, one apartment block, and one future commercial block.

South: Lands south of the subject site consists of forested environmental protection lands and an existing Unilock Hardscape manufacturing facility designated for future residential development.

West: A series of rural residential lots fronting County Road 27.

4.0 DESCRIPTION OF DEVELOPMENT AND DRAFT PLAN OF SUBDIVISION

The applicant proposes to introduce residential development occupying the easternmost 0.68ha of the property. The proposed development consists of 34 street townhouse units forming six blocks, as demonstrated on the Conceptual Site Plan in **Appendix 1**. Each townhouse block consists of 5-6, three-storey townhomes featuring widths of 4.5m and depths ranging between 26.0 m to 28.2 m. Each townhouse will offer 2 parking spaces per dwelling (1 driveway space and 1 garage space). The

proposal includes one new 18-metre municipal street providing access to the units, running in a north-south direction and providing a connection from Salem Road, through the development and to the approved northern subdivision. Sidewalks along the municipal street will provide pedestrian movement around the site, to Salem Road and to the adjacent subdivision.

The proposed Draft Plan of Subdivision is illustrated in **Appendix 2**. The subject site maintains conformity with all provisions outlined in Section 14 of By-law 2009-141 for the 'Neighbourhood Residential (R5)' zone. Each townhouse unit will have an average dwelling unit footprint of 56.8m² which allows for a generous amount of landscaped open space and the maintenance of all yard setback requirements. Providing 35% of landscaped open space allows for the site to integrate and encourage enhanced landscaped features, such as trees to enhance the curb appeal and improve the streetscape.

Each unit will have a G.F.A of approximately 150.9m² (1,624.2ft²) across the three floors. The proposal contributes to the achievement of a range of housing options for the City's residents, and townhomes are generally seen as more attainable choices for younger families, professionals, and first-time home buyers. The proposal will also contribute to diversifying the mix of housing types and sizes that are currently in the development process in the surrounding Salem community.

The proposed development is surrounded by compatible land uses planned in the immediate area that will enhance the living quality of future residents. The adjacent environmental lands expected to be dedicated to the City of Barrie will incorporate an Open Space pathway system for public use that encourages a healthy active lifestyle for residents. Moreover, a subdivision currently under construction, approximately 350m east of the subject lands, includes a variety of planned uses such as future commercial. The proposed development is within an ideal location to support a healthy, livable, safe, and complete community for future residents in the Salem Secondary Plan Area.

The development will be provided full municipal water, sanitary and storm serving with the extension of infrastructure from the DiPoce/Country Wide subdivision to the north. All units will qualify for curbside municipal garbage collection. Gas, hydro and

telecom infrastructure will be available to service the subject site. The applicable utility companies have been circulated a copy of the Draft Plan.

The development plan respects the environmental lands to the west which are anticipated to include a 20m naturally vegetated buffer to the wetland features which were staked with NVCA staff. While it is recognized that NVCA guidelines apply a 30m buffer to wetland features, the full 30m cannot be achieved while implementing the proposed lotting and new municipal street connection. The proposed naturally vegetated 20m buffer provides adequate setbacks to the wetland feature, is in keeping with the buffer provided on adjacent draft plan approved lands to the north and is supported by the Environmental Impact Study prepared by Cunningham Environmental Associates, submitted under separate cover. Cash in lieu compensation will be provided for the area of reduced buffer in accordance with NVCA policy.

5.0 ZONING BY-LAW AMENDMENT

The subject lands are currently zoned '*Agriculture (AG)*' in the former Town of Innisfil Zoning By-law 054-04.

To accommodate the proposed development, a Zoning By-law Amendment is requested to rezone the eastern portion of the subject property, comprising 0.68 hectares, to the '**Neighbourhood Residential (R5)**' zone in the City of Barrie Zoning By-law 2009-141. The balance of the property is not subject to a rezoning through these applications. Please refer to **Appendix 4** for a copy of the Draft Zoning By-law Amendment Text and Schedule.

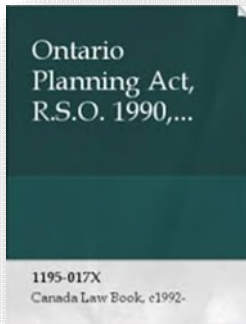
Table 1 provides a zoning comparison of the 'R5' zone in relation to the proposed development. As demonstrated below, the proposed development will comply with all R5 zone standards, with no exceptions requested.

Table 1: Zoning Compliance Matrix		
Neighbourhood Residential (R5) Zone for Street Townhouse (Section 14.5.6)		
PROVISION	REQUIRED	PROVIDED
Lot Frontage (Min.)	4.5m	4.5m
Front Yard Setback (Min.)	3m (5.5m Driveway length)	5.5m
End Unit Interior Side Yard Setback (Min.)	1.2m	1.7m
Exterior Side Yard Setback (Min.)	2m	4.8m
Rear Yard Setback (Min.)	5m	5m
Lot Coverage (Max. % of Lot Area)	70%	49%
Landscaped Open Space	---	35%
Dwelling Unit Floor Area (Min.)	---	56.8m ²
Gross Floor Area (Max. % of Lot Area)	---	148.1%
Max. Height / Number of Storeys	3 Storeys	3 Storeys
Max. Number of continuous units in a row	8 Units	6 Units
Parking Spaces	1.5 Spaces Per Dwelling Unit	2 Spaces per Dwelling Unit (1 Driveway Space & 1 Garage Space)

6.0 PLANNING POLICY & ANALYSIS

This Section will outline the applicable policies guiding the development of the subject lands. Each subsection will outline an applicable plan and its policies with a planning rationale on conformity and development principles.

6.1 THE PLANNING ACT – PROVINCIAL INTEREST



The Planning Act (The Act) is provincial legislation that establishes the ground rules to describe 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 framework focused 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 protection of agricultural resources;
- The orderly development of communities;
- The provision of a full range of housing;
- The appropriate location of growth and development;
- The promotion of a built form that is well-designed.

The proposed development is located within the City of Barrie (Settlement) where growth is focused and further concentrated within the Salem Secondary Plan Area. The proposed development would contribute to the housing stock within the City, providing more attainable units and variety to housing options in the southwest end of Barrie, further promoting the Salem Secondary Plan Area as a gateway to the City of Barrie. The proposal respects the adjacent environmental features and their buffers to ensure development has no negative impact on adjacent natural features. Lastly, the proposed development will contribute to the City's greenfield density targets, directing growth away from agricultural lands and to vacant lands designated for residential development.

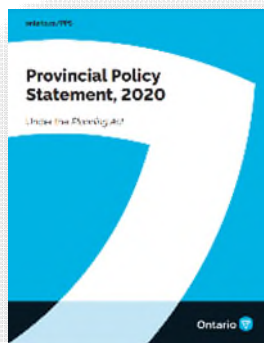
Section 51 (24) provides criteria which must be reviewed with respect to applications for draft plan of subdivision. Regard must be had to health, safety, and convenience for current and future residents. Additionally, it must be determined whether the subdivision is premature or in the public interest, whether it conforms to the Official

Plan and any adjacent plans of subdivision, the suitability of the land for the proposed use, the conservation of natural resources and land to be conveyed for public purposes, and the extent to which the design optimizes energy efficiency.

The proposed development does not pose any health or safety concerns and is conveniently located in a growing community near all daily amenities. The subdivision is not premature as it is on lands designated for such use and remains in full conformity with the Official Plan and Salem Secondary Plan. The proposal provides street connectivity to and development compatible with the adjacent draft approved subdivision to the north. The site is suitable for development as it can be municipally serviced and is supported by geotechnical, hydrogeological, archaeological, and environmental impact assessments. Further, the applicants propose to convey a substantial amount of lands to the City for environmental protection and open space purposes, and the proposed built form of townhomes with adjoining walls is inherently energy efficient.

In our professional opinion the proposed development aligns with the Province's Interest in land use planning and meets the criteria for draft plan of subdivision.

6.2 PROVINCIAL POLICY STATEMENT (2020)



The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development decisions made by municipalities across the province. The subject lands according to the PPS, are within a *Settlement Area* (Barrie), which is identified as the primary focus for areas of growth and development. The PPS gives provincial policy direction on key land use planning issues that effects communities

such as:

- Efficient use and management of land and infrastructure;
- The provision of sufficient housing to meet changing needs, including affordable housing; and,

- The protection and conservation of environmental functions and natural features.

Section 1.1.1 of the PPS provides various strategies on how to manage and direct land use to achieve efficient and resilient development and land use patterns. Healthy, liveable, and safe communities are sustained through the promotion of; accommodating an appropriate affordable and market-based range and mix of residential types (1.1.1a); avoiding development patterns that may cause environmental or public health concerns (1.1.1c); ensuring infrastructure and public service facilities are or will be available to meet projected needs (1.1.1g); and promoting land use patterns that conserve biodiversity (1.1.1h).

In accordance with growth management policies outlined in the PPS, the proposal will contribute to a mix of residential types and sizes to enhance available units in the City's housing market. The proposed development avoids environmental and public health concerns by ensuring the subject lands are appropriate for residential use and protects the adjacent natural features by respecting adequate development setbacks. The proposal also represents good land use planning as the subject lands are within an area planned for future infrastructure and public services to serve future residents.

Section 1.1.3 of the PPS describes Settlement Areas, such as the City of Barrie, are designated as the focus for growth and development. The section outlines land use patterns in settlement areas to ensure development is utilizing land and resources efficiently. The proposed rezoning would facilitate townhouse development which represents a compact built form and contributes to a mix of housing types and densities to allow for the efficient use of land and municipal services (1.1.3.6).

The proposed development is further strengthened by Section 1.4 of the PPS, which encourages an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents. Municipalities shall maintain the ability to accommodate residential growth for a minimum of 15 years. Emphasis is placed on residential intensification, redevelopment, and lands which are designated and available for residential development and where it can minimize the cost of housing through a compact form. The subject lands are designated

greenfield identified for residential use and are located within an area where growth is anticipated and supported by future municipal infrastructure planned for the Salem Secondary Plan Area.

Section 1.6 of the PPS speaks to infrastructure and public service facilities. Specifically, Section 1.6.6.2 and 1.6.6.4 note, municipal sewage services and municipal water services are the preferred form of servicing for Settlement Areas. Full municipal water, sewer and storm servicing is proposed, and the efficient nature of the development will ensure the long-term financial viability of maintaining such infrastructure. A Functional Servicing Report has been included with the application to demonstrate servicing considerations and infrastructure required to support the proposed development.

Section 1.6.7.3 highlights the importance of residential densities and their ability to minimize the number of vehicle trips and support the current and future use of transit and active transportation. The proposed development will include the provision of sidewalks along the new municipal street and provides a transit supportive density for any future bus route.

Relating to long-term economic prosperity, Section 1.7 promotes residential uses which respond to dynamic market-based needs and encourage energy conservation and the conservation of lands and resources. The proposal provides townhouse units which provide a lower barrier to entry than detached housing and it is particularly desired at a time when housing costs are increasing at a fast pace. With shared walls, the units are energy efficient and compact, and provide efficient use of land and servicing infrastructure.

Section 2.1 of the PPS encourages the wise use and management of resources to conserve biodiversity and protect the natural heritage resources for their economic, environmental, and social benefits. The subject lands are adjacent to lands designated as 'Natural Heritage System' per Schedule 8C of the Salem Secondary Plan. An EIS has been prepared and submitted alongside this application to confirm the proposed development does not pose a threat or adverse impacts to the adjacent natural heritage lands. The subject lands are located within a Significant Groundwater Recharge Area. A Hydrogeological Report and Geotechnical

Investigation Study are included with this application to ensure ground water features and their related hydrological functions are protected and the proposal minimizes potential negative impacts (§.2.2.1).

Relating to cultural heritage, Section 2.6.1 requires that significant built heritage resources be conserved, and development is not permitted unless any significant archaeology resources have been preserved. The property contains no built heritage resources, and a stage 1-2 Archaeological Assessment was completed by Irvin Heritage, which found no archaeological resources. The report is submitted under separate cover.

The subject application is consistent with the direction of the PPS.

6.3 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE



The Growth Plan has been approved under Places to Grow Act and builds on the PPS with other Provincial Plans to inform decision-making regarding growth management. It provides a framework for implementing Ontario's vision for building strong, prosperous communities, establishing a long-term vision for where and how the region grows. The City of Barrie, in its entirety, is recognized as a Primary Settlement Area within the Plan.

The Growth Plan provides Guiding Principles as outlined in Section 1.2.1. Applicable principles that align with the proposed development include:

- Supporting the achievement of complete communities that are designed to support healthy and active lifestyles;
- Supporting a range and mix of housing options to serve all sizes, incomes, and ages of households; and,
- Managing growth by directing it to areas that recognize the diversity of communities and supporting transit usage to reduce environmental impacts of auto reliance.

Growth Plan principles support development which contributes to the achievement of complete communities, provide for healthy and active lifestyles, and meet people needs for daily living. Development is further supported that provides a range and mix of housing options to serve all household sizes, incomes and ages. The Growth Plan defines 'Complete Communities' as:

"Places such as mixed-use neighbourhoods or other areas within cities, towns and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts."

Given the above definition, the proposed development contributes to the realization of complete communities by providing additional housing stock and choice, accessible by many modes of travel and near everyday amenities.

Section 2.2 of the Growth Plan establishes policies for where and how to grow. Section 2.2.1(2) directs the vast majority of growth to settlement areas with a delineated built boundary and existing or planned municipal water and sewer system. The City of Barrie features a delineated built boundary, and the site will be provided full municipal services.

Section 2.2.1 guides growth in settlement areas where there is existing or planned municipal infrastructure. Section 2.2.1(4) states that applying policies of the Plan will support the achievement of complete communities that include the following:

- *Provide a diverse range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes.*
- *Provide more compact built form and a vibrant public realm, including public open spaces.*

In accordance with the policies for managing growth and creating complete communities, the proposed development supports the Growth Plan and will provide a more compact form of housing to accommodate diverse housing needs. The proposal will provide pedestrian supportive infrastructure, and would complement the nearby pathway system to encourage healthy active living. As previously mentioned, lands within the Salem Secondary Plan Area were annexed from the Town of Innisfil to the City of Barrie in order to accommodate anticipated population growth within the City. The proposed development is within the first phase area relative to the Salem Secondary Plan Area development per Schedule 8E, which outlines municipal services are planned to accommodate future growth in the Salem Secondary Plan Area. Likewise, the proposal intends to connect to municipal services planned to serve the Salem Area.

Section 2.2.6 of the Growth Plan encourages municipalities to develop a housing strategy that supports the achievement of the minimum intensification and density targets, to provide a diverse range and mix of housing options and densities to meet projected needs of current and future residents, and to provide more affordable housing options. Implementing these strategies will support the achievement of complete communities through accommodating a range and mix of housing options and densities, diversifying the overall housing stock of municipalities. In accordance with Section 2.2.6 the current zoning does not support the achievement of housing densities and encouraging a range of housing options. Rather, the proposed rezoning represents an opportunity to align the zoning of the lands with the intent of the Growth Plan guidelines to encourage a compact built form and contribute to a range of housing types within the City of Barrie.

Section 2.2.7 of the Growth Plan relates to new development in greenfield areas. Section 2.2.7(2) outlines the minimum density target applicable to the designated greenfield area in the City of Barrie is to achieve not less than 50 residents and jobs combined per hectare. The proposed development will utilize greenfield lands identified for future growth and provide a residential density of approximately 50 units per hectare, contributing to the Growth Plan target.

Regarding transportation, Section 3.2.2(3) directs that a complete streets approach should be adopted during the design of a planned street network to ensure the needs of all road users are met. In accordance with this policy, the proposed municipal street extension provides connectivity to the adjacent residential subdivision and Salem Road where future transit investments will be made. The proposed municipal street will also include sidewalks for pedestrian connectivity, and Salem Road is anticipated to feature bike lanes in the future.

Per Section 3.2.6, municipalities are encouraged to generate sufficient revenue to recover the full cost of providing municipal water and wastewater systems. The introduction of new residential units in a compact form minimizes the amount of infrastructure required and provides a solid tax base to recover costs over its lifespan. Section 3.2.7 requires that plans of subdivision be supported by a stormwater management plan. In accordance with this criteria, WMI's Functional Servicing and Stormwater Management Report accompanies this submission.

Relating to cultural heritage resources, Section 4.2.7 requires their conservation. Irvin Heritage conducted a Stage 1-2 Archaeological Assessment which found no archaeological resources. The report is submitted under separate cover.

Schedule 3 of the Growth Plan identifies that the City of Barrie is expected to reach a population of 298,000 by the year 2051. The proposed development provides 34 new housing units to support the City in accommodating projected growth over the planning horizon.

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

6.4 CITY OF BARRIE OFFICIAL PLAN (2018)



The City of Barrie Official Plan (2018) provides general policy direction and establishes a long-term vision for land use planning and resource management for the municipality.

The Official Plan designates the subject lands as follows:

- Schedule A – Land Use: 'Residential' and 'Environmental Protection Area'
- Schedule 8A – Salem Secondary Plan Community Structure: 'Residential' and 'Natural Heritage System'

6.4.1 GROWTH MANAGEMENT

Section 3 of the Official Plan provides general goals, policies, and objectives of the City's growth management strategies.

Policy 3.1.1 a) states: *to accommodate projected needs for residential, employment, and other lands in order to achieve a complete community with an appropriate mix of jobs, local services, housing, open space, schools, and recreation opportunities.*

The proposal will contribute to the vision of creating complete communities in the Salem Secondary area, providing a range of residential housing types and sizes to accommodate the needs of future and existing residents in Barrie. The proposed residential development would support the future development that is currently proposed and planned in the surrounding area in creating a diverse mix of housing near everyday amenities, schools and parks.

Policy 3.1.2.3 outlines density and intensification targets of future development.

Policy 3.1.2.3 a) states:

Development of the City's designated greenfield area shall be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare as measured by the Growth Plan. (Mod D (j))

Policy 3.1.2.3 d) states:

The City's Growth Management Strategy identifies that the built up area, as identified on Schedule I, can accommodate an additional 13,500 housing units, of which 39% are in the Urban Growth Centre and 61% are outside the Urban Growth Centre. An additional 5,700 units will be developed in the City's designated Greenfield areas within the former City of Barrie, while approximately 15,700 units will be accommodated in the Salem and Hewitt's Secondary Plan Areas. These units will accommodate the population forecast in the Growth Plan and will be subject to monitoring and review throughout the life of this Plan.

The subject lands are located outside the identified Built Boundary of the City of Barrie, however, the lands are intended for growth and development as they are located within the Salem Secondary Plan Area. As such, the proposal would contribute to the residential density targets in greenfield area and unit allocation for Salem Secondary Plan. The proposal utilizes the subject lands to provide the optimal and appropriate amount of new residential units that will contribute to the unit targets outlined for the Salem and Hewitt's Secondary Plan Areas.

6.4.2 HOUSING & RESIDENTIAL LAND USE DESIGNATION

The proposed development is further strengthened by housing and residential land use policies outlined in Sections 3.3.1 and 4.2 of the Official Plan. Section 3.3 (housing) of the Official Plan. Applicable housing goals that strengthen the application includes the following:

Policy 3.3.1 a):

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 level of current and future residents.

Policy 3.3.1 b):

To ensure that the quality and variety of housing stock is maintained and improved.

Policy 3.3.1 c):

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.

Policy 3.3.1 d):

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.

Policy 3.3.1 e)

To encourage all forms of housing required to meet the social, health and well-being requirements of current and future residents.

Policy 3.3.1 f)

To direct the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available.

The proposal efficiently uses land in an appropriate location supported with planned infrastructure and future municipal services. The proposed townhouse typology is among a denser form of housing that promotes efficient use of land and resources as well as creating a pedestrian friendly environment. Townhouse units generally provide more affordable price points relative to single and semi-detached units, and the proposal contributes to providing a mix unit sizes to accommodate a range of housing needs.

Relating to cultural heritage, in Section 3.4.2 a) the City encourages the conservation of cultural resources and artifacts during development initiatives. A Stage 1-2 Archaeological Assessment was completed by Irvin Heritage and no artifacts were found. The report accompanies this submission.

Development is directed by Section 3.5.2.2 to maintain the natural landscape and the watershed. The proposed development respects the environmental lands to be

conveyed, including staked wetland features and a provided 20-metre buffer. An Environmental Impact Study has been completed by Cunningham Environmental Associates and is submitted under separate cover.

Regarding the Residential land use designation, Section 4.2 permits a range of residential forms and tenures. The Proposal supports residential goals outlined in Section 4.2.1 such as encouraging residential areas to develop in densities which would support transit and enhance compatibility between different housing densities and types. The proposal represents an opportunity to provide medium density residential development that would provide a transition from higher residential densities east of the lands undergoing construction adjacent to the intersection of Salem Road and Essa Road, and the existing low density residential dwellings further west of the lands.

The Official Plan determines specific development density location criteria for lands in areas where secondary plans have been adopted. Given the subject lands are located within the Salem Secondary Plan area, a further analysis of the locational criteria and density targets within the Salem Secondary Plan is included in Section 6.5 of this Report.

Several design policies for the Residential designation are found within Section 4.2.2.4. Development is to provide the necessary on-site parking, integrate with adjoining residential land uses, and, near an arterial road, be supported by a noise study. The proposed development exceeds the minimum parking requirement, integrates fully with the planned townhouse development and street network to the north, and is supported by a Noise Impact Study prepared by R. Bouwmeester & Associates.

6.4.2 SERVICING & TRANSPORTATION

The City of Barrie Official Plan requires that adequate water supply, sewage collection and treatment, electrical supply, and stormwater management systems be provided to the residents of the City (5.1.1). Further, development in the City is to be serviced by full municipal water, sanitary and storm services. Efficient and sustainable use of water is encouraged by the Official Plan (5.2). This includes

efficient stormwater management practices to control the quantity and quality of water (5.3.1). In accordance with the above, the development will be provided full municipal water, sanitary and storm serving with the extension of infrastructure from the north.

A Functional Servicing Report has been prepared with the application to demonstrate servicing considerations and infrastructure required to support the development proposal, along with a Stormwater Management Plan to evaluate the effects of the proposed development against the stormwater drainage system, and recommendations to manage the rainwater/snowmelt.

A primary objective of the City of Barrie Official Plan is the achievement of a sustainable transportation system for the safe, efficient, and convenient movement of people and goods (5.4.1.a). The City also promotes healthy communities, active living, and energy efficiency. The proposal will support the planned infrastructure and transit investments for the Salem Secondary Plan Area. In addition, the medium-density housing type will densify the residential neighbourhood to enhance energy efficiency and create a walkable environment to support active living. A Traffic Impact Brief was prepared by WMI Engineering, and the study concluded the proposed Street A extension and Salem Road intersection will function appropriately without undue traffic impacts to Salem Road. The document accompanies this submission under separate cover.

6.4.3 NATURAL HERITAGE & ENVIRONMENT

Section 3.5 of the Official Plan relates to natural heritage conservation. The Plan promotes the protection of natural vegetated areas as a contiguous unit (3.5.1.b), and supports the maintenance and enhancement of the environmental features (3.5.1.c). While the lands subject to development do not contain identified natural heritage resources, they abut lands identified as part of the Salem Secondary Plan Natural Heritage System per Schedule H. To ensure the proposed development adheres to natural heritage conservation policies outlined in Section 3.5, Consent and Minor Variance applications were recently submitted to the City of Barrie, conditions of which are anticipated to include the conveyance of the adjacent natural heritage lands, including staked wetlands and related 20-metre buffer. The

development proposal respects and aligns with the identified natural heritage delineation, and while it is recognized that NVCA guidelines apply a standard 30m buffer to wetland features, the full 30m cannot be accommodated while facilitating the proposed development. The proposed naturally vegetated 20m buffer is appropriate given the features present, is consistent with the buffer provided on adjacent DiPoce / Country Wide subdivision lands to the north and is supported by the Environmental Impact Study prepared by Cunningham Environmental Associates. Cash in lieu compensation will be provided for the buffer reduction in accordance with NVCA policy.

Section 4.7.2.4 permits development on lands adjacent to Environmental Protection Areas if it has been demonstrated through an Environmental Impact Study (EIS) that it will not negatively impact the natural features and their connections. An EIS has been prepared by Cunningham Environmental Associates confirming no impact to the adjacent natural features including staked wetland, which will be conveyed to the City along with a 20-metre buffer, ensuring a protected and interconnected environmental corridor.

Overall, the proposed development supports the City's goal to protect natural features and negative impacts on the adjacent lands are not anticipated.

6.4.4 PLANS OF SUBDIVISION

Criteria for plans of subdivision are provided in Section 6.2.2.1. Notably, they should be designed efficiently to minimize operating costs and integrate with adjacent lands, subdivisions and roads. The proposed plan of subdivision for 34 street townhomes provides for efficient use of lands and servicing infrastructure, and seamlessly integrates with the neighbouring draft approved subdivision, street network and future townhomes to the north.

6.4.5 SALEM SECONDARY PLAN

The Salem Secondary Plan establishes planning framework over the Salem Secondary Plan Area in accordance with the City of Barrie Official Plan policies. The subject property is entirely within the Salem Secondary Plan area as per Schedule

'A' of the City of Barrie Official Plan. The subject property is designated 'Residential Area' and 'Natural Heritage System' per Schedule 8A.

Section 8.2 outlines the Salem Secondary Plan Area community vision and structure for future development. The Salem Secondary Plan Area is defined as a gateway to the City of Barrie, which shall provide a range of employment, housing, and a mix of other uses to plan for complete communities. Such areas are guided to develop based on the interconnected natural heritage system, open space network and transportation system that seamlessly incorporates the Secondary Plan Areas into the Barrie community.

Policy 8.2.3. C) states;

That all new neighbourhoods and business areas be designed to support resource conservation and environmental stewardship to the greatest extent feasible and include the best practices in the use of district energy, water conservation/recycling, and sustainable community planning.

The proposed residential development will support the conservation of environmental features by incorporating appropriate building setbacks from the adjacent natural heritage system, its wetland features and associated buffers. Likewise, the adjacent lands will be conveyed to the City of Barrie to ensure these environmental features are preserved.

Policy 8.2.3. g) states;

That the City of Barrie continues to provide a diversity of housing types in new neighbourhoods.

The proposal represents an opportunity to contribute to the diversity of new housing units planned in the Salem Secondary area. Townhouse units will contribute to a range of housing types and options for medium density development as encouraged by the Secondary Plan.

Section 8.2.9 relates to housing development in the Salem Area.

Policy 8.2.9.1 states;

The housing mix target for the Salem and Hewitt's Secondary Plan Areas will reflect the housing mix target for both the Plan Areas combined and is:

(a) 83% low and medium density ground related; and,

(b) 17% medium and high-density non-ground related.

The proposed development will contribute to the housing mix target for medium density ground related development. The proposal will integrate with a planned neighbourhood street and sidewalk network which will encourage walkability and the creation of a complete community.

Section 8.3 relates to the Natural Heritage System. The City of Barrie recognizes most of the NHS is intended to be in public ownership, to protect, preserve, and appropriately enhance the natural environment. Such system also contributes to the enhancement of resources and aesthetics, providing for limited, passive recreational needs. While the lands to be developed do not include any of the natural heritage features, the lands are directly adjacent to the natural heritage system. The proposal would not interfere with the adjacent components and has been supported by an EIS and Hydrogeological Report to ensure the abutting Medium Constraint Stream Corridor Area is protected in accordance with the City of Barrie Drainage and Stormwater Master Plan for the Salem Area (S.8.3.2.2). The adjacent natural heritage lands, including staked wetlands and their buffers, are slated for conveyance to the City of Barrie for long term preservation. These lands include components of the Natural Linkage Area and Medium Constraint Corridor Area, and their protection and dedication to the City also ensures they will remain connected to the broader natural heritage system.

Section 8.4.3 relates to community form and sustainable design strategy. Community design elements for residential neighbourhoods are encouraged to include Open Space, a range of institutional and recreational facilities, a range of lot sizes, building types, styles and price levels which will accommodate a diverse population (S.8.4.4.2). Accordingly, the proposed development will provide what is historically one of the more affordable and attainable housing types in the City. Therefore, the proposal supports a diverse range of housing options that is ideal for first time home

buyers, young families, and those wishing to downsize. The proposed municipal street extension to Salem Road will promote the development of a modified grid street system and an interconnected network of streets and neighbourhoods. The proposal would support the early integration of transit services as well as supporting modes of active transportation by providing a compact built form and a pedestrian pathway system connecting to future mixed use development in the Salem Area.

While the proposed development includes only conceptual design at this stage, it is intended that the proposed residential units will incorporate high quality design and remain consistent with the design objectives for the Salem Secondary Plan Area. Policy 8.4.4.4 encourages a streetscape of consistent frontages, pedestrian circulation, and that which contributes to the character of the streetscape, defined by curbing and planting materials. A conceptual landscape plan has been prepared by Landmark Environmental and is submitted under separate cover. Each townhouse block maintains an appropriate front yard setback to support a consistent building scale. The proposal represents the desired form of development as it satisfies all standards of the proposed 'R5' zone.

Section 8.5.10 relates to lands designated as 'Residential Area'. Low and medium density development is guided by the following policies:

Policy 8.5.10.3.a) states; *a mix of housing types shall be permitted at the following densities and heights;*

- i) Minimum Density – 20 units per net hectare for low density development and 30 units per net hectare for medium density development;*
- ii) Maximum Density – 40 units per net hectare for low density and 70 units per net hectare for medium density development;*
- iii) Maximum Height – 3 storeys for low density development and 6 storeys for medium density development*

The proposed development would introduce 34 new townhouse units on 0.68ha of total land holdings. The proposed development represents medium density

development of approximately 50 UPH and three storeys in height. As such, the proposal meets the minimum density and height target and remains under the defined maximum density and height for medium density development. The units will contribute to the Secondary Plan's target of 20% medium density development.

Section 8.6 outlines community services strategy including infrastructure, water and wastewater services, stormwater management, and utility guidelines. The subject lands are located along Salem Road which is identified as an Arterial Road on Schedule 8D-1 the Plan. In accordance with Section 8.6.3.1(i), the applicant will convey the required 7m widening along the Salem Road right-of-way, as illustrated in **Appendix 1**. In accordance with Section 8.6.4, the proposal intends to connect to municipal servicing. A Functional Servicing and Stormwater Management Report has been prepared and submitted alongside this application for further infrastructure details.

Based on the analysis above, the proposed application conforms with the intent and policies of the City of Barrie Official Plan and the Salem Secondary Plan.

As identified within the growth management and phasing policies of Section 8.7.3.2, the subject lands are part of the first development phase within the Salem Secondary Plan. It is understood that timing for construction will depend on the availability of water and wastewater capacity and internal and external transportation infrastructure.

7.0 AFFORDABLE HOUSING BRIEF

The Province of Ontario and City of Barrie recognize the pressing need for affordable housing and have implemented policies and encouraged initiatives to address this issue. Housing goals outlined in provincial and municipal planning documents aim to provide an appropriate range of housing types, unit sizes, affordability and tenure arrangements at various densities and scales to meet the needs and income levels of all residents.

Provincial planning documents such as the Provincial Policy Statement and the Growth Plan define affordable ownership housing as units where annual housing

accommodation costs do not exceed 30% of gross annual income for low- and moderate-income households, or purchase prices or rental costs which are below the regional market area average.

Section 3.3.2.2 of the City of Barrie's Official Plan outlines affordable housing policies. The City defines affordable ownership housing as housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual income for low and moderate income households; or where the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area. In accordance with provincial policy, the City outlines the following goals in regard to the provision for affordable housing:

- a) Achieving a minimum 10% of all new housing units per annum to be affordable
- b) A range of low, medium, and high housing densities will facilitate the availability of affordable housing
- c) Encourage affordable housing units in locations accessible to shopping centres, community facilities, and existing or potential public transit routes.
- d) Consideration to modify zoning and service standards to facilitate affordable housing units in new residential developments

While the price points of the units have not been determined at this time, townhomes are generally a more affordable option relative to single and semi-detached units, providing lower price points and therefore a lower barrier to entry of the market. These are particularly attractive options to young families, professional individuals, and seniors looking to downsize. Additionally, the three-storey configuration minimizes the use of land and further lowers the costs of each unit/lot. Townhomes, with shared walls, are also inherently more energy efficient, and will see lower cooling costs in the summer and lower heating costs in the winter. The compact built form will efficiently use available servicing and roadway infrastructure, thereby promoting the City's position that "growth pays for growth" and minimizing any financial impact to taxpayers.

While it is not confirmed whether these units will qualify under the defined 10% target, they will nevertheless assist in providing much needed housing stock which has the potential to alleviate the need for defined affordable housing units. The proposed development intends to diversify available housing units for freehold tenure and accommodate people at all stages of life.

The site is positioned in what is becoming an increasingly accessible location, with a planned school and public park within walking distance, existing and developing commercial amenities nearby, and improvements to Salem Road including future transit stops. All of these factors make the area an ideal location that supports everyday living for a wide range of incomes.

8.0 URBAN DESIGN BRIEF

This Urban Design Brief addresses the various guidelines and policies developed to guide urban design within the City of Barrie, relative to the proposed development located at 500 Salem Road. It is important to note that at this stage in the development process, floorplans, elevations and renderings have not been developed to date. For the purpose of this urban design brief, the general intent and planned design of the townhouse units are explored at high level. The following applicable documents have been reviewed against the proposed development to demonstrate consistency with the objectives of the City's design directives:

- City of Barrie Official Plan Section 6.5
- City of Barrie Urban Design Manual

8.1 CITY OF BARRIE OFFICIAL PLAN: URBAN DESIGN GUIDELINES



Section 6.5 of the City of Barrie Official Plan includes general urban design guidelines. Such guidelines reflect the City's goal "to provide, through urban design policies and guidelines, a framework for the development and maintenance of a healthy, safe, convenient, efficient and aesthetically pleasing urban environment".

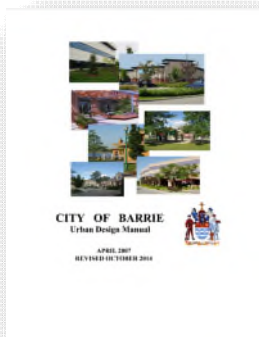
Section 6.5.2.2 (a) relates to Building and Siting. Policies outlined in this section encourage a desirable community character through massing and design, providing an attractive streetscape enhanced with landscaping, and an attractive building design that avoids blank walls. Additionally, design should promote modes of active transportation, the safe mobility through pedestrian links, and be accessible with well defined barrier free access. The proposed townhomes will complement and contribute to a desirable community character. Through site design, the intent is to provide a development that maximizes the lands in a medium density-built form, to complement the planned character of the area. Through the proposed townhouse typology, the built form will complement future adjacent development and encourage a seamless transition to low, medium, or high developments proposed in the Salem area. Barrier-free pedestrian movement is achieved through the provision of sidewalks, and the three-storey built form maintains a pleasant pedestrian scaled streetscape. The blocks are arranged in such a way to define and address the public street, and each unit will feature a large amount of glazing for a visually interesting and safe neighbourhood. Areas of enhanced landscaping will be provided to complement the built form with the use of trees and shrubs as shown in Landmark Environmental's conceptual landscape plan submitted under separate cover.

As encouraged by the City of Barrie, the proposed townhouse development will provide private driveways for each unit, with access to the proposed municipal street that is directed off Salem Road (S.6.5.2.2(b)). Plantings and street lighting will complement the units for an attractive streetscape and complete neighbourhood design (S.6.5.2.2(c)).

The proposed development has been designed to complement the adjacent natural features and provide opportunities to overlook them. In accordance with policy 6.5.2.2(d), the proposed townhouse development will incorporate an appropriate setback from environmentally protected lands. Additionally, the applicants will contribute to the long-term protection of the adjacent natural heritage lands by dedicating them to the City of Barrie.

Keeping in mind the goals and intentions for the Salem Secondary Area, the proposed development promotes a compact urban form which encourages the efficient and effective use of transit, active transportation modes, mix of housing and employment uses to align with City visions for future community character in the Salem area (6.5.2.2(g)).

8.2 CITY OF BARRIE URBAN DESIGN MANUAL



The City of Barrie's Urban Design Manual (2014) guides design elements for developments within the City. Such guidelines are to implement the existing urban design policies contained within the Official Plan, to provide a framework for establishing Barrie's future urban form, and to ensure that new development aligns with City visions. While the guidelines aim to achieve the overall design objectives of the City's plan, the manual recognizes that successful development will achieve the City's vision whilst satisfying individual needs of the project.

PHYSICAL ENVIRONMENT & BUILDING SITING

Section 2 of the Urban Design Manual relates to the physical environment building and sitting. Design guidelines outline the importance of ensuring compatibility of the development with the surrounding area, such as scaling, natural features, height, and setbacks. The subject lands proposed for townhouse development are currently vacant greenfield lands. While surrounding lands are largely environmental features and undeveloped Greenfields, portions of the surrounding lands are proposed for subdivision development incorporating a range of housing types and sizes such as

single-detached, townhouses, and apartment buildings. The proposal will align with the proposed surrounding residential development.

LANDSCAPE DESIGN

Landscaping will be designed to encourage positive functional relationships between the residents and their surroundings. Landscaping and tree planting strips/buffers are provided along the proposed roadway. A Conceptual Landscape Plan has been prepared by Landmark Environmental Group and submitted alongside this application to further detail the proposed landscape design.

LIGHTING, SIGNAGE & FENCING

Subject to detailed design through subdivision approval or Building Permit procedures, exterior lighting fixtures will complement the streetscape. The use of lighting would further enhance the ability for neighbourhood surveillance and safety of residents as supported by the Official Plan.

VEHICLE CIRCULATION & PARKING

The proposal incorporates 2 parking spaces per unit. Each unit will have one driveway parking space and one enclosed parking space within the garage proposed for all units to minimize the visual impact of vehicles. All driveways will be directed off the internal street running North-South and accessed off Salem Road.

Overall, the proposal satisfies relevant urban design policies and encourages the City's goal for well-designed development that is consistent with the planned character of the Salem Secondary Plan Area. Further evaluation may be provided through the Plan of Subdivision and Building Permit process.

9.0 CONCLUSION

This report explores the merits of the proposed development as it relates to all levels of applicable planning policy. The proposed Zoning By-law Amendment seeks to rezone the subject lands from 'Agriculture (AG)' zone to the 'Neighbourhood Residential (R5)' zone. The 'R5' zone is intended to facilitate a Draft Plan of

Subdivision for the development of 34 three-storey street townhouse units in the City of Barrie's Salem Secondary Plan Area.

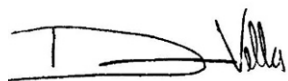
As demonstrated through the assessment completed in this report, the proposed development aligns with both the Province and City's policies, guidelines, and goals to achieve a more complete community by directing residential units to a growing area well-serviced and planned for all amenities to support everyday living. Provincial plans support a full range and variety of housing, including townhomes as proposed. The applicant seeks to introduce new housing to a major growth area in City of Barrie, where provincial policies encourage it. The development provides for more compact housing types and efficient use of residential land, services and infrastructure as policy directs. The City's Official Plan encourages such development that contributes to the creation of complete communities and a wide range of housing types, sizes, and densities.

The Salem Secondary Plan Area in which the proposal is located, is an area intended for future development to accommodate the growing population and housing demand in the City of Barrie. The proposed development conforms to all provisions set out in the City of Barrie Zoning By-law, therefore representing an appropriate built form that adheres to City standards.

Conformity has been demonstrated with the Planning Act, the Provincial Policy Statement, the Provincial Growth Plan and the City of Barrie Official Plan. It is therefore our professional planning opinion that the Zoning By-law Amendment application and Draft Plan of Subdivision represents good planning and is in the public interest.

Respectfully submitted,

Innovative Planning Solutions



Darren Vella, MCIP, RPP
President & Director of Planning



Tyler Kawall, BES
Intermediate Planner



Lauren Jeffrey
Junior Planner

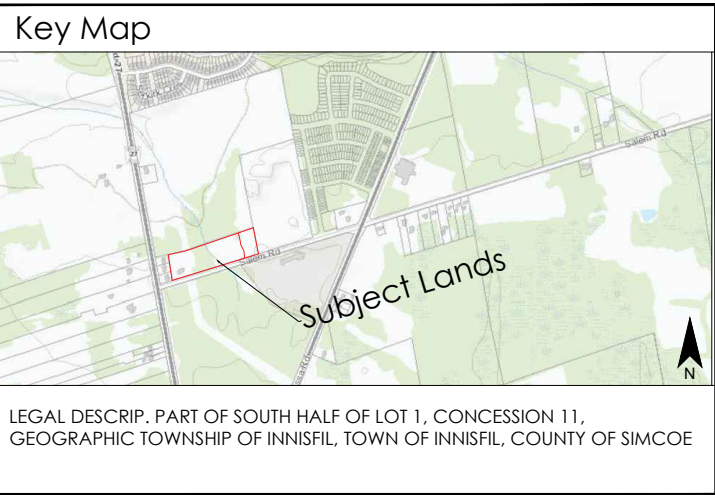
APPENDICES

APPENDIX 1: CONCEPT PLAN



CONCEPTUAL SITE PLAN - 34 STREET TOWNHOUSE UNITS
500 SALEM ROAD, BARRIE, ON

SCHEDULE OF REVISIONS			
No.	Date	Description	By



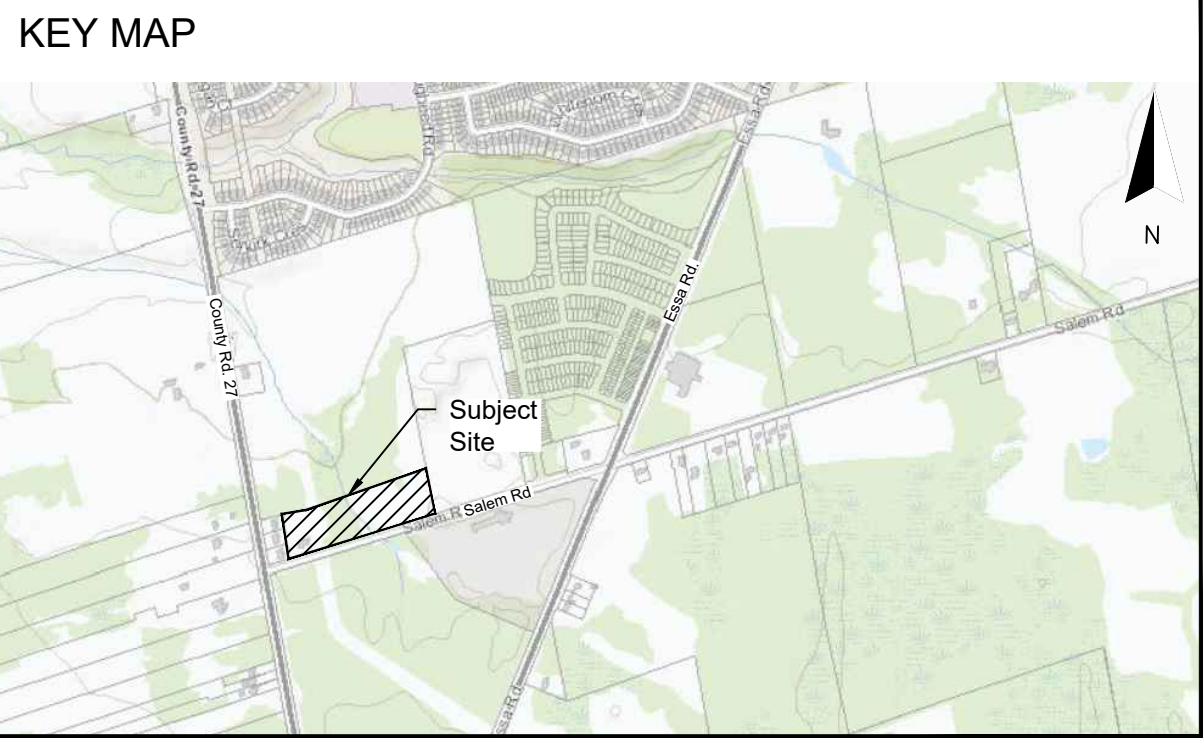
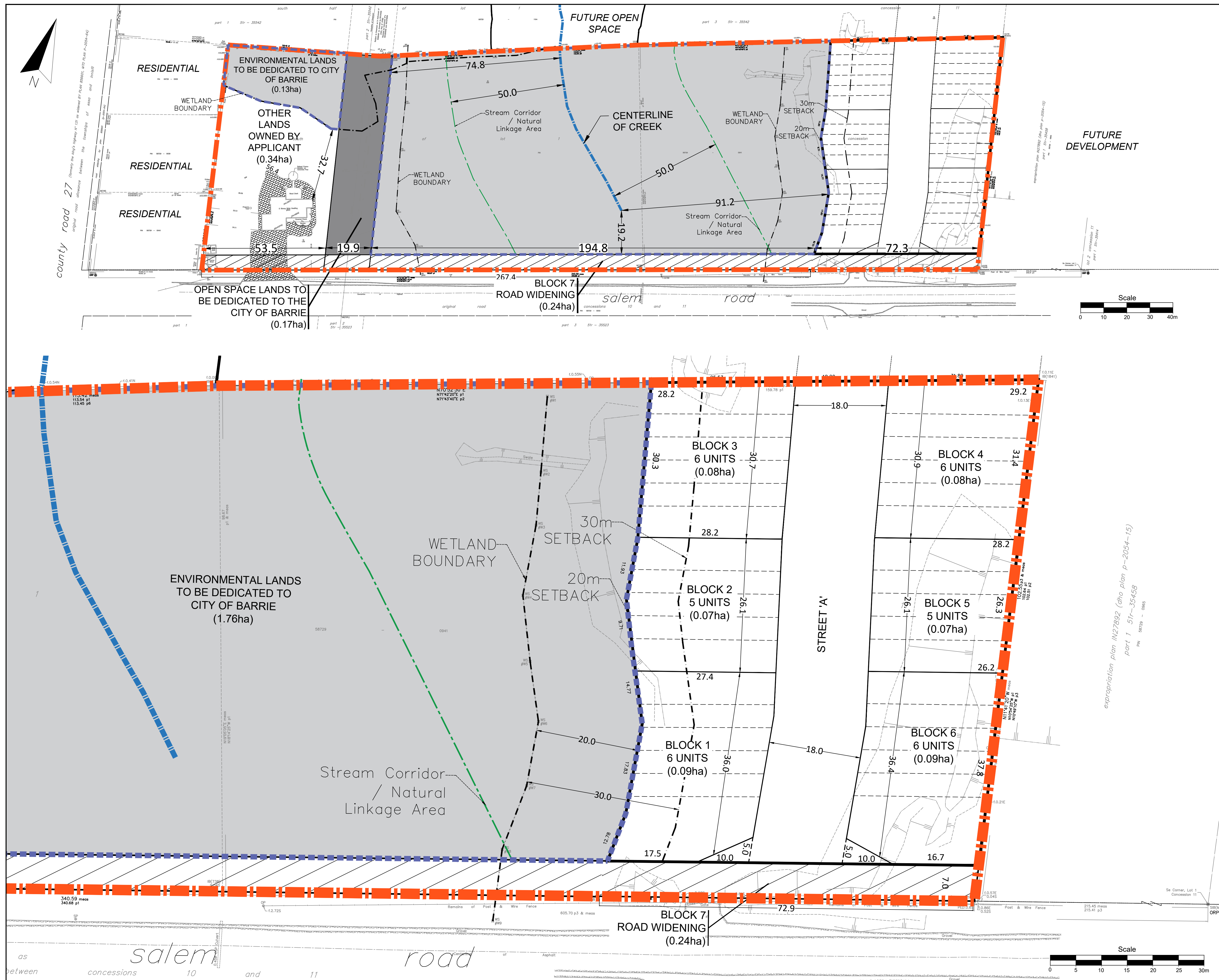
NEIGHBOURHOOD RESIDENTIAL (R5) ZONE (SALEM AND HEWITT'S COMMUNITIES PROVISIONS)		
Provisions	Required	Provided
Lot Frontage (min.)	4.5m	4.5m
Front Yard Setback (min.)	3.0m (5.5m Driveway Length)	5.5m
Exterior Side Yard Setback (min.)	2.0m	4.8m
Interior Side Yard Setback (min.) one side	0.0m	0.0m
Interior Side Yard Setback (min.) Opposite Side	0.0m	0.0m
Rear Yard (min.)	5.0m	5.0m
End Unit Interior Side Yard Setback (min.)	1.2m	1.7m
Landscaped Open Space (min.% of lot area)	--	35%
Lot Coverage (max. % of lot area)	70%	49%
Dwelling Unit Floor Area (min.)	--	56.8m²
Gross Floor Area (max.% of lot area)	--	148.1%
Maximum Height Number of Storeys	3 Storeys	3 Storeys
Maximum number of contiguous units in a row	8 Units	6 Units
Parking	1.5 Spaces per Dwelling Unit	2 Spaces per Dwelling Unit (1 Driveway Space & 1 Garage Space)

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

0 5 10 15 20m

Date: July 18, 2022 Drawn By: JV
File: 20-992 Checked By: TK

APPENDIX 2: DRAFT PLAN OF SUBDIVISION



DRAFT PLAN OF SUBDIVISION

PART OF SOUTH HALF OF LOT 1, CONCESSION 11,
GEOGRAPHIC TOWNSHIP OF INNISFIL,
TOWN OF INNISFIL,
COUNTY OF SIMCOE

- LEGEND**
- SUBJECT LANDS
 - AREA: 3.32ha
 - FRONTAGE: 340.5m (incl. develop. limit)
 - DEVELOPMENT LIMIT (AREA: 0.68ha excluding road widening)
 - WETLAND BOUNDARY
 - WETLAND SETBACK
 - STREAM CORRIDOR / NATURAL LINKAGE AREA
 - ENVIRONMENTAL LANDS TO BE DEDICATED TO THE CITY OF BARRIE
 - OPEN SPACE LANDS TO BE DEDICATED TO THE CITY OF BARRIE

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: OWNER'S NAME:

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

DATE: NEIL A. LEGROW, O.L.S.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- | | |
|------------------|-----------------------------|
| a) SHOWN ON PLAN | g) SHOWN ON PLAN |
| b) SHOWN ON PLAN | h) MUNICIPAL WATER |
| c) SEE KEY PLAN | i) SAND, SILT, CLAY |
| d) RESIDENTIAL | j) SHOWN ON PLAN |
| e) SHOWN ON PLAN | k) MUNICIPAL WATER & SEWAGE |
| f) SHOWN ON PLAN | l) NONE |

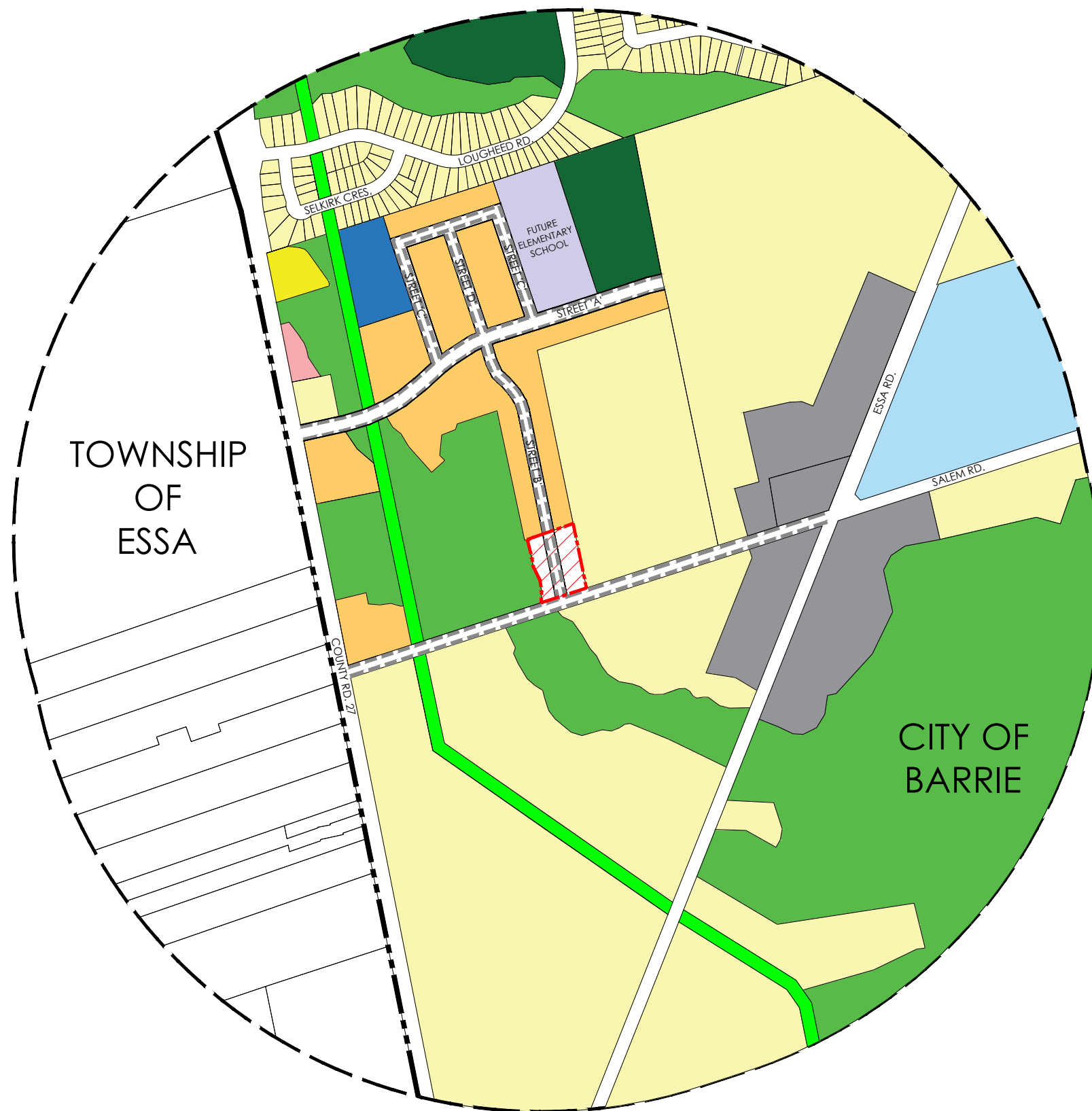
LAND USE STATISTICS			
LAND USE	LOT / BLK No.	UNITS	AREA (ha)
Residential - Townhouse	1 - 6	34	0.48
Street 'A'			0.20
TOTAL	7	34	0.68ha



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	Sept. 9, 2022	Drawn By:	A.S.
File:	20-992	Checked:	T.K.

APPENDIX 3: BLOCK/CONTEXT PLAN

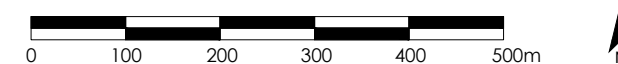


LEGEND

-  Subject Site (6,846.14m² /0.68ha)
-  Low Density Residential
-  Medium Density Residential
-  Institutional
-  Commercial
-  Future Residential
-  Future Mix-Use
-  Park
-  S.W.M Pond
-  Community Hub
-  Proposed Public Sidewalk
-  Mixed-Use Node / Corridor
-  Pipeline Easement / Trail
-  Environmental Protection
-  800.00m Radius

Source: Barrie, Discover More, 2020 Air Photography

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



Date: Oct. 31, 2022 Drawn By: A.S.

File: 20 - 992 Checked By: T.K.

BLOCK / CONTEXT PLAN

500 SALEM RD., BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM RD., UNIT 9, BARRIE, ONTARIO, L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

APPENDIX 4: DRAFT ZONING BY-LAW AMENDMENT TEXT AND SCHEDULE

THE CORPORATION OF THE CITY OF BARRIE
ZONING BY-LAW NUMBER _____-2023

“A By-law of the City of Barrie to amend Zoning By-Law 2009-141 by rezoning a portion of lands legally described as Part of Lot 1 Concession 11 and municipally known as 500 Salem Road in the City of Barrie, from the ‘Agriculture (AG)’ zone under the former Innisfil By-law 054-04 to the ‘Neighbourhood Residential (R5)’ zone under the City of Barrie’s Zoning By-law 2009-141, 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 054-04.

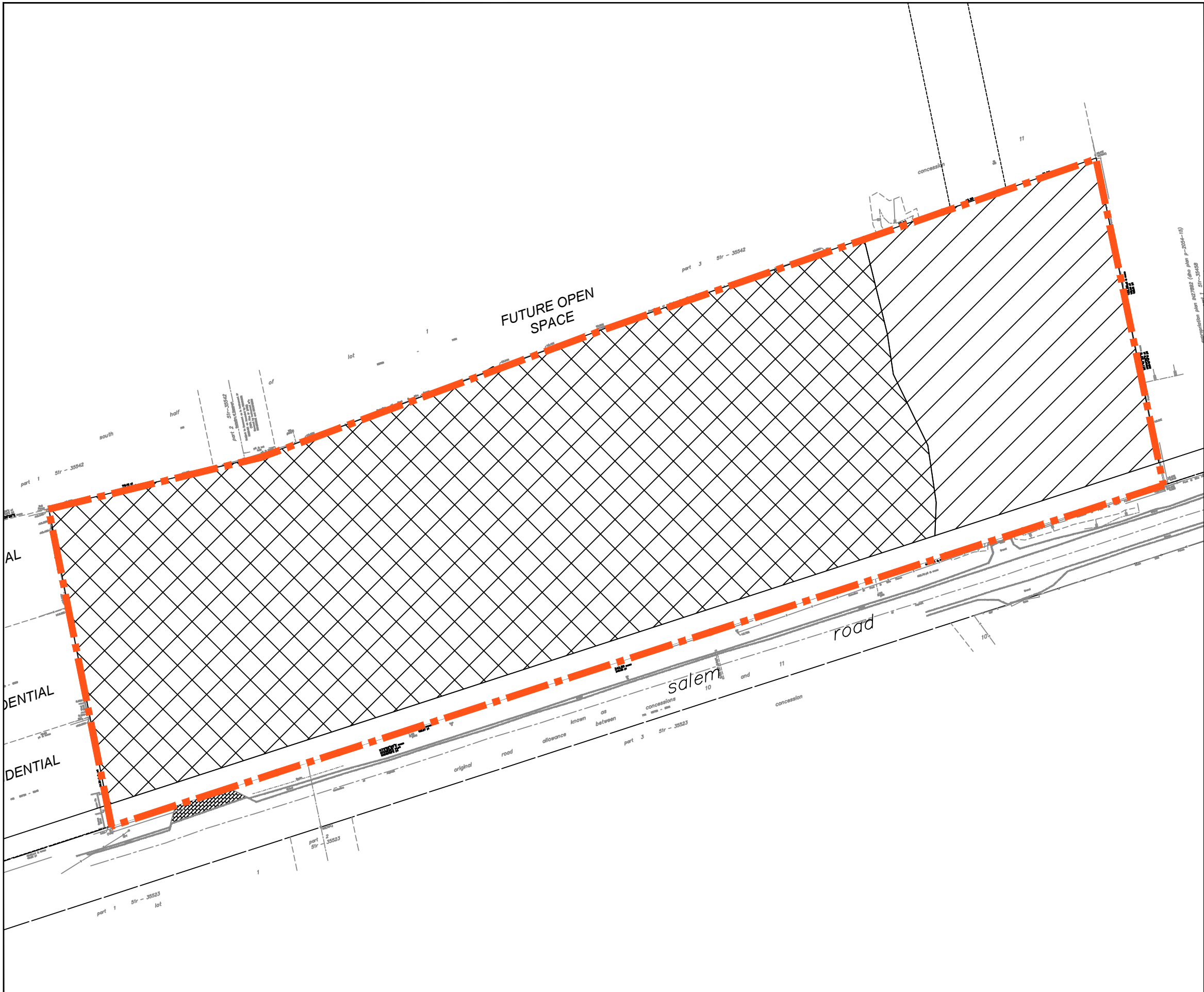
NOW THEREFORE the Council of the City of Barrie hereby enacts as follows:

1. **THAT** the South Section Map to By-law 2009-141 is hereby further amended by rezoning a portion of the lands described As Part of Lot 1 Concession 11, municipally known as 500 Salem Road in the City of Barrie, from the ‘Agricultural (AG)’ zone, to the **‘Neighbourhood Residential (R5)’** zone as shown on Schedule “A” to this By-law.
2. **THAT** Schedule ‘A’ attached hereto forms part of the By-law 2009-141 as amended;
3. **THAT** all other provisions of the Zoning By-law 2009-141, as amended, shall apply.
4. **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 AND PASSED THIS ____ DAY OF _____, 2023.

Mayor

Clerk



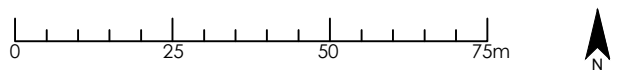
SCHEDULE "A" ZONING BY-LAW AMENDMENT

PART OF SOUTH HALF OF LOT 1, CONCESSION 11,
GEOGRAPHIC TOWNSHIP OF INNISFIL,
TOWN OF INNISFIL,
COUNTY OF SIMCOE

LEGEND

-  Subject Site (3.32ha)
-  Lands to be rezoned from 'Agricultural General (AG)' zone to 'Neighbourhood Residential (R5)' zone
-  Lands to remain as 'Agricultural General (AG)' zone

Source: City of Barrie Comprehensive Zoning By-Law 2009-141
Town of Innisfil Zoning By-Law 054-04
Note: Information shown is approximate and subject to change.



Date:	Sept. 9, 2022	Drawn By:	A.S.
File:	20 - 992	Checked By:	T.K.

**INNOVATIVE PLANNING SOLUTIONS**
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