

PLANNING JUSTIFICATION REPORT

DRAFT PLAN OF SUBDIVISION  
&  
ZONING BY-LAW AMENDMENT

WATERSAND CONSTRUCTION LTD.  
301 MCKAY ROAD WEST  
CITY OF BARRIE  
SIMCOE COUNTY

AUGUST 30<sup>th</sup>, 2022

PREPARED BY:  
KLM PLANNING PARTNERS INC.

P-2899



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## 1.0 INTRODUCTION

KLM Planning Partners Inc. (“KLM”) has been retained by Watersand Construction Ltd. (the “Owner” or “Client”) for the development of their lands municipally known as 301 McKay Road West (the “Subject Lands”) in the City of Barrie (the “City or “Barrie”), in the County of Simcoe (the “County”), as shown on Figure 1.

This Planning Justification Report (“PJR”) accompanies applications for a Zoning By-law Amendment (the “ZBA Application”) and Draft Plan of Subdivision (the “DPOS”) application required to facilitate the development of the Subject Lands for residential uses. The applications are to facilitate the development of 253 residential units, comprised of 204 single family dwellings and 49 street townhouse units, with an accompanying elementary school and recreational centre (the “Proposed Development”).

A Conformity Review Meeting was held with the City of Barrie and external agencies on March 17, 2022. The materials submitted in conjunction with these applications are in accordance with City requirements and will assist with the formal review of the Proposed Development.

This report is intended to provide an overview of the development proposal as it relates to the applicable Provincial, Regional and Municipal land use policies and plans. The report will also provide an analysis and planning rationale for the development, detailing how the proposal represents an appropriate form of development and good land use planning.

This report concludes that the Proposed Development will facilitate the efficient use of an underutilized parcel of land located within the “Settlement Area” as per the City of Barrie Official Plan, and further designated for development as per the Salem Secondary Plan. The project has been designed to make efficient use of existing and planned infrastructure within the City of Barrie. The Proposed Development is consistent with the Provincial Policy Statement, conforms to the relevant policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe, City of Barrie Official Plan and the Salem Secondary Plan, and is consistent with the intent of Zoning By-law 054-04 and 2009-141, as amended.

## 2.0 SITE AREA AND CONTEXT

The Subject Lands are located south of McKay Road West, with County Road 27 to the west and Veterans Drive to the east, in the former Geographic Township of Innisfil, now the City of Barrie. The Subject Lands are within the easterly (the “Phase Two South”) portion of the overall Watersand Subdivision Lands. As a participating landowner, the overall Watersand Subdivision Lands were considered throughout the creation of the Salem Secondary Plan (“SSP”) and a number of land use planning items that will facilitate the Proposed Development were confirmed through that process. Namely, the Owner entered into a Master Parkland Agreement in December of 2018 which ensured that the parkland sizes and locations were predetermined and any associated cash-in-lieu payment obligations were satisfied. Additionally, the Natural Heritage System that traverses the overall Watersand Subdivision Lands was evaluated, walked and staked by the City and Lake Simcoe Conservation Authority, the limits of which informed the SSP and the Valley Blocks depicted on the Draft Plan of Subdivision for the Subject Lands.

The Phase Two South Lands are 30.47 hectares (75.3 acres) in size and currently vacant, representing an underutilized site located within the “Settlement Area” of the City of Barrie. The Subject Lands are generally rectangular in shape and have approximately +/- 475 metres of frontage along McKay Road W. The Subject Lands are legally described as Part of the North Half of Lot 3, all of the North Half of Lot 4 and Part of Lot 5, Concession 9, Geographic Township of Innisfil and municipally known as 301 McKay Road W. The surrounding uses are as follows:

**North:** McKay Road, future residential beyond;

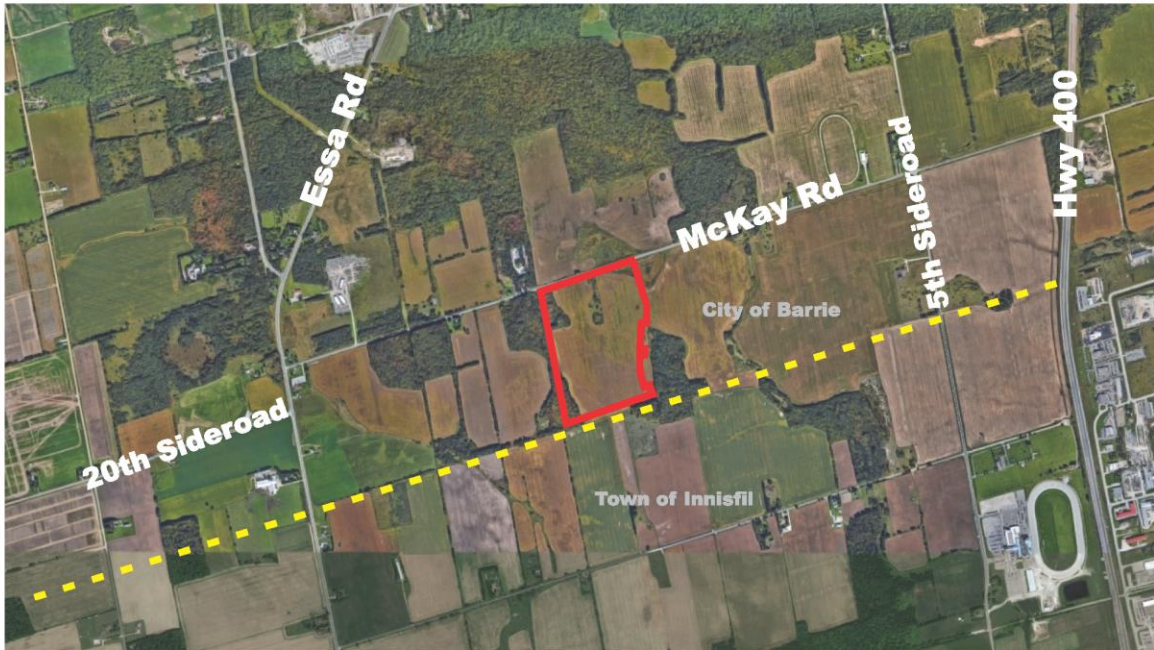
**East:** Phase 1 of Watersand Subdivision, which consists of low-density residential, commercial, elementary school, park and natural heritage lands;

**South:** The Town of Innisfil, lands are currently agricultural in use, however the location of the proposed Stormwater Management Pond on the south portion of the Subject Lands has been approved to continue onto the Innisfil lands to the south; and,

**West:** Continuation of environmental features (valley lands) that are present on Subject Lands, with future residential beyond.

Refer to **Figure 1** for a visual representation of the Subject Lands (Phase 2 South).

# CONTEXT MAP



NTS



301 Mckay Rd W  
Essa Rd and Mckay Rd  
Part of the North Half of Lot 3, all of the North Half of Lot 4 and Part of Lot 5,  
Concession 9, Former Geographic Township of Innisfil  
City of Barrie



*Figure 1 - Context Map*

## 2.1 HISTORIC AND FORECASTED POPULATION FIGURES

The Growth Plan for the Greater Golden Horseshoe (“**Growth Plan**”) establishes minimum intensification and density targets for each of the communities across the GGH to ensure municipalities make efficient use of land and infrastructure, foster the creation of complete communities, support investments in transit and contribute to housing affordability. The City of Barrie’s share of the population and employment distribution is 298,000 people and 150,000 jobs to the year 2051. Population growth is fueled by the combination of net immigration of people from other parts of the Greater Toronto Area (the “**GTA**”) along with the natural increase of the existing population. Notwithstanding, the City of Barrie’s new Official Plan was adopted on February 14<sup>th</sup>, 2022 and is currently under review by the Ministry of Municipal Affairs, in the interim the City of Barrie’s Official Plan (2010) population and employment forecasts are in effect. Section 2.0 of the Barrie Official Plan forecasts a population of 210,000 people and 101,000 jobs to the year 2031. In order to accommodate this growth, the supply of housing will need to keep up to forecasted population and demand.

The Proposed Development consists of 253 residential units, contributing to the population and density targets of the Growth Plan. The foregoing is based on the assumed persons per units (“**PPU**”) by unit type provided in Table 7 of the City of Barrie 2019 Development Charge Background Study, prepared by Watson & Associates, dated April 17, 2019. Refer to the following table for the breakdown of persons per unit type:

**Table 1 – Proposed Persons per Unit Type**

	Unit Type	Persons Per Unit (2041 Forecast)	Proposed Units	Number of Persons
Proposed Development	Singles	3.25	204	663
	Townhouses	2.57	49	126
	<b>Total</b>	-	253	789

The Proposed Development of the Subject Lands will contribute 789 people to the City of Barrie’s share of the Growth Plan’s population allocation.

As proposed, the Proposed Development will feature three (3) opportunities for generating jobs. The residential component will provide the opportunity to work at home at a factor of 0.055 per capita. Therefore, the population of 789 persons will result in 44 work at home opportunities. The proposed elementary school component will provide jobs at a factor of 0.050 per capita, therefore the population of 789 persons will result in 40 school jobs. The approved parkland area of 3.2 hectares has been subtracted from the recreational block, and a floor area ratio of 40% has been applied to the remaining 4.89 hectares (48,900 square metres) of recreational centre space to calculate an area of 1.96 hectares (19,600 square

metres) of active employment generating space. Of the 19,600 square metres of employment generating space, a rate of 65 square metres of space per recreational employee has been applied. Resulting in a total of 301 recreation centre jobs.

The foregoing results in a total of 1,174 people and jobs generated by the Proposed Development of the Subject Lands. The Subject Lands have a total developable area (excluding valley blocks and road widening) of 24.48 ha, resulting in the contribution of 48.35 persons and jobs per hectare.

## 2.2 ROAD AND TRANSIT ACCESSIBILITY

The Subject Lands are generally irregular in shape and have approximately +/- 475 metres of frontage onto McKay Road West. The Proposed Development will introduce four (4) points of access with two roads that bisect the property north / south and east / west. The east / west spine road (Street 1 on **Figure 2**) will have a width of 24.0 metres and provide connectivity from the Phase 1 lands, through the Subject Lands to the future Phase 3 lands. Whereas the north / south collector road (Street 2 on **Figure 2**) will be 18.0 metres wide and provide future access from McKay Road West to the Town of Innisfil Lands to the south. In addition, the Proposed Development will feature a grid pattern of 7 additional local streets to provide access to the proposed dwelling units.

As per Schedule 8D-2 *Street Widening* of the Salem Secondary Plan, McKay Road West is an Arterial Road with a right-of-way (“ROW”) width of 41 metres, with a grid-pattern of Minor Collector roads with a 24 metre ROW width to the south, one of which aligns with proposed Street 1 (refer to **Figure 2**). As part of the proposed Draft Plan of Subdivision, a road widening along McKay Road West will be dedicated to the City.

The Subject Lands are located +/- 4.5 kilometres from two (2) Highway 400 interchanges, located at Innisfil Beach Road (south of the Subject Lands) and Mapleview Drive West (north of the Subject Lands). In addition, Schedule 8E *Development Phases* references a ‘Future Interchange’ at the intersection of Highway 400 is a regional throughfare that provides connectivity to other areas of the Greater Toronto Area (“GTA”) and municipalities throughout Ontario. Alternatively, the Subject Lands are +/- 1.5 kilometres from County Road 27 which provides north / south access to Simcoe County and the GTA beyond.

The Proposed Development features a sidewalk on at least one side of the road for pedestrian use throughout, as well as a 3.0 metre walkway block to ensure connectivity to the proposed recreational centre. The Proposed Development will integrate with the approved pedestrian network of the Phase One lands to the east. Further, as per Schedule 8E *Development Phases* of the Salem Secondary Plan, a ‘Pathway System’ is proposed to run north-south along the Natural Heritage System on the Phase One lands and the Subject Lands. This Pathway System will provide pedestrian connectivity along the overall Natural Heritage System of the Salem Secondary Plan Area and further, the City of Barrie.

The Proposed Development will be integrated within the existing regional and local transportation network and active transportation routes. A series of Urban Design and Transportation principles have been

incorporated within the project to ensure pedestrian and cycling connectivity is promoted and the street zone offers a place for community interaction and socializing. JD Northcote Engineering have prepared a Transportation Impact Study (“TIS”) submitted in conjunction with this application which assesses the impact of traffic related to the development on the adjacent roadway and provides recommendations to accommodate this traffic in a safe and efficient manner.

### 3.0 DEVELOPMENT PROPOSAL

The application(s) are to facilitate the development of a recreational centre, elementary school and a mix of single detached dwellings and townhomes on the Subject Lands (the “**Proposed Development**”). There are a total of 204 detached dwelling units and 49 townhouses. A total of 253 residential units are proposed on a total of 8.96 hectares of land, resulting in an overall residential density of 28.24 units per net hectare.

The Proposed Development also includes a portion of a stormwater management block, elementary school, recreational centre, two (2) valley blocks and associated road widenings, 0.3 metre reserves and 3.0 metre walkways. Refer to Section 4.2 of this report for a detailed schedule of the land uses.

The Proposed Development has been comprehensively planned to meet the suite of provincial and municipal policies guiding development within the area. The vision of an attractive, compact, walkable and transit-supportive community will be established and is demonstrated through the technical documents and materials submitted in conjunction with the application.

A copy of the Draft Plan of Subdivision is provided below for an illustration of the proposed works – **Figure 2**.



### 3.1 SUPPORTING MATERIALS

In addition to this Planning Justification Report, additional studies have been prepared in support of this application. The other consultants have evaluated the current applicability of the Proposed Development on the property, provincial/municipal standards, the associated policies and guidelines in respect to their technical disciplines. Below is a summary of the key reports included within the submission.

- Archaeological Study;
- Urban Design Report;
- Trails Study;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Report;
- Hydrogeological Study;
- Noise Study;
- Erosion and Sediment Control Plan;
- Grading and Drainage Plan;
- Traffic Impact Study, inclusive of Parking Needs Study and Neighbourhood Traffic Calming Management Plan;
- Tree Preservation Plan; and,
- Updated, scoped Environmental Impact Study.

### 3.2 PUBLIC CONSULTATION STRATEGY

The proposed strategy for consulting with the public with respect to the application(s) will follow the requirements of the Planning Act for statutory meetings and the City of Barrie's Zoning By-law Amendment process. Typically, the City of Barrie requires a neighbourhood meeting in advance of an application being submitted, however, given the isolated location of the Proposed Development, it was determined by Staff that this meeting was not required. Following receipt and circulation of the submitted applications, a statutory public meeting will be held to enable the community to gather information about the proposal and share their feedback and insights. Notice will be provided by the City in advance of the meeting.

### 3.2 AFFORDABLE HOUSING STRATEGY

The Proposed Development will contribute a variety of housing typologies to the housing stock of the City of Barrie. Namely, the proposed townhouse units will require less land than their single detached counterparts and represent an inherently more affordable option within the community. In addition to contributing a more affordable built form to the City of Barrie, when the proposed residential units are made available on the real estate market, the option to purchase second dwelling units will be made available to purchasers. In accordance with the October 2018 City of Barrie Affordable Housing Report

Terms of Reference, further discussion of the Proposed Development and how it will address the affordable housing policies of the Official Plan are contained in this report.

## 4.0 PLANNING APPLICATIONS

### 4.1 ZONING BY-LAW AMENDMENT

The Subject Lands are currently zoned as ‘Agricultural (AG) Zone’ in the Zoning By-law 054-04 (for the Former Town of Innisfil Lands). By virtue of the proposed Zoning By-law Amendment the Subject Lands will be rezoned to the appropriate zoning categories of Zoning By-law 2009-141 (e.g., ‘Neighbourhood Residential (R5) Zone’, ‘Environmental Protection (EP) Zone’, ‘Educational Institution Special Provision (I-E SP XX)’ and ‘Neighbourhood Mixed Use (NMU) Zone’) with site-specific exceptions to facilitate the Proposed Development.

A copy of the draft Zoning By-law Amendment has been included as part of the submission materials and is appended to this report as **Appendix A**.

### 4.2 DRAFT PLAN OF SUBDIVISION

The proposed Draft Plan of Subdivision (“DPS”) application applies to 30.47 hectares (75.29 acres) of land and will create the following:

**Table 2 – Draft Plan of Subdivision Schedule of Land Uses**

Blocks	Lots	Land-use	Units	Hectares	Acres
	70-84	Single Family Dwellings	15	0.732	1.809
	7-9, 32-35, 39-41, 46, 52-57, 66-69, 85, 93-96, 101-102, 115-116, 128-131, 156-159, 170-172, 197-198, 207 and 209-212		48	2.086	5.155
	1-6, 10-31, 36-38, 42-43, 47-51, 58-62, 65, 89-92, 97-100, 103-106, 110-111, 117-127, 132-155, 165-169, 174-183, 190-192, 199, 205-206 and 208		115	4.319	10.672
	44-45, 63-64, 86-88, 107-109, 112-114, 160-164, 173, 186-189, 200-201 and 204		26	0.848	2.095

184-185, 193-196 and 202-203		Medium Density	49	0.975	2.409
213		Storm Water Management		0.299	0.729
214		Elementary School		2.419	5.977
215		Recreational Centre		8.094	20.000
216, 217		Valley		5.640	13.937
218		Road Widening		0.347	0.858
219 - 222		0.3m reserve		0.002	0.005
223, 224		0.3m Walkway		0.018	0.044
<b>Total</b>					
<b>20</b>	<b>204</b>		<b>253</b>	<b>30.468</b>	<b>75.288</b>

## 5.0 POLICY ANALYSIS

### 5.1 THE PLANNING ACT

The purpose of the Planning Act is to promote economically, environmentally, and socially sustainable development through a land use planning system guided by provincial policy. The Act aims to integrate matters of provincial interest in planning decisions and encourages cooperation and coordination of interests. The Act recognizes the decision-making authority and accountability of municipal councils, and endeavors to provide for fair, open, accessible, timely and efficient planning processes.

As noted, an application for Draft Plan of Subdivision will be submitted to support the proposed development. Section 51 (24) of the Act states that for a draft plan of subdivision application:

*“...regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,*

	Policy	Evaluation
<b>(a)</b>	<i>the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</i>	Section 5.2 of this report discusses the effect of the proposed subdivision on matters of provincial interest.

<b>(b)</b>	<i>whether the proposed subdivision is premature or in the public interest;</i>	The proposed subdivision is bound by a draft approved Plan of Subdivision to the west and natural features to the west and therefore represents an underutilized parcel of land, the development of which will round out the existing and proposed development in the surrounding area.
<b>(c)</b>	<i>whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	The proposed Draft Plan of Subdivision has been designed in accordance with the Salem Secondary Plan, and as such, conforms to the Official Plan.
<b>(d)</b>	<i>the suitability of the land for the purposes for which it is to be subdivided;</i>	The lands are located adjacent to one (1) draft approved Plan of Subdivision and are within the Salem Secondary Plan which has been developed to comprehensively plan the greenfield development of the area. The Proposed Development reflects the objectives of the Salem Secondary Plan.
<b>(d.1)</b>	<i>if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing</i>	Although, there are no affordable units being proposed, the proposed subdivision features townhouse development, which is a compact built form that utilizes less land and is inherently more affordable than single detached dwelling units.
<b>(e)</b>	<i>the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	The proposed subdivision is located near McKay Road West which is an “Arterial” Road with a right-of-way (“ROW”) width of 41 metres.
<b>(f)</b>	<i>the dimensions and shapes of the proposed lots;</i>	As shown in Figure 3, the proposed lots have a similar width, depth and orientation to the approved draft Plan of Subdivision to the east.
<b>(g)</b>	<i>the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to</i>	There are no restrictions on the lands to be subdivided.

	<i>be erected on it and the restrictions, if any, on adjoining land;</i>	
<b>(h)</b>	<i>conservation of natural resources and flood control;</i>	As part of this application a scoped Environmental Impact Study, Tree Inventory, and Functional Servicing and Stormwater Management Report have been submitted.
<b>(i)</b>	<i>the adequacy of utilities and municipal services;</i>	The submitted Functional Servicing and Stormwater Management report concludes that the utilities and municipal services will be adequate.
<b>(j)</b>	<i>the adequacy of school sites;</i>	In accordance with the Salem Secondary Plan, the Proposed Development features an elementary school which will contribute to the City of Barrie's stock of school sites.
<b>(k)</b>	<i>the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	The only conveyances within the proposed subdivision are the two (2) internal streets, the proposed road widening on McKay Road West, the 3.0 metre walkways and the 0.3 metres reserves throughout and the proposed recreational centre.
<b>(l)</b>	<i>the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and</i>	The proposed subdivision is integrated with draft approved Plan of Subdivisions on one (1) side. The location of the proposed subdivision encourages the use of active transportation, which in return helps reduce the use of fossil fuels and ultimately optimize the efficient use and conservation of energy.
<b>(m)</b>	<i>the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001,</i>	Municipal interests will be addressed adequately through the draft plan of subdivision and site plan approval processes.

	<i>c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2)."</i>	
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In our opinion, the proposed Draft Plan of Subdivision has met the applicable criteria of **Subsection 51(24)** of the Planning Act.

## 5.2 PROVINCIAL POLICY

### 5.2.1 PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement 2020 (the “PPS”) is a guiding document providing policy direction on matters of Provincial interest related to planning and development. The PPS seeks to set a policy foundation for regulations on land use and development while also supporting the Provincial goal to enhance the quality of life for Ontarians.

An amended version of the PPS came into effect on May 1, 2020 replacing the previous version dated April 30, 2014. The *Planning Act* (the “Act”) requires that all decisions made related to planning matters shall be consistent with policy statements issued under the Act, including the PPS.

A founding principle and theme throughout the PPS is building strong communities that are sustainable and resilient for people of all ages. Strong communities provide long-term prosperity and social well-being for all Ontarians. To obtain this objective, the PPS promotes efficient land use and development patterns that accommodates for a range of dwelling types and densities which improves the financial viability of the province and its municipalities. By promoting the integration of land use planning, growth management, transit-supportive development and intensification municipalities are able to meet growth projections and the needs of their existing and future residents. Directing development and residential intensification within built-up areas which have sufficient infrastructure capacity to service new dwelling units supports municipalities in achieving their density and population targets. These goals are also achieved by supporting development that is compact, optimizes the use of available land and while maintaining appropriate levels of public health and safety. To this end, the PPS states:

#### 1.1.1 *Healthy, livable and safe communities are sustained by:*

- a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, 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;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
  - d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
  - e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
  - f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
  - g) preparing for the regional and local impacts of a changing climate.*

The Proposed Development will allow for the intensification of an underutilized site within the Salem Secondary Plan Area. The applications propose a variety of housing typologies that have been designed to be compatible with the surrounding draft approved land uses. The Proposed Development utilizes the existing and planned infrastructure including roads, water and sanitary. Where required, the water and sanitary infrastructure will be extended to service these lands.

The Subject Lands are in close proximity to one (1) Arterial Road, McKay Road West, which provides east / west connectivity, as well as one (1) Primary Arterial Road, County Road 27, which provides north / south connectivity. A Highway 400 Interchange is planned for the intersection of McKay Road West and Highway 400 which will provide further north / south connectivity. Notwithstanding, future residents will have access to the vast array of local amenities that the planned surrounding community will offer.

The Salem Secondary Plan has comprehensively planned the surrounding community, and ensured that it will offer a series of transportation options (i.e., active transportation, public transportation, local roads, etc.) to further promote a healthy, active community. The Subject Lands pedestrian network will adjoin sidewalks along the draft approved Plan of Subdivision to the east of the Subject Lands. The foregoing, in combination with the high-quality built form and multiple accessible public / recreation spaces will promote a vibrant community identity and ultimately shape a complete community.

### *1.1.3 Settlement Areas*

#### *1.1.3.1 - Settlement areas shall be the focus of growth and development*

1.1.3.2 - *Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed;*

1.1.3.3 - *Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*

The Subject Lands are within a designated Settlement Area and the Proposed Development has been designed strategically to be compatible and complimentary with the comprehensively planned land use designations established by the Salem Secondary Plan and Zoning By-law. The proposed low to medium density units are consistent with the planned density for this area and will provide adequate transition to the neighbouring draft approved Plans of Subdivision. The Proposed Development will feature a compact built form along with a mix of housing typologies and densities, all of which will be adequately serviced by planned infrastructure.

Section 1.2 deals with coordination of planning matters in Ontario as follows:

1.2.1 *A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:*

- a) managing and/or promoting growth and development that is integrated with infrastructure planning;*
- c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;*

The City of Barrie is a single-tier municipality, as such the coordination of planning matters is established through the City of Barrie Official Plan. The appropriate location of growth and the protection of the environment are coordinated at the City-wide level and ultimately reflected and revised through development applications and implemented by Zoning By-laws.

#### 1.4 Housing

1.4.1 - To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

The Proposed Development will feature a variety of housing typologies which aligns with the Provincial directive of building a range of unit types and sizes. The increased supply and range of housing options available within the community assists with providing a more affordable housing market for existing and future residents.

#### 1.5 Public Spaces, Recreation, Parks, Trails and Open Space

1.5.1 – Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources.

The design of the Proposed Development was made with cognizance of pedestrian connectivity principles. The site includes sidewalks throughout to provide connections to the surrounding approved development public sidewalk network. The Proposed Development will contribute one (1) recreational block which provides 8.094 hectare (20 acres) of space for recreational programming, which includes a 3.2 hectare park. Future residents of the Proposed Development will also have convenient pedestrian access to the Phase One valley lands and associated trail, along with the 2.22 hectare park block of Phase One.

#### 1.6.6 Sewage, Water and Stormwater

1.6.6.1 *Planning for sewage and water services shall:*

*a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:*

*1. municipal sewage services and municipal water services; and*

*b) ensure that these systems are provided in a manner that:*

*1. can be sustained by the water resources upon which such services rely;*

*2. prepares for the impacts of a changing climate;*

*3. is feasible and financially viable over their lifecycle; and*

*4. protects human health and safety, and the natural environment;*

*c) promote water conservation and water use efficiency;*

*d) integrate servicing and land use considerations at all stages of the planning process; and [...]*

1.6.6.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.*

The policies under Section 1.6.6 of the PPS provide direction on planning for the efficient use of existing sewer and water service infrastructure. Common themes throughout the section and in the PPS are the wise management of stormwater, water conservation, minimizing risk to public health and safety, financial viability and reducing impacts to climate change. As detailed in the FSR, the development will meet the City of Barrie and the Lake Simcoe Region Conservation Authority requirements for stormwater quantity control, quality control, water balance and erosion and sediment control criteria.

1.6.7 *Transportation Systems*

*1.6.7.4 - A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.*

The presence of the proposed recreation centre and elementary school will impact the overall density proposed by the development, but the proposed density will be consistent with the surrounding approved plans and as a result of the recreation centre and elementary school, transit will be prioritized in the area. The density proposed by the applications is transit-supportive and the future residents of the Proposed Development will benefit from the City's dedication to providing new and improved transit routes to service the Salem Secondary Plan Area.

1.7 *Long-Term Economic Prosperity*

*1.7.7 – Long-term economic prosperity should be supported by:*

- b) *encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*
- e) *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;*

The introduction of medium-density townhouse units on the Subject Lands will introduce a planned building type that are generally smaller than their single and semi-detached counterparts and require less land resulting in lower housing costs. As a result, a townhouse form is intrinsically more affordable than the housing that exists in the community today. The range of housing supply contributes to a more complete community and contributes to a range of housing options for people in various stages of life.

## 2.1 *Natural Heritage*

*2.1.1 - Natural features and areas shall be protected for the long term.*

*2.1.2 - The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*

The Subject Lands and surrounding area primarily consist of undeveloped agricultural land with natural heritage features throughout. The proposed Draft Plan of Subdivision will feature two (2) valley blocks with a total of 5.64 hectares (13.94 acres) environmentally protected lands. As a participating owner throughout the development of the Salem Secondary Plan, the natural features on the entirety of the Watersand Subdivision Lands were walked, staked and evaluated as part of the Salem Secondary Plan process and the resulting valley blocks / natural heritage system were delineated using the same limits. Further, an Environmental Impact Study (EIS) accompanies this submission which provides an update on the ecological characteristics of the land and confirms that the design of the Proposed Development is consistent with the requirements to ensure long-term protection of the Natural Heritage System.

In keeping with the Provincial direction, the proposal is consistent with the PPS and its objectives as it promotes efficient development and will introduce a mix of housing typologies (e.g., detached dwellings and townhouses) while contributing to recreational, institutional and open spaces to meet the long-term needs of community it will serve. The Proposed Development is located within an approved Secondary Plan Area, is adjacent to other lands intended for future development and in proximity to established communities in the City of Barrie and Simcoe County. The Subject Lands are primarily vacant, underutilized and primed for development as the supply of housing in the Province, Region and Municipality strives to

keep up with demand and growth targets. The Proposed Development will establish an efficient land use pattern consistent with the direction of the Secondary Plan to create a complete community with a range and mix of housing options that will be compact in form and will leverage the planned and available infrastructure and public facilities in the area.

Based on the foregoing, the Proposed Development is consistent with the applicable policies of the Provincial Policy Statement (2020).

### 5.2.2 A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (AUGUST 2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the “**Growth Plan**”) 2020 was prepared and approved under the *Places to Grow Act, 2005* (the “**Growth Plan Act**”), as amended and came into effect on May 16, 2019. Amendment 1 (2020) to the Growth Plan was approved by the Lieutenant Governor in Council, Order in Council No. 1244/2020 to take effect on August 28, 2020. The Growth Plan is a framework document that seeks to implement the Provincial vision for the establishment of strong, prosperous communities to the year 2051. The Greater Golden Horseshoe (“**GGH**”) has been identified as one of North America’s fastest growing regions and it is important that growth be managed and directed in an appropriate manner.

The Growth Plan is the Ontario government’s initiative to plan for growth and development that builds upon the progress of the former plan and further strengthens the importance of optimizing the use of land and creation of infrastructure. The Growth Plan’s vision is to support economic prosperity, protect the environment, and help communities achieve a high quality of life for the public good.

Subsection 3(5)(b) of the Act requires that, in exercising any authority that affects planning matters, decisions of planning authorities “shall conform with” or “shall not conflict with” (as the case may be) provincial plans that are in effect.

To coordinate planning for growth across the GGH, the Growth Plan provides population and employment forecasts to all municipalities within the GGH. The growth forecasts are a foundational component of the high-quality Plan and help shape new and existing communities. Building healthy and balanced communities while maintaining and improving the quality of life for Ontarians is best accomplished by accommodating forecasted growth in complete communities. The policies of the Growth Plan aim to develop cities and towns as complete communities to meet Ontarians needs for daily living by directing growth to built-up areas. The objectives of the Growth Plan are also met by creating transit-supportive development, having a diverse mix of land uses, providing a wide range of housing types, improving access to high quality public open space and having local stores and services in close proximity to serve the community.

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The growth forecast policies of subsection 5.2.4 of the 2020 Growth Plan are to be implemented by upper and single tier municipalities through a municipal comprehensive review of their respective Official Plans post May 16th, 2019. In the interim, the in-effect population forecasts as of July 1st, 2017 will continue to be the growth targets that apply within the Municipality, including to the Subject Lands. The City of Barrie's share of the population and employment distribution is 298,000 people and 150,000 jobs to the year 2051. Notwithstanding, the City of Barrie's new Official Plan was adopted on February 14th, 2022 and is currently under review by the Ministry of Municipal Affairs, in the interim the City of Barrie's Official Plan (2010) population and employment forecasts are in effect. Section 2.0 of the Barrie Official Plan forecasts a population of 210,000 people and 101,000 jobs to the year 2031. In order to accommodate this growth, the supply of housing will need to keep up to forecasted population and demand. As discussed in Section 2.2 of this report, a total of 789 people and 385 jobs for a total of 48.35 persons and jobs per hectare are generated by the Proposed Development. As such, implementation of the Proposed Development would contribute to the achievement of these minimum growth targets.

The following is a list of the relevant policies applicable to the Proposed Development:

#### 2.2.1 *Managing Growth*

*2. Forecasted growth to the horizon of this Plan will be allocated based on the following:*

*a) the vast majority of growth will be directed to settlement areas that:*

- i. has a delineated built boundary;*
- ii. have existing or planned municipal water and wastewater systems; and*
- iii. can support the achievement of complete communities;*

*c) within settlement areas, growth will be focused in:*

- i. delineated built-up areas;*
- ii. strategic growth areas;*
- iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
- iv. areas with existing or planned public service facilities;*

*e) development will generally be directed away from hazardous lands;*

*4. Applying the policies of this Plan will support the achievement of complete communities that:*

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*

- b) *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
  
- d) *expand convenient access to:*
  - i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
  
  - ii. *public service facilities, co-located and integrated in community hubs;*
  
  - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities;*
  
- e) *provide for a more compact built form and a vibrant public realm, including public open spaces;*
  
- f) *mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
  
- g) *integrate green infrastructure and appropriate low impact development.*

The development of the Subject Lands would conform to policy 2.2.1.2. The Subject Lands are within a Secondary Plan Area, have planned water and wastewater systems and will support the achievement of complete communities. Furthermore, the lands have access to existing or planned public service facilities in an area that can support the achievement of complete communities.

The Subject Lands are well served by a full range and equitable distribution of approved built and natural settings for recreation with the proposed recreational centre block, the approved Phase One Park Block and the Valley Blocks on both Phase One and the Subject Lands which will feature a trail system throughout.

In addition, the proposed units will each have private outdoor amenity space and will provide ample amenity space per unit while maintaining a compact built form. The foregoing private and public amenity space will ensure a vibrant public realm and contribute to the achievement of a complete community.

The proposed buildings will contribute to mitigating climate change and reducing greenhouse gas emissions because the proposed buildings will have highly efficient mechanical systems as required for new dwellings under the Ontario Building Code. Furthermore, townhouse developments are inherently an energy efficient housing form through the use of shared exterior walls. The Proposed Development will improve climate

change resilience and integrate a stormwater management approach that employs appropriate low impact development measures.

## 2.2.6 Housing

2.2.6.2 *Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:*

- a) *planning to accommodate forecasted growth to the horizon of this Plan;*
- b) *planning to achieve the minimum intensification and density targets in this Plan;*
- c) *considering the range and mix of housing options and densities of the existing housing stock;*  
*and*
- d) *planning to diversify their overall housing stock across the municipality.*

2.2.6.3 *To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.*

The Proposed Development would contribute a mix of residential unit sizes and typologies in the community and would provide new housing options for people of all ages, abilities and incomes. The Proposed Development would contribute to the mix of housing options available to the immediate community and accommodate various household sizes.

The Subject Lands are representative of a Designated Greenfield Area and are subject to the policies of Section 2.2.7. The Growth Plan defines Designated Greenfield Area as follows:

*Lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include excess lands.*

## 2.2.7 Designated Greenfield Areas

1. *New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*
  - a) *supports the achievement of complete communities;*
  - b) *supports active transportation; and*
  - c) *encourages the integration and sustained viability of transit services.*


2. *The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:*
  - a) *The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare.*

The Subject Lands can be considered unique and underutilized as they are currently vacant and within the settlement boundary. The Proposed Development will intensify the use of an underutilized parcel of land by facilitating the development of varying housing typologies to support a variety of lifestyles and income levels while protecting and enhancing the area's natural features. A range of transportation options are available, including options for the safe, comfortable and convenient use of active transportation to support transportation initiatives. The lands are well serviced by recreational facilities, institutional uses and parks. Access to public open spaces and convenient access to jobs, local stores, and services, a full range of housing types, transportation options and public service facilities help to create complete communities.

As proposed, the development will result in an average of 47.47 persons and jobs combined per hectare. It is worth noting that although the Proposed Development and applications fall shy of the minimum density prescribed for the City of Barrie, the minimum density target is intended to be applied City-wide and is not intended to apply on a site-specific basis. The Proposed Development features a variety of land-exhaustive uses, including the proposed elementary school and recreational centre, that ultimately decrease the average density of the Subject Lands. Notwithstanding, a density of 47.47 continues to be transit-supportive and will ultimately contribute to the achievement of the intensification targets identified in the Growth Plan.

Ultimately, the Proposed Development will improve an underutilized parcel of land, be compatible with the surrounding uses and will contribute to building a complete community. The Proposed Development seeks to integrate and align a land use that meets to the policy goals of the Growth Plan. It is our opinion that the proposal conforms to the Growth Plan.

Schedule 2 **A Place to Grow Concept**

 **Subject Lands**

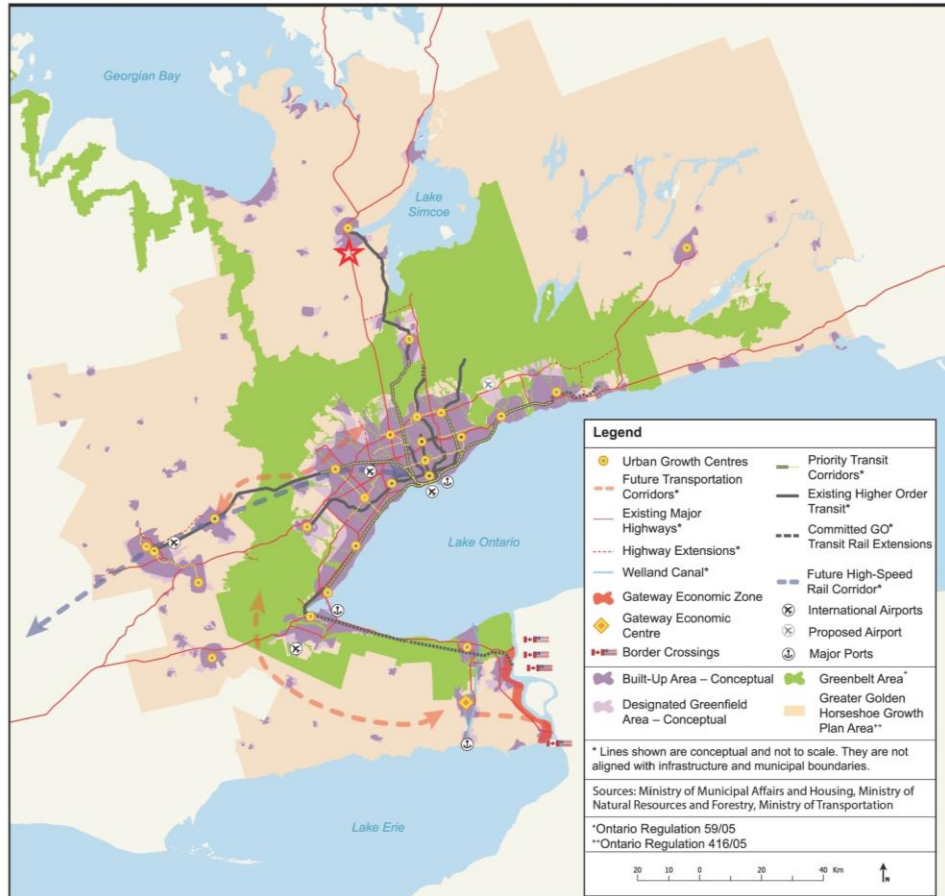


Figure 3: A Place to Grow: Growth Plan for the Greater Golden Horseshoe

## 5.3 LOCAL POLICY

### 5.3.1 CITY OF BARRIE OFFICIAL PLAN

On April 23, 2010, The Ministry of Municipal Affairs and Housing (“**MMAH**”) approved the current Official Plan for the City of Barrie (“**BOP**”). The BOP has since been consolidated to January 2018. As per Schedule A ‘Land Use’, the Subject Lands are within the Settlement Area Boundary, designated *Residential, Mixed-Use Nodes and Corridors* and *Environmental Protection Area*, further the lands are within the Salem Secondary Plan. As per Section 4.2.2.7 (d) of the BOP, development in the Salem Secondary Plan Area shall proceed in accordance with Section 8.0. A detailed analysis of the Proposed Developments conformity with the Salem Secondary Plan is contained in Section 5.4.2 of this report.

On February 14<sup>th</sup>, 2022, following an extensive Municipal Comprehensive Review (“**MCR**”) the City of Barrie’s new Official Plan known as City of Barrie Official Plan 2051 (“**BOP 2051**”) was adopted by Council. The BOP 2051 is currently with the MMAH for review and approval, until such time that the MMAH approves BOP 2051, the BOP remains in effect. Notwithstanding, as per Map 1 ‘Community Structure’, the Subject Lands are within the *Settlement Area / City Boundary*, within the *Designated Greenfield Area (DGA)* and features a *Natural Heritage System and Greenspace* overlay. As per Map 2 ‘Land Use Designations’, the Subject Lands are designated *Neighbourhood Area* with a *Community Hub* designation that aligns with the proposed recreational centre and elementary school and a *Natural Heritage System* designation that aligns with the proposed valley blocks. The Proposed Development is consistent with the designations brought forth in the BOP 2051.

Section 3.1, 3.3, 3.5 and 5.0 of the BOP provide high-level, overarching policy direction with respect to growth management, housing, natural heritage, servicing and transportation that all development in the City of Barrie must conform to. The Salem Secondary Plan builds upon and conforms to the BOP, therefore an analysis of the Proposed Developments conformity with the Salem Secondary Plan is included in Section 5.4.2.

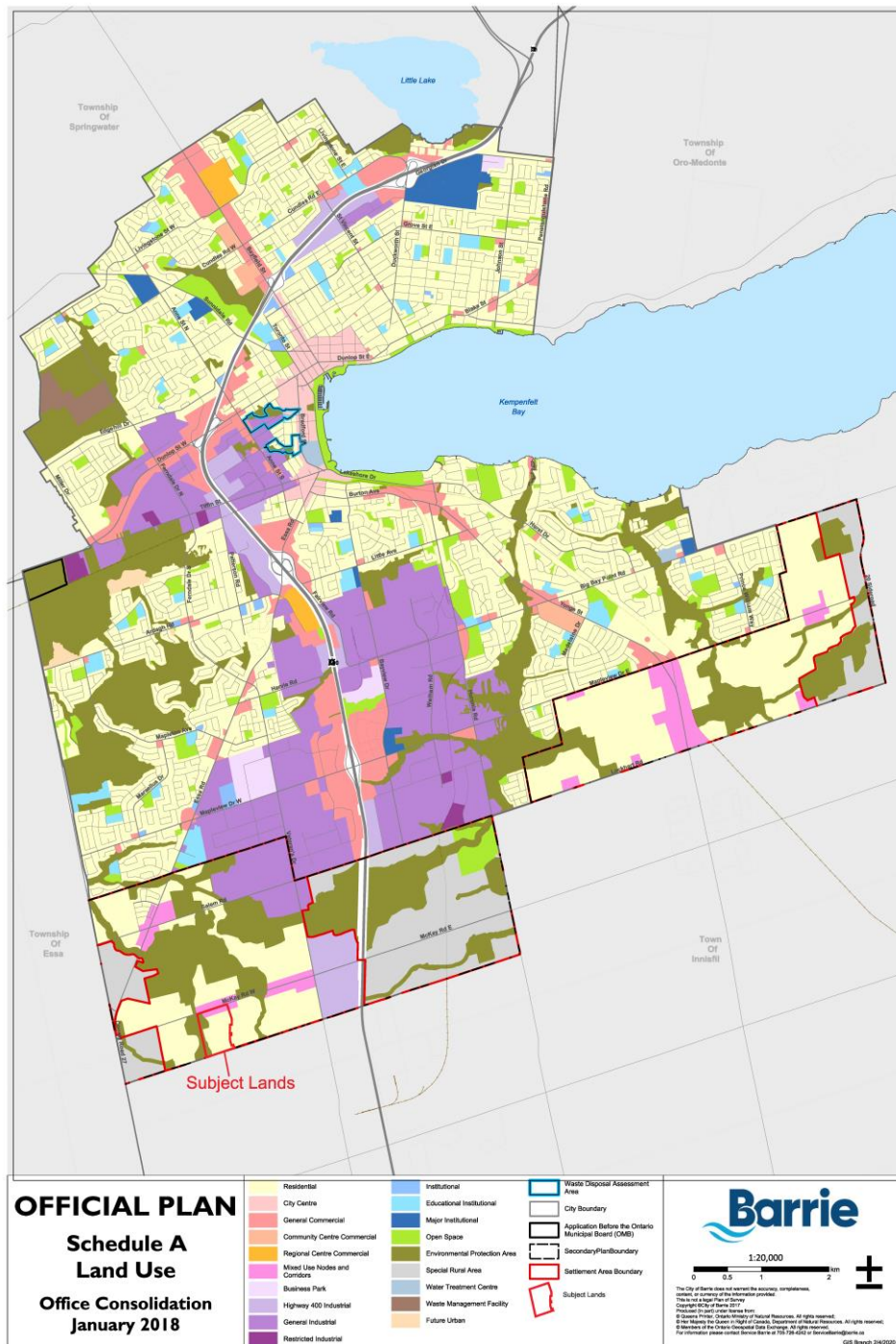


Figure 4: City of Barrie Official Plan

### 5.3.2 SALEM SECONDARY PLAN

As noted in Section 5.4.1 of this report, development within the Salem Secondary Plan Area is regulated by Section 8.0 of the BOP which includes the Salem Secondary Plan (“SSP”). The lands within the SSP together with the lands in the Hewitt’s Secondary Plan Area make up the ‘2010 Annexed Lands’, these lands were annexed from the Town of Innisfil by the Barrie-Innisfil Boundary Adjustment Act in 2010, with the intention of accommodating a portion of the planned growth for the City.

As per Schedule 8A ‘Community Structure’, the Subject Lands are primarily within the *Residential Area*, with a portion along McKay Road W being within the *Mixed-Use Nodes and Corridors* and a portion of *Natural Heritage System* overlay on the west of the Subject Lands. Schedule 8B ‘Natural Heritage System’ further designates the Natural Heritage lands as *Natural Core Area* and Schedule 8C ‘Land Use Plan’ further designates the lands as *Residential Area* and *Neighbourhood Mixed Use Node* and denotes a conceptual *School / Neighbourhood Park Area* and *Stormwater Management Facility*. Lastly, Schedule 8D illustrates McKay Road W as an *Arterial Road* with a 41 metre right-of-way (“ROW”) and depicts a conceptual east / west *Minor Collector* with a 24 metre ROW that aligns with Street 1 of the Proposed Development. It is worth noting that Schedule 8D also depicts a *Future Interchange* at the intersection of Highway 400 and McKay Road W.

As previously discussed in Section 2.0 of this report, and further confirmed on Schedule 8E ‘Development Phases’, the Subject Lands form part of Phase 2 of the overall development plan for the SSP. The following analysis demonstrates that the Proposed Development was designed to conform to the SSP:

*Section 8.2 Community Vision and Structure* represents the general intent and basis of the SSP and are not to be interpreted as direct statements of planning policy. This section describes the SSP lands as a gateway to the City that will provide a range of employment, housing and a mix of other uses contributing to a complete community where residents can live, work and play. Section 8.2.3 provides the following relevant planning principles to guide development in the SSP:

- (c) 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.*
- (g) That the City of Barrie continues to provide a diversity of housing types in new neighbourhoods.*
- (h) That the City of Barrie continues to place a high priority on supporting active transportation (walking and cycling) and on accessibility to public transit in all new growth areas.*
- (i) That all planning efforts for new growth areas occur through extensive consultation with the public, community stakeholders and with the business and development communities.*

The Proposed Development exemplifies the goals of the SSP, as it has been designed to support a range of housing, recreational, institutional and open space uses. The proposed residential component will

contribute a variety of sizes of single-detached dwelling lots, along with freehold street townhouses to the housing stock in the City of Barrie. The Proposed Development has been designed to seamlessly integrate with the neighbouring draft approved plan of subdivision and its associated pedestrian network, along with providing ample opportunity for connectivity to future development lands to the west and south. The valley blocks on the Subject Lands will contribute to rounding out the pathway system for the SSP, which will provide pedestrian connectivity throughout the entire SSP area and the City of Barrie beyond.

Section 8.2.4 describes the individual function of each component of Schedule 8A 'Community Structure Plan', the relevant components are:

#### *8.2.4.2 NATURAL HERITAGE SYSTEM*

*The Natural Heritage System is a linked system of natural core areas which includes key natural and hydrological features or groupings of features, together with buffers and adjacent lands intended to protect the function of these features and ensure long term sustainability of the System within the urban context. Linkage areas include areas which link the core areas together to maintain and enhance their environmental sustainability.*

As per the SSP, there are *Natural Core Areas* along the westerly portion of the Subject Lands. The DPS features valley blocks that align with the natural heritage system and ensure that these lands will maintain their environmental sustainability, as is confirmed by the EIS.

#### *8.2.4.4 MIXED USE NODES AND CORRIDORS*

*The Mixed-Use Nodes and Corridors are the most urban component of the Salem Secondary Plan Area providing for the most dense development and highest order of activities including medium and high density residential, retail and service commercial, business, livework, institutional and cultural uses. Mixed use development is encouraged, but development may also occur in single purpose buildings. The primary focus of this form of development is along Essa Road. Two other areas are identified on McKay Road. These act as focal points for several residential neighbourhoods. They will be predominately medium and high density residential in character, however, a range of other uses will also be permitted including retail and service commercial use, live-work and institutional uses. Provision for retail and service commercial uses shall be encouraged on the ground floor of residential, office or institutional buildings.*

As per the SSP, there is a *Mixed-Use Node and Corridor* on the Subject Lands directly abutting McKay Road West. In accordance with this designation, a recreation centre is proposed in the north-east corner of the Subject Lands which covers the majority of the frontage along McKay Road West. It's worth noting that one single detached dwelling is proposed at the south-west intersection of McKay Road West and proposed 'Street 2', within the Mixed-Use Node and Corridor designation. Due to the constraints of the Natural Heritage System to the west, the proposed road to the east and the agreed upon location and configuration

of the recreation centre block, the resulting area is not a sufficient size, nor an appropriate location for any of the alternative Mixed-Use Node and Corridor uses.

#### 8.2.4.5 RESIDENTIAL AREA

*Residential Areas permit a range of low and medium density residential uses which will be predominately ground related development. In addition, related uses such as parks, schools, places of worship, special needs housing, and home occupations will also be located in Residential Areas. These areas will be organized such that residents are generally within a five-minute walk of parks facilities. In addition, the City will work to ensure that access to other community facilities, particularly elementary schools, is maximized.*

The Proposed Development will introduce a variety of ground-related housing sizes and typologies and an accompanying elementary school within the lands designated *Residential Area*. The future residents of the residential area will benefit from their proximity to the valley blocks and associated trail system, the recreational centre and the parks / community services offered on the neighbouring draft approved plan of subdivision to the west.

Section 8.2.5 – 8.2.8 of the SSP describe the planning period and associated population, employment and density targets for that timeline. As previously noted, until such time as the population and employment targets for the Growth Plan for the Greater Golden Horseshoe are implemented by Municipal Comprehensive Review, the timeline and targets of the SSP remain in effect. The SSP has a planning period of 2013 to 2031 and is targeting a population of 14,850 and employment of 6,270 by 2031. Section 8.2.8 further provides a density target for the SSP of 50 persons and jobs per hectare. The Proposed Development will contribute 48.35 persons and jobs per hectare to the density targets of the City and Province. As previously discussed in Section 5.2.2 of this report, the density of 48.35 will contribute to the overall average of 50 persons and jobs per hectare that is expected to be met City-wide.

Section 8.2.9 ‘Housing’ provides the following unit mix target for the SSP:

*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 consists of entirely low and medium density ground related units in the form of single detached and townhouse dwelling units. As such, the Proposed Development will contribute to the 83% target that is intended for the entirety of the Salem and Hewitt’s Secondary Plan Areas.

Further, Section 8.2.9.2 directs that affordable / special needs housing will be carried out in conformity with the provisions of Section 3.3 ‘Housing’ of the BOP:

### 3.3.2.2 Affordable Housing Policies

*In accordance with Provincial Policy, the following policies shall apply for the provision of affordable housing throughout the City:*

- a) *It is a goal of this Plan to achieve a minimum target of 10 percent of all new housing units per annum to be affordable housing in accordance with the following criteria:*
  - i) *In the case of home ownership, the least expensive of:*
    - 1) *housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or*
    - 2) *housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.*
  - ii) *In the case of rental housing, the least expensive of*
    - 1) *a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or*
    - 2) *a unit for which the rent is at or below the average market rent of a unit in the regional market area.*
- b) *Low, medium and high density housing that will facilitate the availability of affordable housing will be encouraged where it is in accordance with the intent of the Official Plan.*
- c) *Affordable housing will be encouraged to locate in close proximity to shopping, community facilities, and existing or potential public transit routes such as arterial or collector roads.*
- d) *Consideration will be given to modifications to existing zoning and servicing standards that will facilitate the provision of affordable housing units in new residential developments where such revisions are in accordance with the intent of the Official Plan.*
- e) *Second Suites are permitted in single detached, semi-detached and street townhouses subject to the standards and provisions of the Comprehensive Zoning By-law. Second suites are not permitted in the area of the Georgian College Neighbourhood Community Improvement Plan on the basis that the City has taken significant initiatives to encourage purpose built student housing within this area in order to maintain the stability of existing neighbourhoods and minimize the impact of an undue concentration of second suites within this area.*

As is discussed in Section 3.2 of this report, the Proposed Development will contribute a variety of housing typologies to the housing stock of the City of Barrie. Namely, the proposed townhouse units will require less land than their single detached counterparts and represent an inherently more affordable option within the community. In addition to contributing a more affordable built form to the City of Barrie, when the proposed residential units are made available on the real estate market, the option to purchase second dwelling units will be made available to purchasers.

Section 8.3 'Natural Heritage System' regulates the lands on the westerly portion of the Subject Lands that are subject to a Natural Heritage System overlay and aligns with the proposed valley blocks on the Draft Plan of Subdivision. The purpose of the Natural Heritage System is to protect, preserve, and where appropriate, enhance the natural environment. As per Schedule 8B, this portion of the Subject Lands is further designated *Natural Core Area* and subject to the following:

#### 8.3.2.1 *Natural Core Area*

- a) *The Natural Core Area designation on Schedule 8B includes important natural heritage, hydrological and hydrogeological features or groupings of such features, including key natural heritage features and key hydrologic features, together with required buffers and adjacent lands intended to protect the function of the features and ensure the long term sustainability of the Natural Heritage System within an urban context. The key natural heritage features in the Natural Core Areas include significant habitat of endangered species, threatened species, and special concern species, fish habitat, wetlands, significant valleylands, significant woodlands, significant wildlife habitat, sand barrens, and savannahs. The key hydrologic features included in the Natural Core Areas include permanent and intermittent streams, seepage areas, springs, and wetlands.*
- b) *A core area approach focuses on protecting not only the features, but their ecological functions as well. The core areas were delineated based on an evaluation which considered a series of broad general ecological principles in conjunction with a range of site specific factors. The factors are based on both features and functions and the boundaries include a 30 metre buffer from the edge of the wetlands and watercourses within the Natural Core Areas, a 30 metre buffer from the dripline of significant woodland features in the Lake Simcoe watershed, a 10 metre buffer from the dripline of woodland features in the Nottawasaga River watershed, and a 5 metre buffer where the boundary of the Natural Core Area is an existing meadow or thicket.*
- c) *The general ecological principles considered included:*
  - i. *Diversity – Areas of diverse habitats and/or supporting a rich assemblage of species;*
  - ii. *Size – Sufficient size to protect interior habitat;*
  - iii. *Contiguity – Designed to create contiguous units;*
  - iv. *Connectivity – The unit can be linked to other units;*
  - v. *Significance – The areas support significant species or habitats; and,*
  - vi. *Overall watershed functionality including hydrologic processes which protect the flow regime of receiving streams.*

The valley blocks featured on the proposed Draft Plan of Subdivision align with the *Natural Core Designation* and were delineated utilizing the same limits of development that informed the SSP. The intention of the valley blocks is to ensure that the ecological function of the associated woodlands is maintained. Further,

the valley blocks will feature a trail system that will round out the pathway for the SSP, refer to the Trails Study prepared by MBTW which accompanies this submission. In addition, the accompanying EIS prepared by Michaelski Nielsen Associates Limited confirms that the design and servicing of the Subject Lands will not interfere with the protection of the NHS.

The permitted uses within the Natural Heritage System are regulated by Section 8.3.4, which states that:

*Development or site alteration shall be prohibited in the Natural Heritage System except in relation to the following permitted uses:*

- a) forest, fish and wildlife management;*
- b) stewardship, conservation, restoration and remediation undertakings including the deepening, relocation or consolidation of Medium and Low Constraint Stream Corridor Areas in accordance with the policies of Section 8.3.3.2;*
- c) existing uses and accessory uses, buildings and structures to the existing uses;*
- d) flood or erosion control projects, but only if the projects have been demonstrated to be necessary in the public interest after alternatives have been considered;*
- e) retrofits of existing stormwater management works (i.e., improving the provision of stormwater services to existing development in the watershed where no feasible alternative exists);*
- f) infrastructure, including tunneling of underground services, subject to the policies of Section 8.3.5, but only if the need for the project has been demonstrated through an Environmental Assessment, including a Class Environmental Assessment or other similar environmental approval and there is no reasonable alternative;*
- g) low-intensity recreational uses that require very little terrain or vegetation modification and few, if any buildings or structures, and which are located to maximize protection of features such as wetlands, streams and wooded areas, including, but not limited to, nonmotorized trail/pathway use, natural heritage appreciation, and unserviced camping on public or institutional land;*
- h) stormwater management facilities subject to the policies of Section 8.3.6; and,*
- i) grading for permitted uses such as lots, streets, and public facilities located outside of, but adjacent to the Natural Heritage System, in the Natural Heritage System buffer in accordance with the directions established in the relevant Subwatershed Impact Study, and any applicable Federal, Provincial policies and regulations and Conservation Authority regulations and through the preparation of an Environmental Impact Study(EIS) required by Section 8.7.2 of this Plan, provided that upon completion of the grading the buffer shall be planted and maintained as natural self-sustaining vegetation for lands subject to the Lake Simcoe Protection Plan.*

The proposed valley blocks featured on the Draft Plan of Subdivision will be maintained as woodland with the only use being a low-intensity recreational trail for pedestrian use, refer to Trails Study prepared by MBTW. In addition, the accompanying EIS prepared by Michaelski Nielsen Associates Limited confirms that the design and servicing of the Subject Lands will not interfere with the protection of the NHS. The only location where development / grading etc. occurs within the NHS is the road which crosses east / west through the narrowest portion of the valley blocks, this location is included within the SSP.

As per Section 8.3.4 (f) above, infrastructure is subject to the following provisions:

- a) *Streets and related utilities, with the exception of any provincial infrastructure facilities, located in the Natural Heritage System shall:*
  - i. *use non-standard cross-sections designed to minimize impacts on the natural environment and be kept to the minimum width possible;*
  - ii. *generally only cross the Natural Heritage System in the general areas of the street designations on Schedules 8C and 8D1 and 8D2 or, as defined through an Environmental Assessment, including a Class Environmental Assessment, using low impact construction methods such as tunneling/directional drilling for underground services;*
  - iii. *be designed to minimize grading;*
  - iv. *be located outside key natural heritage and key hydrologic features to the maximum extent possible;*
  - v. *provide for the safe movement of wildlife in the design and construction of the street as much as feasible; and,*
  - vi. *be designed to keep any related structures or parts of structures outside the High Constraint Stream Corridor Area to the maximum extent possible, or as defined through an Environmental Assessment, including a Class Environmental Assessment, and shall use low impact construction methods such as tunneling/directional drilling for underground services.*
- b) *Other infrastructure including waste water and water facilities, and gas pipelines shall be located whenever possible in conjunction with street rights-of-way or existing infrastructure corridors. Where infrastructure is required to be located in alternative locations it shall generally satisfy the applicable criteria in Section 8.3.5 (a) and shall use low impact construction methods such as tunneling/directional drilling for underground services.*
- c) *Federally regulated telecommunication towers or similar facilities may not be located on lands within the Natural Heritage System, unless deemed necessary and appropriate. Locations within the Natural Heritage System may be considered only if co-location or other site options have been determined not to be feasible. Where telecommunications facilities are proposed, the proponent shall prepare an Environmental Impact Statement satisfactory to the City to identify and mitigate any impacts on natural heritage features and functions.*

As proposed, 'Street 1', will traverse through the natural heritage system and is planned to continue onto the lands to the west of the Subject Land. Street 1 has been designed in accordance with the conceptual street network included in the SSP, and as per 8.3.4 (a) ii), Street 1 will cross in the location depicted on Schedule 8C. The proposed street will be municipal infrastructure, given that the road will be a public road.

Section 8.3.8 provides policy direction with respect to the securement of the Natural Heritage System:

#### *8.3.8 NATURAL HERITAGE SYSTEM SECUREMENT*

##### *8.3.8.1 Ownership*

*The designation of lands as part of the Natural Heritage System does not imply that the lands will be purchased by the City or a public agency or that they are free or open to the public. Notwithstanding the foregoing, the City recognizes that public securement of the lands in the Natural Heritage System will provide opportunities for enhanced management of the System. The City shall investigate all options for the securement of the lands in the Natural Heritage System. Once lands are in public ownership, the City will maintain the lands in public ownership to protect the System.*

##### *8.3.8.2 Parkland Dedication*

*Lands in the Natural Heritage System shall not be acceptable as parkland dedication under the Planning Act unless:*

- a) The lands can be used without impact on the environmental quality and function for some passive open space/recreational use such as a trail use or interpretative display; and,*
- b) The City is satisfied that sufficient land has been dedicated, or cash-in-lieu provided, to satisfy the City's requirements for active parkland for development.*

The Natural Heritage System which corresponds to the proposed valley blocks on the Subject Lands will be conveyed to the City in accordance with Section 8.3.8.1. As noted in Section 2.0 of this report, the Owner entered into a Master Parkland Agreement with the City in December of 2018 which secured the location and size of the proposed parks and all outstanding cash-in-lieu was paid at that time. As previously noted, the Proposed Developments Recreation Block will include a 3.2 hectare park which formed part of the master parkland agreement that was entered into with the City.

Section 8.4 'Community and Sustainable Design Strategy' details that the objective of the SSP is the creation of a complete community providing a range of employment, housing, and a mix of other uses that allow residents to live, work, and play in their community. This section further highlights that high quality and sustainable community design is a key to achieving this objective. Section 8.4.2 details how the community shall form and provides direction with respect to interpreting the associated schedules, namely referencing the requirement for conformity with the Salem Master Plan in Appendix 8B. Notwithstanding, Section 8.4.2 (d) states:

*The following shall not generally be considered to be inconsistent with the Master Plan, provided that the City determines that the plan of subdivision or other development plan conforms to the Secondary Plan:*

- i. modifications to, or relocations of, portions of the street or trail pattern;*
- i. modifications to Medium and Low Constraint Stream Corridors;*
- ii. relocation of public facilities and parks;*
- iii. relocation, deletion or other modifications to stormwater management facilities; or,*
- iv. reconfiguration of land use categories and lot depths provided the overall minimum density of development and population and/or employment forecasts are maintained.*

As previously noted, the Draft Plan of Subdivision features a minor reconfiguration to the *Mixed-Use Node* designation by introducing a single detached dwelling at the south-west corner of the intersection of McKay Road West and 'Street 2'. Given the location of the *Natural Heritage System* and the proposed 'Street 2', there is not enough space to include a condominium road in order to further develop the space, as such, the single detached dwelling has been introduced to limit driveways in close proximity to the intersection of McKay Road West and 'Street 2'. The single detached dwelling is the most efficient use of the remnant portion of land that remains between the *Natural Heritage System* and the proposed 'Street 2'. The Proposed Development features a density of 47.47 persons and jobs per hectare and the proposed dwelling at the aforementioned location contributes to this average density. Although the density does not meet the minimum of 50 persons and jobs per hectare which is required for the entire SSP area, the reallocation of this land for a mixed-use is not feasible.

Section 8.4.4 'Design and Sustainable Development Policies' provides the policies that the design of the communities in the SSP shall be evaluated against. Section 8.4.4.1 further directs that the policies of Section 6.5.2.2, General Design Guidelines of the Official Plan, with the exception of subsection 6.5.2.2 (c) and (d) iii), v), and vi), shall apply in the Salem Secondary Plan Area. A detailed analysis of the Proposed Developments ability to comply with the policies of these sections is included in the Urban Design Brief prepared by MBTW that accompanies this submission.

Section 8.5 'Land Use Strategy' provides policy direction for the specific land use designations as shown on Schedule 8C, as previously noted the Subject Lands are designated *Residential Area* and *Neighbourhood Mixed Use Node* and denotes a conceptual *School / Neighbourhood Park Area* and *Stormwater Management Facility*. The relevant policies of Section 8.5 are as follows:

#### *8.5.2 General*

*The following land uses shall be permitted in all land use designations with the exception of lands in the Natural Heritage System, including areas where Medium and Low Constraint Stream Corridor Areas may be ultimately relocated, which shall be subject to the policies of Section 8.3. In addition,*

*any development proposed within flood and erosion hazard lands and associated setbacks shall be subject to the policies of Section 8.3.9:*

*(a) Accessory uses to permitted uses;*

*(f) Infrastructure including utilities;*

*(g) Stormwater management facilities in accordance with the directions established in the Drainage and Stormwater Master Plan;*

*(h) Educational facilities, including public and private elementary and secondary schools, community colleges, universities, day care and day nursery uses subject to the regulations of the zoning by-law, provided that elementary and secondary school uses will not be permitted in the Highway 400 Industrial/Business Park and the General Industrial designations unless they are related to, or supportive of, an employment use, and no educational facilities will be permitted in the Special Rural Area designation other than day care or day nursery uses in existing buildings;*

*(l) A secondary suite as provided in Section 3.3.2 of the Official Plan;*

*(p) Community mail boxes;*

The above uses are relevant to the Proposed Development, more specifically the Draft Plan of Subdivision includes a stormwater management pond and elementary school. Although these uses are conceptually shown on the SSP's schedules, their exact locations are not precise so it is worth noting that they are permitted in all designations. In addition, the Proposed Development will require infrastructure and community mailboxes and future residents will have the ability to introduce accessory uses and secondary suites.

### *8.5.3 NATURAL HERITAGE SYSTEM*

#### *8.5.3.1 Goals*

- a) To create, protect, preserve, and where appropriate, enhance, a linked natural heritage system to ensure the long term sustainability of the system within the urban context.*
- b) To work with the landowners to achieve public ownership of the natural heritage system.*
- c) To design the natural heritage system so that it contributes to the enhancement of air and water resources.*
- d) To provide the opportunity for passive recreation uses, including pathways, in the natural heritage system, if such uses occur in a manner which is compatible with the long term sustainability of the system within the urban context.*

#### *8.5.3.2 Permitted Uses, Buildings, and Structures*

*The uses, buildings, and structures permitted in the Natural Heritage System designation on Schedule 8C, Land Use Plan, shall be in accordance with the policies of Section 8.3.*

### 8.5.3.3 Land Use Policies

*The policies for the lands in the Natural Heritage System designation shall be in accordance with the policies of Section 8.3.*

The proposed Draft Plan of Subdivision will feature two (2) valley blocks with a total of 5.64 hectares (13.94 acres) environmentally protected lands. As previously noted in this report, as a participating owner throughout the development of the Salem Secondary Plan, the natural features on the entirety of the Watersand Subdivision Lands were walked, staked and evaluated as part of the Salem Secondary Plan process and the resulting valley blocks / natural heritage system were delineated using the same limits. Further, a Trail Study accompanies this submission which speaks to the features of the valley blocks and will inform the creation of the trail network throughout.

## 8.5.7 MIXED USE NODES AND CORRIDORS

### 8.5.7.1 Goals

- a) *To create mixed use nodes and corridors with medium and high density residential, special needs housing, institutional and commercial facilities as a focus of community and neighbourhood activity.*
- b) *To create a meeting place for residents; which is designed to be pedestrian friendly and maximize the use of public transit.*

### 8.5.7.2 Permitted Uses, Buildings, and Structures

*The Mixed-Use Nodes and Corridors designation on Schedule A means that the main uses permitted shall include a variety of residential, institutional and office uses and community facilities in single use and mixed use buildings including single use commercial buildings. Specific permitted uses include:*

- a) *High and medium density residential uses such as stacked townhouses, back to back townhouses, street townhouses, and apartments;*
- b) *Senior citizen housing and assisted and special needs housing for seniors and people requiring supportive housing;*
- c) *Live-work developments;*
- d) *Office uses;*
- e) *Institutional uses;*
- f) *Retail and service commercial uses which will be primarily located on the ground floor of mixed use buildings but which may also be located in stand-alone buildings; and,*
- g) *Automotive related uses subject to a detailed design review based on the directions in the City's Urban Design Guidelines and an amendment to the zoning by-law.*

### 8.5.7.3 Land Use Policies

*The design of development within the Mixed Use Nodes and Corridors shall be guided by the following policies:*

- a) Land assembly to create larger viable holdings and facilitate comprehensive development shall be encouraged. The boundaries of the Nodes and Corridors are conceptual and may be expanded through the development review process where required to better achieve the City's goals for this area without an Official Plan Amendment. Other minor alterations in the boundaries, including minor reductions, may also be considered by the City to reflect the results of detailed development review;*
- b) A variety of building heights and forms is encouraged with the highest buildings being oriented to the major intersection;*
- c) Height – minimum 5 metres for commercial buildings and three storeys for other development, provided that where Mixed Use Nodes or Corridors are located on a collector road internal to a residential area or with frontage on Lockhart Road, the minimum height shall be 2 storeys;*
- d) Density – Minimum FSI of 0.5, with the exception of automotive service uses, and a maximum FSI of 2.5;*
- e) Residential Density – Minimum of 50 units per net hectare and maximum of 120 units per net hectare;*
- f) Buildings should be located on or close to the street line and massed at intersections to establish a strong street edge;*
- g) Provision shall be made in the design of development to encourage pedestrian traffic generating activities, wherever feasible, particularly retail commercial uses and restaurants, at grade level, with residential, office and similar uses encouraged in upper storey locations, throughout nodes and corridors, but particularly at key intersections of arterial roads and other arterial streets and collector streets;*
- h) Recognizing that at least in the initial development, the provision of surface parking will generally be necessary, the amount of surface parking should be minimized and located away from the street frontage and shall not generally be permitted in front of buildings. The Zoning Bylaw shall establish maximum parking standards and joint accesses shall be encouraged; and,*
- i) Development shall be designed to facilitate access to public transit.*

### 8.5.9 NEIGHBOURHOOD MIXED USE NODE

*Lands in the Neighbourhood Mixed Use Node designation shall be developed in accordance with the policies of Section 8.5.7, Mixed Use Nodes and Corridors, provided that:*

- a) *Retail and commercial uses shall generally not exceed a combined total gross floor area of 3000 square metres for the lands in the Mixed-Use Node designation. A market impact study will not be required unless this maximum is proposed to be exceeded by 25 percent or more;*
- b) *Automotive related uses shall not be permitted at the intersection of arterial streets with other arterial streets; and,*
- c) *A minimum residential density of 40 units per net hectare shall be permitted.*

By virtue of the proposed application for Draft Plan of Subdivision, the park portion of the Recreational Centre Block will be dedicated to the City of Barrie for the creation of the park and its associated programming, in accordance with the Master Parkland Agreement. The remainder of the Recreational Centre Block will be acquired by the City from the property owner. The ultimate density of this use will be determined by the City and further, the development of the Recreational Centre will be subject to Site Plan Approval to ensure conformity with the foregoing policies.

#### *8.5.10 RESIDENTIAL AREA*

##### *8.5.10.1 Goals*

- a) *To develop a residential community with its own character, while providing for a diverse range of housing options as well as live-work opportunities, and transit-supportive development patterns and densities.*
- b) *To develop residential districts and neighbourhoods that each have a “sense of place” created by the design of the development, including the pedestrian orientation of the streetscape, and the provision of community facilities, particularly parks and Village Squares which are designed as “meeting” points for the immediate area.*

##### *8.5.10.2 Permitted Uses, Buildings, and Structures*

*The Residential designation on Schedule 8C is intended to accommodate a range of low and medium density residential development. The permitted uses shall also include the following where such uses are located on major collector and arterial roads:*

- a) *High density and medium density residential uses such as stacked townhouses and apartments at a maximum density of 100 units per net hectare;*
- b) *Senior citizen housing and assisted and special needs housing for seniors and people requiring supportive housing;*
- c) *Live-work developments;*
- d) *Day-care facilities;*
- e) *Places of worship; and,*
- f) *Local convenience commercial facilities.*

The Proposed Development will contribute a range of low and medium density residential development in the form of single detached and townhouse units to the housing stock of the SSP. The Proposed Development has been designed to integrate seamlessly with the neighbouring approved Draft Plan of Subdivision to the east, refer to the Urban Design Brief prepared by MBTW for further discussion of the built form.

#### *8.5.10.3 Residential Land Use Policies*

*Low and medium density development shall be guided by the following policies:*

- a) 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**
- b) The City shall require that a variety of residential building types and densities be developed throughout the Residential designation in each residential district, including a mix of low and medium density development designed to achieve a target for the Salem Secondary Plan Area of 20 percent medium density and 80 percent low density development. The City shall be satisfied as to how this target will be achieved for each phase of development prior to the approval of draft plans of subdivision in any phase.*
- c) The location of the building types shall be controlled through the Master Plan process referred to in Section 8.4.2, and the zoning by-law. In this context, notwithstanding the minimum density, the City may give consideration to limited areas of housing at a minimum density of 12 units per net hectare in areas abutting the Natural Heritage System, balanced by areas of residential development with a maximum density of 60 units per net hectare elsewhere in the subdivision. However, the City shall be satisfied that the total number of units and population for the subdivision is the same as, or greater than, that would be developed if the minimum density were applied to the entire development.*

Based on the foregoing, the entirety of the Proposed Development constitutes low density residential with an average residential density of 28.24 units per net hectare. As proposed, the Proposed Development will meet the minimum density requirement of the SSP and contribute to the 80% low density target of Policy 8.5.10.3 (b).

#### *8.5.10.4 Land Use Policies for other Permitted Uses*

*The other permitted uses in the Residential designation will be guided by the following policies:*

- a) *The location of the individual uses shall be controlled through the development review process including plan of subdivision, zoning by-law and site plan control;*
- b) *which may include fencing and landscaping; and,*
- c) *Development will be oriented to the arterial or collector road.*

As per the above, and further confirmed by the City of Barrie's Site Plan Control By-law 99-312, the proposed elementary school and recreational centre will be subject to site plan control.

#### *8.5.11 SECONDARY SCHOOL AND RECREATION CENTRE/COMMUNITY PARK*

##### *8.5.11.1 Goals*

- a) *To locate required publicly funded secondary schools and recreation centres with related Community Park facilities where required adjacent to or in the Mixed-Use Nodes to contribute to the achievement of the goals for the nodes, in particular to creating a meeting place for adjacent neighbourhoods which is designed to be pedestrian friendly and maximize the use of public transit. An elementary school may also be developed as part of a Recreation Centre/Community Park complex.*

##### *8.5.11.2 Permitted Uses, Buildings, and Structures*

- a) *The permitted uses in the Recreation Centre/Community Park designation on Schedule 8C shall include a recreation centre with the full range of indoor recreation facilities including arenas, swimming pools, gymnasiums and meeting rooms, as well as related facilities such as day care, libraries, and a police substation. In addition, a related Community Park with outdoor active and passive recreation uses shall be permitted ranging from sports fields, splash pads, and tennis courts to play equipment and passive recreation uses including nature viewing. Accessory uses may include illumination related to the specific uses and ancillary commercial uses. An elementary school may also be developed as part of the Recreation Centre/Community Park complex.*

##### *8.5.11.3 Land Use Policies*

- a) *The Recreation Centre/Community Park and Secondary School designations on Schedule 8C are conceptual and are intended to identify general potential locations for these facilities. The exact location and configuration of these facilities will be established in conformity with the policies of this Plan through the development review process.*
- b) *The size and configuration of the secondary school and elementary school locations shall be determined in consultation with the Boards of Education, but shall generally be a maximum of 6 hectares for secondary schools and 2.42 hectares for elementary schools adjacent to parks. Wherever possible elementary schools shall be encouraged adjacent to parks, however, where such a location is not possible, elementary school sites shall be encouraged to be no greater*

- than 2.5 hectares in size. Further, the size and configuration of each school site shall be consistent with the policies and requirements of the respective School Board, while recognizing the need to make the most efficient and effective use of land possible in conformity with Provincial and City policy.*
- c) Where a recreation centre, community park, secondary school or elementary school is not developed on all or a portion of a particular site, the uses in the underlying or adjacent land use designation on Schedule 8C shall be permitted. All recreation centres, community parks, and school blocks will be zoned to allow alternative uses permitted by the underlying land use designation including other institutional and residential uses. As part of the approval of a plan of subdivision, a lotting plan shall be submitted to demonstrate that these blocks are configured in a manner which will permit future development for residential uses.*
  - d) The size and configuration of the recreation centre/community park shall be consistent with the policies of the City's Leisure and Recreation Master Plan.*
  - e) A key consideration in the design of both the Recreation Centre/Community Park and the Secondary School designations and the surrounding street and pathway system will be ensuring efficient and effective use of land and encouraging residents to walk or cycle or to use transit to access the facilities. To achieve this objective consideration will be given to the establishment of maximum on-site parking requirements; use of lay-by facilities for drop-off/pick-up for school buses as well as general use; use of on-street parking for the facilities; requirements for wider sidewalks and bike lanes on key access routes to the Recreation Centre/Community Park and Secondary School sites; and location on transit routes.*
  - f) To minimize impacts on adjacent residential development, the Recreation Centre/Community Parks and Secondary Schools will be encouraged to be located wherever possible adjacent to non-residential uses or in Mixed Use designations, and designed to minimize light and noise through measures such as separation distances within the parks and school sites, directional lighting, landscaping and fencing.*

In accordance with the foregoing, the proposed recreational centre and associated park has been located within the Neighbourhood Mixed Use Node and is bound by streets on three (3) sides, with an adjacent residential component on the south side. As per the Master Parkland Agreement, the proposed 3.2 hectare park with the Recreational Centre Block will be located at the south portion and, therefore, will provide a buffer between the residential use and the recreational centre. As previously noted, by virtue of the application for Draft Plan of Subdivision a portion of the Recreational Centre Block will be conveyed to the City and the remainder will be purchased, and developed by the City via Site Plan Approval.

#### *8.5.12 SCHOOL/NEIGHBOURHOOD PARK AREA*

##### *8.5.12.1 Goals*

- a) *To develop Neighbourhood Parks; which provide a variety of outdoor recreational experiences as a focal point for one or more neighbourhoods.*
- b) *To locate Neighbourhood Parks within a five-minute walk for most residents of a neighbourhood.*
- c) *To locate elementary schools where required adjacent to Neighbourhood Parks to maximize the use of both facilities and create a neighbourhood hub with a range of facilities and services.*

#### *8.5.12.2 Permitted Uses, Buildings, and Structures*

*The permitted uses in the School/Neighbourhood Park Area designation on Schedule 8C include:*

- a) *Neighbourhood Park and the full range of active and passive recreation uses appropriate to such a scale of park ranging from sports fields, splash pads, tennis courts, seating areas to play equipment and passive recreation uses including nature viewing. Accessory uses may include a park building with washrooms, seating areas and illumination related to the specific uses;*
- b) *Public or privately funded elementary schools;*
- c) *Day-care facilities; and,*
- d) *Neighbourhood oriented clubs including meeting and recreation facilities.*

#### *8.5.12.3 Land Use Policies*

- a) *The School/Neighbourhood Park Area designation on Schedule 8C is conceptual and is intended to identify general potential locations for these facilities. The exact location and configuration of both parks and school sites will be established in conformity with the policies of this Plan through the development review process.*
- b) *The size and configuration of publicly funded elementary school locations shall be determined in consultation with the Boards of Education, but shall generally be a maximum of 2.42 hectares for elementary schools adjacent to parks. Wherever possible elementary schools shall be encouraged adjacent to parks, however, where such a location is not possible, elementary school sites shall be encouraged to be no greater than 2.5 hectares in size. Further, the size and configuration of each school site shall be consistent with the policies and requirements of the respective School Board, while recognizing the need to make the most efficient and effective use of land possible in conformity with Provincial and City policy.*
- c) *Where an elementary school is not developed on all or a portion of a particular site, the uses in the underlying land use designation on Schedule 8C shall be permitted. All school blocks will be zoned to permit alternative uses permitted by the underlying land use designation including other institutional and residential uses. As part of the approval of a plan of subdivision, a lotting plan shall be submitted to demonstrate that the school block is configured in a manner which will permit future development for residential uses.*
- d) *The size and configuration of each park shall be consistent with the policies of the City's Leisure and Recreation Master Plan.*

- e) *A key consideration in the design of the School/Neighbourhood Park Area designation and the surrounding street and pathway system will be ensuring efficient and effective use of land and encouraging residents to walk or cycle or to use transit to access the facilities. To achieve this objective consideration will be given to the establishment of maximum on-site parking requirements; use of lay-by facilities for drop-off/pick-up by school buses as well as general use; use of on-street parking during the key school pick-up/drop-off time periods; requirements for wider sidewalks and bike lanes on key access routes to the School/Neighbourhood Park Area; and location on transit routes.*
- f) *To minimize impacts on adjacent residential development, Neighbourhood Parks and schools will be located adjacent to nonresidential uses, and designed to minimize light and noise through measures such as separation distances within the parks and school sites, directional lighting, landscaping and fencing.*

In accordance with the foregoing, and Schedule 8C of the SSP, the Draft Plan of Subdivision features a 2.4 hectare Elementary School Block. As previously noted, the neighbourhood park component has been pre-determined by the December, 2018 Master Parkland Agreement and will be 3.2 hectares and located within the Recreational Centre Block. The proposed elementary school will be located further south, with pedestrian connection provided for via Street 5 and a proposed 3.0 metre pedestrian walkway situated between two (2) blocks of townhouses to the south of the Recreational Centre Block.

Section 8.6 'Community Services Strategy' provides direction with respect to the provision of transportation, water, wastewater, stormwater management, waste management, recreation, utilities and other services to the Salem Secondary Plan Area. More specifically, Section 8.6.3 provides direction related to transportation. The Proposed Development features a combination of a minor collector road and a network of local streets that will be conveyed to the City, the transportation network has been designed in accordance with the following provisions of Section 8.6.3:

*iii) Minor Collectors*

- *Vehicular Travel Lanes – 2 maximum;*
- *Right-of-Way – 24 metres maximum;*
- *Direct access from individual properties except adjacent to intersections or in areas such as adjacent to schools requiring access control;*
- *Local streets – intersections permitted as required; and,*
- *On street parking permitted.*

*iv) Local Streets*

- *Vehicular Travel Lanes – 2 maximum;*
- *Right-of-Way – 20 metres maximum with the exception of industrial and business park areas where the maximum shall be 23 metres;*

- *Direct access from individual properties; and,*
- *On street parking permitted.*

Section 8.6.4 – 8.6.6 provide policy direction with respect to water and wastewater services, stormwater management and utilities. The accompanying supporting studies have ensured that the aforementioned planned services are designed to municipal standard, as is detailed in the accompanying Functional Servicing Report prepared by Schaeffers Consulting Engineers.

Section 8.6.7 provides policy direction with respect to parkland. More specifically, Section 8.6.7.3 provides direction regarding parkland acquisition. The parkland dedication for the Subject Lands, inclusive of the size and location of the proposed park along with all cash-in-lieu requirements were agreed upon and paid as part of the December, 2018 Master Parkland Agreement.

#### *8.6.8 RECREATION CENTRES AND OTHER INDOOR RECREATION FACILITIES*

*(a) In addition to parkland, the City recognizes the need to provide for indoor recreation and meeting facilities. One recreation centre is proposed in the Salem Secondary Plan Area in association with a Community Park. This facility may also include other uses including a library.*

*(b) The City shall also actively seek to expand the supply of recreation and leisure facilities through partnerships with other groups and agencies, including public/private partnerships.*

*(c) Lands acquired for a recreation centre or other indoor recreation facilities shall be in accordance with the City's policies, practices, and guidelines.*

By virtue of the application for Draft Plan of Subdivision, a portion of the Recreational Centre Block will be conveyed to the City and the remainder purchased for future development via Site Plan Approval.

#### *8.6.10 PUBLICLY FUNDED SCHOOLS*

*(a) The City will work with the Boards of Education to ensure the reservation of an adequate number and distribution of school sites in the general locations identified on Schedule 8C.*

*(b) School sites shall generally be developed in accordance with the respective policies, practices and guidelines of the School Boards taking into account Provincial and municipal planning policies which encourage efficient use of land as directed by this Plan including Section 8.4.4.*

*(c) The City shall encourage the reservation and ultimate location of sites for publicly funded schools adjacent to parks and recreation centres to allow shared use of facilities. The City shall work with the Boards of Education to continue to maximize public use of school facilities.*

*(d) The City recognizes that not all sites identified as school sites will be required for school development. Where a school is not developed on all or a portion of a particular site, the uses in the underlying land use designation on Schedule 8C shall be permitted without amendment to this Plan. All school blocks will be zoned to permit alternative uses permitted by the underlying land use*

*designation including other institutional and residential uses. As part of the approval of a plan of subdivision, a lotting plan shall be submitted to demonstrate that the school block is configured in a manner which will permit future development for residential uses.*

In accordance with the foregoing and Schedule 8C, the proposed Draft Plan of Subdivision features an Elementary School Block. Connectivity between the proposed elementary school and recreational centre has been provided for by Street 5 and a 3.0 metre pedestrian walkway located south of the Recreational Centre Block. The Simcoe County District School Board (“SCDSB”) was circulated as part of the conformity review circulation required by the City, the following elementary school site requirements were provided:

- 1 school site per approximately 1,500 units (yields .28 to .35);
- 6 acre site (24,280m<sup>2</sup>);
- Rectangular in shape, 492ft x 532ft (150m x 162m);
- Prefer two road frontages, on through streets;
- Adjacent to park or greenspace;
- Ability to create three entrance/exits to site;
- Sidewalks, both sides of street;
- Solid Board Fence along residential neighbours; and,
- Community meeting spaces within .4km (1,312ft) of school to provide alternative parent drop off and pick up points.

As proposed, the Elementary School Block will be 2.4 hectares in size, rectangular in shape, with two (2) road frontages and the ability to create three (3) entrance / exits. The Recreational Centre Block and its associated neighbourhood park are within 0.4 kilometres of the proposed elementary school and easily accessible by Street 5 and the proposed 3.0 metre pedestrian walkway. The design of the proposed elementary school will be finalized at a future date via Site Plan Approval.

Section 8.7 ‘Development Review and Growth Management’ states that all development applications in the SSP shall be subject to review in accordance with the policies of this section. More specifically, Section 8.7.3.2 requires that development within the SSP be carried out in accordance with Schedule 8E Phasing Plan. The Subject Lands are located entirely within the Phase 2 lands, as illustrated in Figure 1 of Section 2.0, the majority (60% threshold) of the Phase 1 lands have received draft plan approval and as such, the development focus for the SSP has shifted to the Phase 2 lands.

Based on the above review of the applicable policies, the Proposed Development conforms to the City of Barrie Official Plan, and further the Salem Secondary Plan.

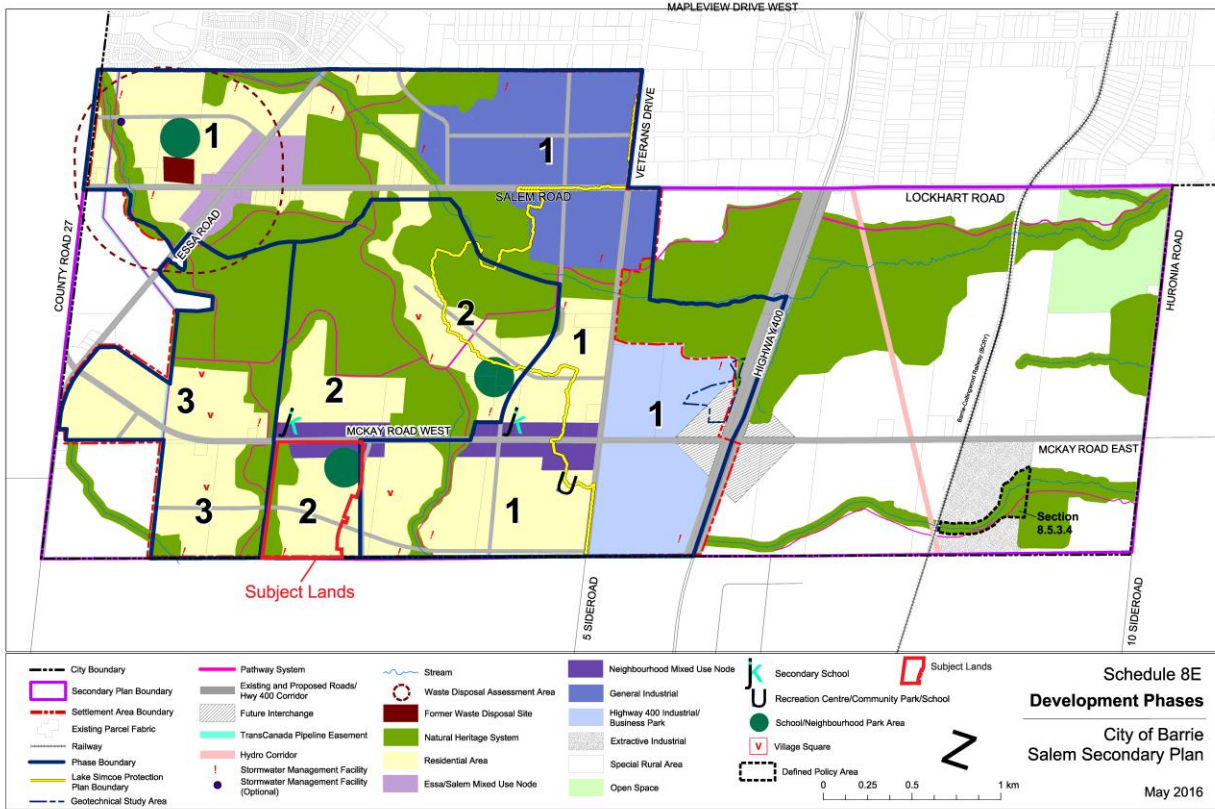


Figure 5: Salem Secondary Plan

### 5.3.3 CITY OF BARRIE ZONING BY-LAW 054-04

The Subject Lands are currently zoned as ‘Agricultural General (AG) Zone’ in the City of Barrie Zoning By-law 054-04 (for the former Town of Innisfil Lands). As per Section 10.1 of By-law 054-04, the AG Zone is intended for the following principal uses:

- a) Agriculture
- b) Conservation uses including forestry, reforestation and other activities
- c) connected with the conservation of soil and wildlife.
- d) Nursery, Garden Centre.
- e) A public use.
- f) Kennels.
- g) Veterinary Clinic and/or Veterinary Hospital.
- h) A communications tower.

Residential uses in accordance with the SSP are not permitted by the current AG Zone, therefore, a Zoning By-law Amendment is required to permit the Proposed Development. By virtue of the proposed Zoning By-law Amendment the Subject Lands will be rezoned to the appropriate zoning categories of Zoning By-law 2009-141, as was the case with By-law 2015-097 which applies to the neighbouring approved Draft Plan of Subdivision to the east.

As such, a Zoning By-law Amendment application accompanies this submission to rezone the lands as ‘Neighbourhood Residential (R5) Zone’, ‘Environmental Protection (EP) Zone’, ‘Educational Institution Special Provision (I-E SP XX)’ and ‘Neighbourhood Mixed Use (NMU) Zone’ with site-specific exceptions to facilitate the Proposed Development.

A copy of the draft Zoning By-law Amendment has been included as part of the submission materials and is appended to this report as **Appendix A**.

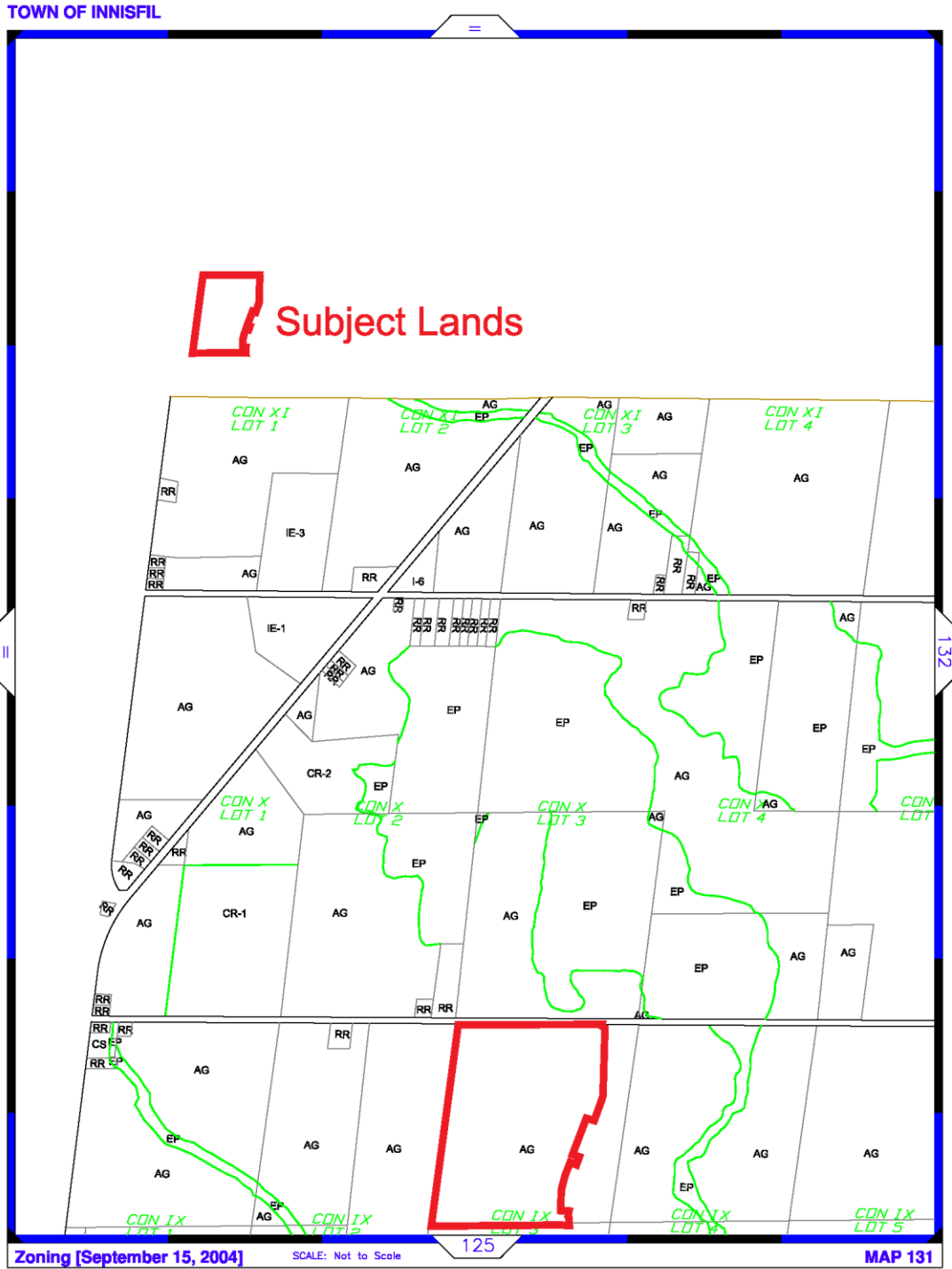


Figure 6: City of Barrie Zoning By-law 054-04

### **5.3.4 FUTURE MINOR VARIANCE(S)**

Section 45(1.3) of the *Act* restricts a landowner from applying for a Minor Variance Application(s) to the Committee of the Adjustment within two years of the day on which a Zoning By-law was amended. The *Act* also permits Council to pass a resolution to allow an Owner to apply for a Minor Variance Application(s) within two years of the passing of a by-law amendment.

The Owner requests that the Town Planning Department, in recognition of the nuances of this development, include a recommendation in the approval report for endorsement by Barrie Council to permit the Owner to apply for a Minor Variance Application(s), if required, prior to the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the development. We recommend that this Council resolution should be consistent with the following wording or wording having a similar effect:

“That the Owner be permitted to apply for a Minor Variance Application(s) to the Town Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law comes into effect to permit adjustments to the implementing Zoning By-law.

## **6.0 CONCLUSION**

Based upon a comprehensive review, the Proposed Development is consistent with and in conformity to the relevant policy framework outlined in the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposal also maintains the general intent and purpose of the City of Barrie Official Plan. Overall, the design and layout of the development has been undertaken in a manner to ensure compatibility with the surrounding land uses and provides an enhanced aesthetic and functional improvement to an underutilized parcel.

It is our opinion that the proposal represents good land use planning and is appropriate for the Subject Lands.

**KLM PLANNING PARTNERS INC.**



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# APPENDIX A