

PLANNING JUSTIFICATION **REPORT**

ZONING BY-LAW AMENDMENT &
DRAFT PLAN OF SUBDIVISION

DiPoce Subdivision
CITY OF BARRIE

Date:

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Prepared for:

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1.0 INTRODUCTION

MacNaughton Hermesen Britton Clarkson Planning Limited ("MHBC") has been retained by DiPoce (Innisfil) Inc. to submit both a Zoning By-law Amendment and Draft Plan of Subdivision application for the Site located immediately east of County Road 27, and to the north of Salem Road. The legal description is Part of the South Half of Lot 1, Concession 11, Township of Innisfil (now City of Barrie). The Site is 25.8 hectares (63.8 acres) in size and fronts onto County Road 27. The location of the Site is identified in **Figure 1**. The Site is part of the lands that were annexed from the Town of Innisfil and are now within the Salem Secondary Plan of the City of Barrie.

The purpose of the Zoning By-law Amendment application is to rezone the lands from the Agricultural General (AG) Zone to the Neighbourhood Residential (R5), Neighbourhood Multiple Residential (RM3), General Commercial (C4), Open Space (OS), Environmental Protection (EP), and Educational Institutional Special Provision No. XXX (I-E) (SP-XXX) Zones in accordance with the Zoning By-law for the City of Barrie.

The purpose of the Plan of Subdivision application is to permit the development of 38 townhouse blocks consisting of a proposed 199 residential units consisting of 193 dwelling units and 6 future dwelling units, three medium density residential blocks, a commercial block, five open space blocks, a school block, a park block and a stormwater management block. The draft plan also includes two blocks for an existing easement over lands which include a TransCanada pipeline.

The development will front on to four new municipal roads and will contribute to the development of the Salem Secondary Plan Area for the City of Barrie.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The Site is located north of the intersection of Salem Road and County Road 27 in southwestern part of the City of Barrie. It directly abuts existing residential development within the former City of Barrie boundary to north. The Site is legally described as Part of South Half of Lot 1, Concession 11, former Geographic Township of Innisfil, now in the City of Barrie and is generally located in the southwest portion of the City. Lands located directly west of the Site on the opposite side of County Road 27 are within the Township of Essa.

The Site is municipally known as 8001 County Road 27, Barrie.

The Site generally slopes down in an east-west manner and to the northwest. The Site currently sits vacant of structures and is used predominantly for agricultural crop production. The southern portion of the property is covered in vegetated area and a water course runs through the property along the western portion of the Site. A TransCanada pipeline traverses the western portion of the Site in a north-south route parallel to County Road 27 and is subject to an existing easement.

The Site is 25.8 hectares in size with a total frontage of 407.7 metres along County Road 27. A portion of the southern area of the Site is proposed to be kept in its natural state to preserve an existing wetland area, while another portion of the Site is proposed to be utilized for a stormwater management area. A development limit buffer has been established adjacent to the watercourse and is a function of several variables as further described in the Environmental Impact Study completed in support of the applications, and shown as **Figure 6** of this report. This development boundary is identified on the draft plan, and contained within Blocks 46, 47, 49, 50, 51, and 52 which are intended to be re-zoned to the Environmental Protection (EP) zone.

A portion of the northwest corner of the land holding is not included in part of the application. This remnant parcel of land hosts an archeology site, which will be left in-situ and thus will not form part of the development lands. This is further discussed in Section 5.1 of this report.

The Site is located within the first development phase of the Salem Secondary Plan and is designated “Residential Area” and “Natural Heritage System” as shown in **Figure 3**.

Surrounding uses in the general area are shown in **Figure 2** and described as follows:

NORTH: Single detached residential subdivision within the former City of Barrie municipal boundary.

EAST: Vacant vegetated lands. A portion of these lands will be developed for single detached residential units as part of an approved draft plan of subdivision.

SOUTH: A former Provincial waste disposal site that now sits as vacant land, rural residential dwellings and a continuation of the wetland complex which is also located on the Site. An industrial business (Unilock Factory) is located south of Salem Road.

WEST: County Road 27 and agricultural land and rural residential dwellings.

Figure 4 illustrates the location of the proposed development in the context of the Salem Secondary Plan and the proposed lot configuration and road pattern with the proposed development to the east.

3.0 PROPOSAL

The proposed development is a Draft Plan of Subdivision and Zoning By-law Amendment for the Site located within the Salem Secondary Plan Area in the City of Barrie. The proposed Draft Plan of Subdivision is included as **Figure 5**.

The proposed Zoning By-law Amendment is to rezone the Site from the Agricultural General Zone (AG) to the Neighbourhood Residential (R5), Neighbourhood Multiple Residential (RM3), General Commercial (C4), Open Space (OS), Environmental Protection (EP), and Educational Institutional Special Provision No. XXX (I-E) (SP-XXX) Zones as shown in **Figure 8**.

The proposed Draft Plan of Subdivision consists of the following:

- Thirty-seven (37) townhouse blocks consisting of a proposed 193 residential townhouse dwellings (Blocks 1-37 on Draft Plan);
- One (1) future townhouse block consisting of six townhouse units (Block 38);
- Three (3) medium density residential blocks (Blocks 39-41);
- One (1) commercial block (Block 42);
- One (1) school block (Block 43);
- One (1) stormwater management area block (Block 44);
- One (1) park block (Block 45);
- Five (5) open space blocks (Blocks 46-50);
- Two (2) pipeline blocks (Blocks 51-52);
- Three (3) walkway blocks (Blocks 53-55);
- One (1) service corridor (Block 56);
- One (1) temporary cul-de-sac block (Block 57);
- One (1) Right-of-Way (Street A) that is to be a 24.0 metre municipal street; and,
- Three (3) Right-of-Ways (Streets B, C and D) that are to be 18.0 metre municipal streets.

The proposed townhouse dwellings as shown in the Zoning By-law Amendment and Draft Plan of Subdivision have a density of approximately 30 units per net hectare.

The proposed medium density blocks as shown in the Zoning By-law Amendment and Draft Plan of Subdivision have not been designed as of yet and will be the subject of future site plan approval applications. The specific density of these blocks will be a function of the designs at the site plan approval stage, however, it is acknowledged that a minimum density of 30 units per hectare and a maximum of 70 units per hectare is the density range permitted by the policies of the Salem Secondary Plan.

In accordance with the Salem Secondary Plan, a concept plan was prepared and submitted to the City. On September 14, 2018 the City determined that the concept plan was deemed to generally conform to Secondary Plan, and as a result, applications for Draft Plan of Subdivision and Zoning By-law Amendment can be submitted.

A separate concept plan has been designed for the park block (Block 45). The concept plan has designed the block to incorporate a 67.5m x 105m soccer field, three basketball courts, and a 20m x 30m dedicated area for a playground. Existing trees will be preserved around the northern and eastern boundaries, along with a grouping in the southern portion of the block. The concept plan includes planting a number of deciduous and coniferous trees throughout the site. The concept plan is shown in Appendix A.

4.0 PLANNING ANALYSIS

The following is a review of the land use policy framework related to the Site and the potential implications for the subject site.

4.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) is a province wide planning policy document that all planning decisions shall be consistent with, and is therefore applicable to the Site. Planning Authorities are to be consistent with the PPS when exercising any authority. The PPS has been reviewed in its entirety as it relates to the proposed development. A discussion respecting the applicable policies is included herein.

The intent of the PPS is to guide land use planning in Ontario to, build strong, healthy, liveable and safe communities by promoting efficient, cost-effective development and land use patterns, protecting resources for economic or environmental benefit and directing development away from areas of public health or safety risk.

The PPS includes policies regarding Settlement Areas, which the Site is now within as a result of the completed Salem Secondary Plan. The PPS states settlement Areas shall be the focus of growth and development. Development within the Settlement Areas shall be based on a density and mix of land uses and efficiently use land and resources; are appropriate for and efficiently use infrastructure, avoid the need for unjustified or uneconomical expansion of infrastructure; and provide for a range of uses promoting intensification and redevelopment. The Site is located within the City of Barrie's Settlement Area and will provide for a mix of land uses, provides for an efficient land use pattern, on full municipal services and is within the first phase of infrastructure development within the Secondary Plan area.

The PPS addresses employment policies by requiring an appropriate mix and range of employment and institutional uses. The proposed plan of subdivision includes a 0.28 hectare commercial block and a 2.21 hectare school block. These uses provide opportunities for economic development and employment.

The PPS also addresses matters relating to housing. Generally the PPS directs planning authorities on how to provide for an appropriate range and mix of housing types and densities, municipal wide, and provides policies for this. These policies include permitting and facilitating all forms of housing required to meet social and health well-being requirements and all forms of intensification and redevelopment, directing new housing to areas where appropriate levels of infrastructure and public service facilities is available, promoting densities for new housing for the efficient use of land, resources and infrastructure and which support alternative transportation

modes, and establishing development standards for residential intensification to minimize the cost of housing and facilitate compact form. The proposed development contributes to the City of Barrie's supply and range of housing and also efficiently utilizes land and infrastructure. The proposal has been pre-planned in an area where public services facilities exist or are planned, including the school on the Site and active transportation is facilitated through the property.

The PPS contains policies related to public spaces and recreation including how streets, spaces and facilities are to be safe, facilitate active transportation and foster social interaction. Municipalities are to plan for a full range and distribution of publically accessible built and natural settings for recreation. The proposed development assists the City with these policies in that the Site is proposed to provide a large centralized park block, and accommodates pedestrian walkways throughout the townhouse blocks to facilitate linear connections between the uses. Further opportunities for additional street level public spaces can be considered as part of the future design of the medium density residential blocks.

The PPS requires Infrastructure and public service facilities to be provided in a coordinated, efficient and cost-effective manner. These services are required to consider the impacts from climate change while accommodating projected needs, and must be financially viable over their life cycle. The Site is included within the overall Master Plan for the Salem Secondary Area, which has comprehensively planned out infrastructure and public service facility needs in an efficient and cost-effective manner over the projected planning period. As identified, the Site will be serviced with full municipal sewage and water services which are the preferred form of servicing in settlement areas. The PPS also identifies policies for planning for stormwater management which includes addressing contaminant loads, minimizing changes in water balance, not increase risks to human safety and property damage, maximizing the extent and function of vegetative surfaces and promotes best practices. All of these matters have been addressed in the stormwater management solution for the property. Details of the stormwater management system will be further articulated in the detailed engineering drawings as a condition of draft plan approval. A Functional Servicing Report has been completed for the Site and has been reviewed in Section 5.3 of this report.

In accordance with the Transportation policies of the PPS, the proposed development is to be accessed by vehicles from County Road 27 and from the draft approved development to the east. The road corridor network through most of the townhouse blocks has been designed in a grid pattern to promote an efficient road pattern and pedestrian and vehicular traffic movement. The road network has been designed to integrate with recently approved development on the property to the east. A temporary cul-de-sac has been established at the southern portion of the road network until such time as a future road connection is established connecting to Salem Road through the properties to the south. The Salem Secondary Plan identifies Salem Road and County Road 27 as Arterial roads and identifies the proposed 24 metre right-of-way that traverses the Site in an east-west direction as a minor collector road.

The PPS provides policies for the Wise Use and Management of Resources, including natural heritage, water and cultural heritage and archaeology. It is required that various natural heritage features shall be protected for the long term and the ecological function and the biodiversity of various natural heritage systems should be maintained, restored, and where possible, improved, recognizing linkages between and among natural heritage feature areas. None of the Natural Heritage Features identified in the PPS are located on the Site except possible breeding habitat for wood thrush, which was heard calling one time during breeding season. This habitat is being maintained. Notwithstanding this, a portion of the Site surrounding and including the

watercourse is identified as a Natural Linkage Area within the Natural Heritage System of the Salem Secondary Plan. Furthermore, a portion of this area is identified as a High Constraint Stream Corridor Area while the remainder is identified as a Medium Constraint Stream Corridor Area. The draft plan proposes to protect the watercourse and surrounding natural heritage features, proposes to maintain the majority of the wetland area in the southern portion of the Site, and enhance areas surrounding the feature as compensation for minor encroachments as articulated in an Environmental Impact Study, all of which will be completed in conjunction with the City and the local conservation authority. It should be noted that the wetland on Site is not identified as a Provincially Significant Wetland. The Environmental Impact Study has been reviewed in Section 5.6 of this report.

The Site is not located within a source protection area for drinking water and the surface water features on Site are being appropriately protected. The stormwater system for the Site also uses best practices in accordance with the PPS.

The PPS requires that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Furthermore development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. An archaeology study has been conducted for the Site and has extensively reviewed the potential for archaeological and cultural heritage resources. The Archaeological study has been reviewed in detail in Section 5.1 of this report. Three archaeological sites were found on the Site and are identified as DiPoce Site 1, DiPoce Site 2, and the Brooks Site.

DiPoce Site 1 has been fully excavated and has received clearance from the Ministry of Tourism, Culture and Sport.

DiPoce Site 2 has not been excavated, however a Stage 3 Archaeological Assessment has been completed for this site. The report for the Stage 3 Assessment is currently being reviewed by the Ministry of Tourism, Culture and Sport but has yet to receive clearance from the Ministry. Until such time the assessment has been cleared, this third site will be protected with a 20 metre buffer and a 50 metre monitoring zone. When the Ministry accepts the Stage 3 report, the 50 metre monitoring zone will no longer be required. Both the DiPoce Site 2 boundary, and the 20 metre buffer zone are located outside of the area subject to the Draft Plan of Subdivision and Zoning By-law Amendment applications.

The Brooks Site has been partially excavated and has received partial clearance to permit installation of an access road. The remaining portion that has not yet been fully excavated will be protected by a 10m buffer. A portion of Block 41 is proposed to be zoned with a Hold due to the archaeological site having not been fully excavated. The proposed mechanisms to remove the Hold include excavation of the site and clearance from the Ministry of Culture, Tourism, and Sport.

The PPS hosts policies to protect the public from issues surrounding health and safety from a natural or man-made hazard, including flooding hazards. A watercourse traverses the Site, however a minimum 30 metre development boundary on either side of it, prohibits development within potentially hazardous lands surrounding the watercourse to preserve the natural environment and protect the public from flooding and erosion hazards. A component part of the constraints review included a meander belt analysis of this feature to ensure appropriate setbacks from erosion hazards were accounted for. A Geomorphic Assessment has been completed for the Site and includes the meander belt analysis. The Geomorphic Assessment has been reviewed in

Section 5.10 of this report. As a consequence of the work completed it has been confirmed that the proposed development is outside of hazardous lands and hazardous sites. Furthermore the development portion of the Site is not affected by a dynamic beach hazard, flooding hazard or erosion hazard. The applications do not propose development on, abutting or adjacent to lands affected by human-made hazards.

The PPS requires sites with contaminants to be assessed and remediated prior to activity occurring on the Site such that there would be no adverse effects on the development. A D-4 study was undertaken with respect to MOE Guideline D-4 as a provincially owned property containing a closed landfill site is located directly to the south east of the Site. The study documents the geologic and hydrogeologic conditions around the Site and determines if there are any negative impacts of the closed landfill on the Site. The D-4 study found that all waste and contaminated soil has been removed from the landfill site and the landfill site has been remediated. The study concludes that the former landfill site will not impact the proposed residential development of the Site. The D4 study has been reviewed in detail in Section 5.8 of this report.

Based on this review, it is the opinion of the undersigned that the draft plan and rezoning proposed for the Site are consistent with the policies contained in the PPS.

4.2 Places to Grow - Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) is a policy document to guide the building of stronger more prosperous communities through the management of growth. The Growth Plan contains various principles which are to guide decisions on how land is developed. The Growth Plan was reviewed in its entirety and the following section outlines the relevant details determined to be applicable to the Site and the proposed development. All development within the Growth Plan area is required to conform to the policies of the Growth Plan.

The guiding principles of the Growth Plan provide the basis for land use planning within the Greater Golden Horseshoe. Generally, these principles support the achievement of complete communities, prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability, support a range and mix of housing options to serve all sizes, incomes and ages of households, protect and enhance natural heritage hydrologic and landform system features and functions, protect prime agricultural areas, conserve and promote cultural heritage resources and integrate climate change considerations into planning and managing growth.

To support the achievement of complete communities, the Growth Plan directs a significant portion of new growth to the built-up area of the community, and areas which offer municipal water and wastewater systems to help contribute to a mixed-use, pedestrian-friendly urban environment. The proposed development contributes to a complete community by contributing to the mix of land uses and housing options.

The Growth Plan provides policies on ‘where and how to grow. The Growth Plan includes policies for how to manage growth, and directs a vast majority of growth to Settlement Areas that have a

delineated built boundary, have existing or planned municipal water and wastewater systems, and can support the achievement of a complete community. The Site is located within the City of Barrie's Settlement Area, Barrie contains a delineated built boundary, the Site is to be serviced by municipal water and sewage systems and not only the City of Barrie, but the Site itself, supports the achievement of a complete community.

Within Settlement Areas, the Growth Plan identifies that growth will be focused in delineated built-up areas, strategic growth areas, locations with existing or planned transit and areas with existing or planned public service facilities. Although the Site is not within the City's built-up area or strategic growth areas, the lands have been identified for development through the City's secondary plan process and it does host a planned elementary school and park.

The Growth Plan identifies that growth will be generally directed away from hazardous lands. Although there are identified hazardous lands on the adjacent Provincial property, it has been determined that there is no negative effect to the proposed development.

The Growth Plan hosts various policies related to employment. Various policies relate to promoting economic development and competitiveness. Although the majority of these policies are higher order planning policies and primarily relate to employment areas, the Site is proposed to accommodate a small commercial area which could support retail or office as well as a school; each of these uses provides for employment which can assist the City in accommodating its forecasted employment growth.

The housing policies of the Growth Plan are generally municipal wide planning directives primarily related to the development of a housing strategy that (amongst other policies) supports the achievement of minimum intensification and density targets of the Growth Plan and supports the achievement of complete communities. The proposed, park, commercial, school and low density townhouse development contributes to achieving these planning directives by providing a layout which achieves elements of a complete community as well as an appropriate density in accordance with the Growth Plan, including providing for a mix of unit sizes throughout the Site and would contribute to the community through opportunities for a range of low density and medium density housing options.

The Growth Plan includes policies for designated greenfield areas; the Site is within a designated greenfield area. As noted, the Site is located in the Salem Secondary Plan Area which establishes a detailed planning framework for the City of Barrie's future urban development within the City's Settlement Area but outside of the built boundary. Designated greenfield areas are to be planned, designated and designed in a manner that supports the achievement of complete communities; this has been accomplished through the comprehensive planning exercise conducted by way of the Salem Secondary Plan and, as discussed, the Site hosts various elements on it that assist the City in contributing to the Secondary Plan area being part of the larger complete community. The Site further supports and provides for active transportation, and allows opportunity for transit services.

In accordance with the designated greenfield area policies, the draft plan would contribute to the overall greenfield area of the City reaching its overall density target. Presently that overall target is 50 residents and jobs combined per hectare, since Barrie is an Outer Ring as defined by the Growth Plan. In reviewing this draft plan in the context of density targets established through the Growth Plan, the density can be estimated. Two scenarios have been provided to account for the fact that the medium density blocks proposed have yet to be designed, however, do permit a

density range of between 30 uph and 70 uph based on the Secondary Plan policies. The scenarios listed below account for both the low and high range of density permitted by the Secondary Plan. In addition, the employment created by the commercial block has not been accounted for at this time due to limited detail at this stage of development and the specific use which may occur on the commercial block.

Scenario 1

Developable land area of 18.23 hectares (Subdivision area less EP lands and Pipeline);
199 Townhouses;
104 Medium Density Units (Based on 30 uph);
Average person per unit of 2.571 = Total People 779
Typical work from home ratio of 3% of homes = 23 jobs
School Employment – 55 jobs
Total People and Jobs = 857

Growth Plan Density = 47 people and jobs per hectare

Scenario 2

Developable land area of 18.23 hectares (Subdivision area less EP lands and Pipeline);
199 Townhouses;
242 Medium Density Units (Based on 70 uph);
Average person per unit of 2.571 = Total People 1134
Typical work from home ratio of 3% of homes = 34 jobs
School Employment – 55 jobs
Total People and Jobs = 1223

Growth Plan Density = 67 people and jobs per hectare

It should be noted that the greenfield density targets for Barrie are to be reviewed on a City wide basis, the density people and jobs estimated for the site would assist the City in achieving their targets.

The Growth Plan includes policies on infrastructure to support growth. These policies are generally higher order policies that relate to municipal planning for infrastructure. The proposed road network for the Site has access on County Road 27 and has been coordinated to connect with future development to the east. A future road connection to Salem Road is also a possibility for future development. The road network generally follows the road network as identified for the Site in the Salem Secondary Plan which was designed in a comprehensive and integrated manner. Various active transportation opportunities have also been provided for on the Site including access to the school site.

The water and wastewater systems policies and the stormwater management policies are generally higher order municipal wide policies. The Site is to be serviced with municipal water and wastewater services and it is understood that there is appropriate infrastructure and capacity for the proposed development. The draft plan includes a stormwater management block that will service the development which aligns with the master stormwater management plan for the Secondary Plan. . A review of the Subwatershed study can be found in Section 5.4 of this report.

The Growth Plan contains the policies for “protecting what is valuable” as it pertains to natural heritage and resources and includes the protection of areas that are part of Natural Heritage

Systems. Within existing Settlement Areas, the Growth Plan directs that the policies of the PPS apply. This has been addressed in Section 4.1.

The public open space policies within the Growth Plan encourage the development of a system of publicly accessible parkland, open space, and trails. The application assists in providing publicly accessible parkland for the community. The park block in the draft plan is proposed to incorporate a soccer field, three basketball courts, and a playground. The park block concept plan also proposes to retain a number of existing trees on the lot.

The Growth Plan requires municipalities to implement Official Plan policies and other strategies that support a culture of conservation. Objectives include water and energy conservation, improvement and protection of air quality, integrated waste management, and the management of excess soils. The City of Barrie implements these policies through policies within the Salem Secondary Plan.

Municipalities are required to develop Official Plan policies addressing climate change. Such policies are expected to take actions to reduce greenhouse gas emissions. The proposed development will assist in satisfying the climate change policies through a variety of avenues. The proposed development:

- Supports the achievement of complete communities;
- Meets the minimum intensification and density targets;
- Provides walking paths and bicycle lanes to improve connectivity and active transportation;
- Includes a stormwater management facility to assist in minimizing the impacts of extreme weather events;
- Implements low impact development where feasible;
- Protects the quality and quantity of water resources; and
- Protects the Natural Heritage System identified by the City of Barrie; (EIS)

Growth forecasts for the City of Barrie and the County of Simcoe are included in Schedule 7 of the Growth Plan. The City of Barrie is forecasted to have a population of 210,000 by the year 2031. The Salem Secondary Plan has been created in order to ensure the City can reach these targets, and the proposed development of the Site will contribute to that.

Based on a review of the Growth Plan, it is the opinion of the undersigned that the draft plan and rezoning conforms to the policies contained in the Growth Plan.

4.3 South Georgian Bay Lake Simcoe Source Protection Plan (2015)

The South Georgian Bay Lake Simcoe (SGBLS) Source Protection Plan came into effect July 1, 2015 and addresses a wide spectrum of issues, categories and goals that aim to protect, improve/restore elements that contribute to the ecological health of the Lake Simcoe watershed. The Site is located within the SGBLS Source Protection Region, but is not located within any of the four vulnerable areas as identified by the Ministry of Environment, Conservation and Parks that

could threaten drinking water quality and quantity. These four areas include: Wellhead Protection Areas, Intake Protection Zones, Highly Vulnerable Aquifers, and Significant Groundwater Recharge Areas.

As it relates to land development within a recognized settlement area, certain categories of policy apply. From a sewage treatment perspective, it is not necessary that a new municipal sewage treatment plant be built to service the proposed development. From a stormwater management perspective, a stormwater management pond is required on the Site. A stormwater management plan has been prepared and is included in the Functional Servicing Report for the Site, which is reviewed in Section 5.3 of this report.

Based on the above, it is concluded that this proposal conforms to the policies of the South Georgian Bay Lake Simcoe Source Protection Plan.

4.4 City of Barrie Official Plan

The Site is identified as being located in the Salem Secondary Plan Area on Schedule A – Land Use in the City of Barrie Official Plan. The Site is located within Development Phase 1 according to Schedule 8E of the Salem Secondary Plan and is designated Residential Area and Natural Heritage System as shown in **Figure 3**.

4.4.1 Salem Secondary Plan Area

The Salem Secondary Plan Area establishes a detailed planning framework for the City of Barrie's future urban development within the limits of this Policy Area. The policies contained in the Secondary Plan establish the planning context for the Salem Secondary Plan Area.

The Secondary Plan establishes a development phasing framework in order to ensure that a logical sequence of development occurs. The Site is within Phase 1 of the development timelines for this part of the City and therefore is appropriate to be considered for approval at this time.

The Community Structure Plan (8A) establishes the key components that define the general arrangement of land uses within the Secondary Plan Area. This plan identifies the Site as "Residential Area" and "Natural Heritage System". See **Figure 3**. The Residential Area permits a range of low and medium density residential development which will be predominately ground related development as well as related uses such as parks, schools, places of worship, special needs housing, and home occupations. Residential areas are to be organized such that residents are generally within a five minute walk of parks facilities. Furthermore, the City will work to ensure that access to other community facilities, particularly elementary schools, is maximized. The Natural Heritage System area includes various natural heritage features or groupings together with buffers and adjacent lands.

The housing mix target for the entire Secondary Plan Area combined with the Hewitt's Secondary Plan Area is 83% low and medium density ground related and 17% medium and high density non-ground related. The Site will help contribute to this product mix. It is understood that in the first quarter of 2018 City of Barrie staff prepared a presentation, titled "Population and Employment

Trends: Changing the Conversation about Intensification”, for Council addressing the issues that the City is having with conforming to the Growth Plan. The Presentation outlined, among other matters, that the City is only achieving the low end of density ranges in the designated greenfield areas (the Secondary Plan Area is a designated greenfield area). As proposed, the density for people and jobs estimated for the Site would assist the City in achieving their Greenfield density targets through to the year 2031.

The land use plan for the Secondary Plan (Schedule 8C) designates the majority of the Site as “Residential Area”, including the wetland area and school and park block area. The stream corridor and associated buffers are designated “Natural Heritage System”. The Schedule notionally also identifies two stormwater facility areas (only one pond is required as per the draft plan) and a potential optional stormwater facility area (**Figure 3**). It should be noted that off site, on the Provincially owned lands, a “school/neighbourhood park area” has been designated; this parcel of land is identified as “Residential Area” on the Community Structure Plan (**Figure 3**).

The Residential Area designation seeks to develop a residential community with its own character, while providing for a diverse range of housing options including live-work, and transit supportive development patterns and densities, a pedestrian oriented streetscape and the provision of community facilities particularly parks and Villages Squares which are designated as “meeting” points for the immediate area. The Site assists the City in achieving these goals by adding to the diversity of housing options, providing transit supportive densities, opportunities for pedestrian orientation and a park and school as a meeting place.

The permitted uses in the Residential Area designation include, among others, low and medium density development at a minimum medium density development of 30 units per net hectare and a maximum of 70 units per net hectare with maximum heights of 6 stores. It is targeted that 20 percent of the Secondary Plan Area is developed for medium density development. The Site is designed to be developed at the stated densities.

Other land uses are permitted in the Residential Area include but are not limited to local convenience commercial facilities, public and private elementary and secondary schools and parks. The commercial use is to be oriented to arterial or collector roads; the commercial site fronts onto County Road 27, which is an identified arterial road.

The Draft Plan and Zoning proposed for the Site would implement the format of development envisioned for the Residential Area designation and includes blocks for a school and a park adjacent to the majority of the proposed townhouse development.

The remaining portion of the Site is designated Natural Heritage System within the Secondary Plan. The Secondary Plan policies provide a description of the function for the Natural Heritage System designation. The Natural Heritage System is described as a linked system of natural core areas. Such natural core areas include 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. Schedule 8B identifies the area within the Natural Heritage System as part of the Natural Linkage System. The Secondary Plan states linkage areas include areas which link the core areas together to maintain and enhance their environmental sustainability. Beyond providing habitat areas, the purpose of this linkage area is to connect habitats outside of the Salem Secondary Plan Area with Natural Core Areas within the Salem Secondary Plan Area. The Draft Plan and re-zoning propose to protect these Natural Linkage Areas as identified in the Salem Secondary Plan. Furthermore, through

consultation with City staff and Conservation Authority staff, an additional area in the southern portion of the Site is proposed to be preserved in its natural state due to the presence of a wetland. Small portions of the wetland are proposed to be impacted, however, a compensation plan to mitigate impacts and enhance other areas to add to the natural heritage system is proposed, and will be reviewed by the City and the Conservation Authority through the planning application process.

Schedule 8B designates a portion of the Natural Linkage Area as a High Constraint Stream Corridor Area. The existing area is required to be protected for hydrological and ecological reasons in accordance with the directions established in the City of Barrie, Drainage and Stormwater Management Master Plan, Intensification and Annexed Lands, 2013. The Draft Plan and rezoning integrate this area by maintaining a development boundary around the watercourse.

The remaining portion of the Natural Linkage Area is designated as a Medium Constraint Stream Corridor Area. These areas are required to be protected in the same regard as the High Constraint Stream Corridor Area, however these areas may be modified and/or relocated and consolidated with other watercourses provided the feature and function of the watercourse is maintained in accordance with various municipal, provincial, federal and conservation authority regulations. The Draft Plan and rezoning proposes to protect the existing area and does not propose to modify, relocate or consolidate these areas.

Schedule 8C of the Salem Secondary Plan identifies two locations for stormwater management facilities, and a third location for an optional stormwater management facility. The Stormwater Management Facilities policies in the Secondary Plan address the required locations and design of stormwater management facilities. One stormwater management area is proposed on the draft plan in the northwest corner of the Site as determined by the Subwatershed Impact Report completed for the Site. The Subwatershed Impact Report is reviewed in Section 5.4 of this report.

The Community Form policies describe that the Secondary Plan is based upon an overall conceptual design as illustrated by Appendix 8B of the Plan (Master Plan). This Master Plan demonstrates how the policies of the Plan will dictate development, and the proposed Subdivision and Zoning Amendment have been submitted to conform to this. Some modifications to the development which result in differences from the Salem Master Plan have been necessary due to factors that became apparent after the Secondary Plan was already approved. These factors are the need for this Site to accommodate an elementary school and City park, both of which were intended to be located on lands adjacent to this Site owned by an agency of the provincial government. No development is expected to be accommodated for on the provincial lands, in accordance with the comments provided at the pre-consultation/conformity review meeting. Lands that were identified for residential development and designated as such in the approved Secondary Plan were identified as having a wetland feature on it, and as such are now being considered for addition to the natural heritage system. Also, an archeology site in the northwest portion of the property was decided by the Owner to be left in-situ and, as such, does not form part of the development application as is identified as "other lands owned by the applicant" and is not subject to the development proposal.

The Secondary Plan contains policies relating to Community Design. The proposed development includes a neighbourhood park block, a school block, a stormpond block and a variety of residential built forms including townhouse development and medium density development. This development, combined with the road pattern results in a compact, pedestrian and transit

oriented built form. The character of the neighbourhood plan is primarily residential, but includes opportunities for commercial development and open space elements.

The Secondary Plan contains policies for Cultural Heritage Conservation, which requires assessment and conservation of significant archaeological resources. In accordance with this policy, an archaeological assessment has been completed and is reviewed in Section 5.1 of this report. Three archeology sites have been found on the Site; one is to be left in-situ and does not form part of the Site proposed for development, (DiPoce 2 site), one has been cleared for development by the Province (DiPoce 1 site) and one has been cleared on the road portion (proposed Street 'A') of the Site (Brooks site). It is proposed that the balance of Brooks site which is located on a future development medium density block be zoned in a holding zone until such time as the site is cleared for development by the Province.

The Residential Land Use policies state the residential density is to be a minimum of 20 units per net hectare and a maximum of 40 units per net hectare for low density development. The proposed development will meet the density requirement as approximately 30 units per net hectare are proposed as low density townhouse development.

The medium density blocks have not been designed as of yet, and will be subject to a future site plan approval processes. It is understood the residential density is to be a minimum of 30 units per net hectare and a maximum of 70 units per net hectare for medium density development.

A variety of residential building types and densities are required to be developed as per the Residential Land Use policies of the Secondary Plan. A target of 20 percent medium density and 80 percent low density development has been established for residential areas throughout the Salem Secondary Plan. The Draft Plan assists in meeting these targets by providing blocks for low density development and for medium density development.

Schedule 8C of the Salem Secondary Plan identifies an overlay showing the general planned locations for School/Neighbourhood Park Areas while the land use strategy policies for the School/Neighbourhood Park Area implement policies surrounding those locations. A School/Neighbourhood Park Area is identified on Schedule 8C to be planned on a provincially owned property immediately southeast of the Site. Through consultation, it was determined the provincially owned property would not be a viable location for a school and park as the province determined they would not be disposing of the property. The School/Neighbourhood Park Area land use policies explain that the School/Neighbourhood Park Areas as shown on Schedule 8C are conceptual and only identify general potential locations for such areas. Through the development review process for the Site, and to accommodate the need for a future school and parkland it has been determined the exact location and configuration of the school and park areas will be located on two separate blocks within the eastern portion of the Site.

Notwithstanding that the Site does not host School/Neighbourhood Park Area designation on it, the designation on the adjacent provincially owned lands is conceptual and, as discussed, the facilities will not be constructed on those lands and are proposed for the Site. As such, the School/Neighbourhood Park area policies were reviewed for this report.

The policies speak to locating neighbourhood parks within a five minute walk for most residents and locating elementary schools adjacent to neighbourhood parks. The location of these uses on the Site is close to various proposed and existing residential uses and the park and school site have been co-located and in an area adjacent to a retained woodlot and on a collector road in order to

maximize access to the surrounding community and provide synergies between the park and the retained open space. The size of the school and park blocks have been undertaken in conjunction with the policies and discussions with the City and, as discussed, a plan block concept plan has been completed for the park site. See **Appendix A**.

In accordance with the Secondary Plan, the school site will be zoned to permit alternative uses permitted by the underlying land use designation. In the event a School Board(s) not acquire the school site (Block 43) for school purposes, the block will revert back to a residential use, which is reflected in the proposed zoning. A concept residential layout for Block 43 has been provided in **Figure 9**.

The Secondary Plan policies identify former waste disposal sites and includes all surrounding lands within 500 metres in a Waste Disposal Assessment Area. Development is not permitted within this area unless it can be demonstrated no adverse impacts to persons and property from the former waste disposal site. The majority of the Site is located within a Waste Disposal Assessment Area. A D4 study was completed for the Site and a review of the study can be found in Section 5.8 of this report. The D-4 study found that all waste and contaminated soil has been removed from the landfill site and the landfill site has been remediated. The study concludes that the former landfill site will not impact the proposed residential development of the Site.

The locations of the roads and right-of-way widths of 18 metres and 24 metres have been designed to safely accommodate pedestrian, bicycle, transit and vehicular movement of people and to connect with existing roads and adjacent future development sites, as required in the Secondary Plan's transportation policies. **Figure 7** illustrates a Pedestrian Mobility Plan for the Site which includes sidewalks along the right-of-ways, a multi-use path along County Road 27, and a dedicated bicycle lane along the proposed 24 metre right-of-way.

The development proposed will be connected with municipal water and wastewater as required by the Secondary Plan.

The development must comply with the stormwater management recommendations of the Drainage and Stormwater Management Master Plan. A Subwatershed Impact Study has been completed and discussed further in Section 5.4 of this report.

The Secondary Plan policies encourage the development of the TransCanada right-of-way for passive parkland or open space purposes, subject to TransCanada's easement rights. The Draft Plan proposes no development will occur within the TransCanada easement lands, other than infrastructure related crossing.

The Secondary Plan outlines submission requirements for development applications.. These have been reviewed with the City through pre-consultation and the conformity exercise and completed in support of the applications. Section 5 of this report offers a synopsis of the supporting documents.

Based on a review of the Secondary Plan policies, it is the opinion of the undersigned that the draft plan and rezoning generally conforms to the applicable policies of the City of Barrie Official Plan which now include the policies contained in the Salem Secondary Plan.

4.5 City of Barrie Zoning By-law

The Site is identified as being in the Agricultural General (AG) in the Town of Innisfil Zoning By-law (054-04). The current zoning of the Site has been transferred from the Town of Innisfil Zoning By-law (054-04) and implemented into the City of Barrie's Zoning By-law as a function of the annexation which occurred between the two municipalities.

In order to facilitate the proposed development, the Site is proposed to be rezoned to the Neighbourhood Residential (R5), Neighbourhood Multiple Residential (RM3), General Commercial (C4), Open Space (OS), Environmental Protection (EP), and Educational Institutional Special Provision No. XXX (I-E) (SP-XXX) Zones to permit the development of 38 low density residential blocks consisting of 199 townhouse units, three medium density blocks, a commercial block, a school, a park, open space, and environmentally protected areas. A holding provision is proposed for part of Block 41 as additional archeology mitigation is required on a portion of the Block as is outlined in Section 5.1 of this report.

The proposed development has been designed to meet the provisions of the Neighbourhood Residential (R5), Neighbourhood Multiple Residential (RM3), General Commercial (C4), Open Space (OS), Environmental Protection (EP), and Educational Institutional Special Provision No. XXX (I-E) (SP-XXX) Zones. A copy of the draft Zoning By-law schedule is contained in **Figure 8**.

4.6 Nottawasaga Valley Conservation Authority

A portion of the Site is identified as being located within the regulated area of the Nottawasaga Valley Conservation Authority (NVCA). This largely reflects the location of the existing watercourse and the wetland area in the southern portion of the Site, however, a portion of the developable area is also located within the regulated area.

The NVCA seeks to minimize risks posed by flood, erosion and other natural hazards by regulating development within the watershed. Under the Conservation Authorities Act, the NVCA ensures that development proposals take into consideration all natural features such as wetlands to minimize the hazards associated with development in floodplains which are susceptible to erosion.

Consultation with the NVCA to establish the wetland area and development boundary around the watercourse has occurred throughout the pre-consultation process. Prior to the issuance of any building permits for development within the NVCA regulated area, the necessary permits and approvals from the NVCA will be required. Details respecting the approach to development within the regulated area are outlined in the Environmental Impact Statement prepared for the Site.

5.0 SUPPORTING DOCUMENTS

5.1 Archaeological Study

This Land Archaeology Inc. has conducted six Archaeological studies within the proposed development area and within the previously farmed area. Based on the studies, three archaeological sites were found on the property and identified as DiPoce Site 1, DiPoce Site 2, and the Brooks Site. DiPoce Site 1 has been fully excavated and the Brooks Site has been partially excavated. DiPoce Site 2 has not been excavated but is located on lands owned by the applicant but not part of the ZBA and Plan of Subdivision applications and thus not part of the "Site" as discussed herein. The wooded area surrounding the watercourse was also assessed which resulted in the recovery of additional artifacts.

The studies include:

- 1) 2011 Stage 1 and 2 Archaeological Assessment for DiPoce Site 1 and DiPoce Site 2. Report dated March 4, 2016;
- 2) 2014 Stage 2 Archaeological Assessment for DiPoce Site 1 and DiPoce Site 2. Report dated April 4, 2016;
- 3) 2015 Stage 3 Archaeological Assessment of DiPoce Site 1. Report dated July 29, 2016
- 4) Stage 2 Archaeological Assessment of the wooded area and Stage 3 Archaeological Assessment of the Brooks Site. Report dated July 30, 2018.
- 5) Stage 4 Mitigation of Development Impacts on the DiPoce Site 1. Report dated August 10, 2018;
- 6) Stage 4 Mitigation of the Brooks Site. Preliminary Excavation Report dated August 29, 2018;

All of the above listed reports were submitted to the Ministry of Tourism, Culture and Sport and have each received clearance from the Ministry. Each report has been entered into the Ontario Public Register of Archaeological Reports.

The final Stage 4 mitigation of DiPoce Site 1 report, dated August 10, 2018, concluded that the DiPoce Site 1 has been fully excavated, removed and recorded in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists. As such, the site has no further Cultural Heritage Value or Interest. No further concerns are noted and no further archaeological work is required.

The report also concludes that the recommendations made for DiPoce Site 2 remain outstanding and is required to be completed. DiPoce Site 2 is not located within the proposed development Site and therefore additional work is not required as part of this application.

The Preliminary Excavation Report on the Stage 4 Mitigation of the Brooks Site, dated August 29, 2018 concluded that partial excavation of the Brooks Site has occurred, however the Brooks Site holds further Cultural Heritage Value or Interest and must be subject to further Stage 4 mitigation through excavation. It has been recommended the portion of the Brooks Site not fully excavated will be protected by a 10m buffer. The Brooks Site is located within Blocks 41, 47 and the proposed Street 'A' 24.0 metre Right-Of-Way. The portion within the ROW has been mitigated through excavation. The portion of the Brooks Site that requires further excavation is located within Block 41, which is planned for future medium density residential. A holding provision is proposed for this portion of the Site to protect the property until such time as mitigation is undertaken.

5.2 Environmental Site Assessment

A Phase One Environmental Site Assessment was completed by GeoPro Consulting Limited to assess Potentially Contaminating Activities (PCAs) that have occurred within the boundary of the proposed development and on properties within 250 metres of the boundary of the Site.

The study found two Areas of Potential Environmental Concern (APEC) located within the boundary of the proposed development that could potentially impact the soil. An additional six APECs located on surrounding sites located within 250 metres of the Site that could potentially impact the soil and groundwater. Details on each APEC are addressed within the Phase One Environmental Site Assessment report.

The report recommends a Phase Two ESA be completed at the Site and that a record of site condition (RSC) is not requested at this time. However, if filing a RSC with the Ministry of the Environment, Conservation and Parks is needed in the future, further consultation and/or work will be required.

5.3 Functional Servicing Report

A Functional Servicing Report (FSR) was completed by Schaeffers and Associates Consulting Engineers that demonstrates the viability of stormwater management, municipal sanitary servicing and municipal water servicing for the proposed development on the Site. In general, the report summarizes that stormwater, sanitary and water supply servicing are feasible and available for the proposed development.

To ensure adequate stormwater management, a stormwater management pond is proposed in the northwest corner of the Site. This stormwater management pond will provide water quantity and quality, and erosion control for the majority of the Site. Blocks 39 and 40 are proposed to provide their own quality and quantity control.

The Site is not currently serviced with any sanitary servicing system. Sanitary sewers are proposed to be connected in two locations. One connection will be from the sanitary sewer proposed for the development adjacent the Site to the east. The connection will be from the existing sanitary infrastructure on Essa Road, travel along Mabern Road and then connect to the existing sanitary infrastructure on Country Road 27. The second connection is proposed to an existing manhole on Lougheed Road in the existing residential area north of the Site.

The Site is not currently serviced with any water supply distribution system. Water supply is proposed to be established through a watermain connection from the development adjacent the Site to the east. The eastern development's supply is proposed to be connected through a watermain extension along Essa Road. The proposed watermain will extend and connect to the existing watermain on County Road 27.

5.4 Subwatershed Impact Study

The FSR as prepared by Schaeffers and Associates Consulting Engineers considered the "Subwatershed Impact Study Report for the Salem Annexed Lands" dated December 2017 as part of their review. The FSR concludes the stormwater management plan for the proposed site is in general accordance with applicable provincial guidelines and municipal, conservation authority criteria. The report also states the SWM plan conforms with the Subwatershed Impact Study Report for the Salem Annexed Lands.

5.5 Geotechnical Investigation

The FSR as prepared by Schaeffers and Associates Consulting Engineers considered the "Geotechnical Investigation Proposed Residential Development" dated June 2018 as prepared by GeoPro Consulting Limited as part of their review. The Geotechnical report states the predominant soil condition of the proposed development is generally sand to silty sand. Section 2.9 of the FRS calculated a water balance model for the Site to assess the distribution of rainfall run-off and infiltration for pre and post development conditions. The calculations determined that with the inclusion of infiltration measures on site, the post development conditions will have an increase in infiltration volumes over the pre development conditions, thereby exceeding the water balance requirements.

5.6 Environmental Impact Study

An Environmental Impact Study (EIS) was prepared for the Site by Michalski Nielsen Associates Limited and Cunningham Environmental Associates. The EIS concluded that the draft plan, as proposed, is appropriate.

The EIS was informed, in part, by extensive field inventories and evaluations of natural features which were undertaken in the spring, summer and fall of 2014, 2015, 2016, 2017 and 2018. No plant communities found are considered rare or significant and no plant species are considered endangered, threatened, regionally rare or locally rare or uncommon. A wood thrush and eastern wood pee-wee which are designated as threatened and of special concern respectively, were heard calling on the Site. It was identified in the EIS that the habitat for these species will be protected over the long term through placing the applicable habitat feature in an EP zone. Mammals, amphibians and reptiles ubiquitous to the local geographic area were detected on Site.

The reach of the Bear Creek tributary on the Site will be protected along with a 30 metre setback (vegetation protection zone) on both sides from the centre line of the tributary.

There are unevaluated wetland features on the Site. These wetland features are designated as “Residential” within the City’s Official Plan. The boundaries of each have been staked and confirmed by the NVCA. A buffer, erosion hazard limit, flood plain limit plus appropriate setbacks to these limits have been applied in the design of the subdivision and confirmed as appropriate in the EIS. Approximately 0.36 ha of wetland is proposed to be removed and compensates for on other portions of the Site totaling an area of 0.39 ha. Proposed compensation for the wetland reduction will provide a net gain or net benefit on the Site. The reduction constitutes approximately 8.8 percent of the total wetland area.

Various recommendations were advanced in the EIS including tree removal be undertaken outside of the breeding period for birds, construction mitigation, further hydrogeological work, and provision of a wetland compensation plan. All of these recommendations can be accommodated in further planning approvals such as conditions of draft plan approval.

5.7 Hydrogeological Study

A Hydrogeological study was prepared for the Site by Burnside & Associates Limited. The purpose of the study was to update information contained in the Hydrogeological Assessment completed by Burnside & Associates Limited for the Salem Secondary Plan Area in 2016, and to provide more detailed site-specific information for the Site.

The report provides recommendations for monitoring and mitigation during any dewatering activities prior to construction, during construction, and post construction.

5.8 Landfill Impact Assessment

The County of Simcoe requested an assessment with respect to MOE Guideline D-4 as the Site is within 500 metres of a closed private landfill site. A Landfill Impact Assessment (D-4 Study) has been prepared by Terraprobe Inc. to document the geologic and hydrogeologic conditions around the Site and to determine any negative impacts of the closed landfill on the Site.

The report contains a summary of the background information surrounding the development site and the former landfill, a context of the type and amount of waste collected, location of where the waste was deposited on the site, other uses on the property in which the landfill site is located, an analysis of the subsurface conditions of the landfill site, and a review of the received material and documents.

The report states that provincial ministry correspondence, reports, and assessments were obtained as part of the study which found that ongoing monitoring of the landfill site has occurred since 1994 and no significant impacts have been noted over the years.

The report found that all waste and contaminated soil has been removed from the landfill site and the landfill site has been remediated to Table A criteria for residential and parkland use in the

Guidelines for Use at (Contaminated) Sites in Ontario. The D-4 Study concludes that the former landfill site will not impact the proposed residential development of the Site. Furthermore, as this is a closed landfill, there is no concern for the possible placement of additional landfill materials on the landfill site.

5.9 Traffic Impact Study

A Traffic Impact Study (TIS) was completed by Nextrans Consulting Engineers that provides an analysis of the existing road and transportation systems and determines what traffic related impacts the proposed development will have on the existing system.

The TIS provides an analysis of the existing active transportation system within the area and proposes an active transportation network based on the principles of the guiding plans for the area. This active transportation plan includes sidewalks, a multi-use path, and dedicated bicycle lanes.

An analysis of the existing transit system within the area was undertaken as part of the TIS and encourages the City of Barrie to extend service to the area as no transit route currently services the proposed development. A review of the GO transit and future Metrolinx Express Rail projects are included in the study.

The analysis indicates that, under the existing conditions, all of the intersections considered are currently operating at acceptable levels of service. The TIS concludes with the following recommendations:

- The proposed development considers implementation of the TDM measures identified in this Study to support active transportation and transit, to meet the objectives and requirements of the Salem Secondary Plan Area.
- The proposed development considers implementation of the active transportation network identified in this Study;
- The proposed development considers implementation of the intersection lane configurations and traffic control as identified in the Study;
 - County Road 27/Mabern Street - Stop sign on Mabern Street westbound, exclusive northbound right turn (15 m storage), southbound right turn (15 m storage) and eastbound left turn (15 m storage);
 - County Road 27/Commercial Access - Stop sign at the access westbound, exclusive northbound right turn (15 m storage) and southbound right turn (15 m storage)
- The City of Barrie considers the extension of existing Route 8 to service the Salem Secondary Plan Area in the interim and proposed new Routes 5, 6 and 10 to service the full buildout of the Salem Secondary Plan in the future.

5.10 Geomorphic Assessment

A Geomorphic Assessment was undertaken by Beacon Environmental Limited for the proposed residential and commercial development on the Site. The purpose of the geomorphic study was to characterize existing geomorphic conditions, establish development constraints around the watercourse through the provision of meander belt dimensions and geotechnical stable slope criteria, and to provide technical support of a stormwater servicing plan for the development.

The Geomorphic Assessment concludes the findings contained in the report are in conformance with the PPS, NVCA Planning and Regulation Guidelines (2009), City of Barrie OP, and NVCA Stormwater Technical Guide (2013). The proposed development limits from the watercourse respect the identified development limits from the report.

5.11 Tree Inventory and Preservation Plan

Kuntz Forestry Consulting Inc. prepared a Tree Inventory and Preservation Plan Report for the Site. Two site visits were conducted in 2018 with documented a total of 327 individual trees and 4 tree polygons on and within six metres of the Site. The report states 104 trees and 3 tree polygons will be required to be removed to accommodate for the development. 22 additional trees are recommended for removal due to their poor and/or hazardous condition. The remaining 201 individual trees and 1 tree polygon can be preserved. The report provides a list of four recommendations to minimize impacts to the 201 trees identified for protection.

5.12 Noise Feasibility Study

A Noise Feasibility Study was completed by HGC Engineering for the Site. The report concludes that sound levels from road traffic along County Road 27 are predicted to exceed MECP guideline limits in some areas of the development. Noise control measures as outlined in the report will be required in order for the development to maintain compliance with acceptable MECP sound levels.

These mitigation measures include some dwellings closest to County Road 27 within Blocks 39 and 41 requiring the provision of installation of central air conditioners in the future. Upgraded building components during the construction phase will also be required for the dwellings closest to County Road 27 within Blocks 39 and 41.

The report states when siting and lotting information is available for the medium density blocks, detailed noise studies should be conducted to determine specific barrier requirements and revise acoustic recommendations based on the siting of the buildings on the site.

In regard to the commercial block (block 42), when siting plans, building elevations and potential uses are determined, the report recommends a noise study be performed to determine the impact of the commercial activities on surrounding existing and future residential uses.

The final mitigation measure is to provide warning clauses in purchase and sale agreements to dwelling units in Blocks 39, and 41.

Details respecting the specifics for the mitigation will be captured within the subdivision agreement, purchase and sale agreements and detailed design which is standard practice.

6.0 CONCLUSION

The proposed development will provide for 199 townhouse dwellings and three medium density blocks that will contribute to current and future demand for housing in the Salem Secondary Plan Area in the City of Barrie. In addition, a commercial block, a school block, a park block, and open space blocks will contribute to providing a range of employment and other land uses within the community. Appropriate protection measures have been afforded to the watercourse and wetland on the Site. It is submitted that the proposed Zoning By-law Amendment and Draft Plan of Subdivision are appropriate for the Site, are consistent with the policies contained in the PPS, and conform with the policies of the Growth Plan, City of Barrie Official Plan and the Salem Secondary Plan Area.

Respectfully submitted,

MHBC

A handwritten signature in blue ink, appearing to read 'Kris Menzies', is written over the printed name and title.

Kris Menzies, BES, BEd MCIP, RPP
Partner

Figures

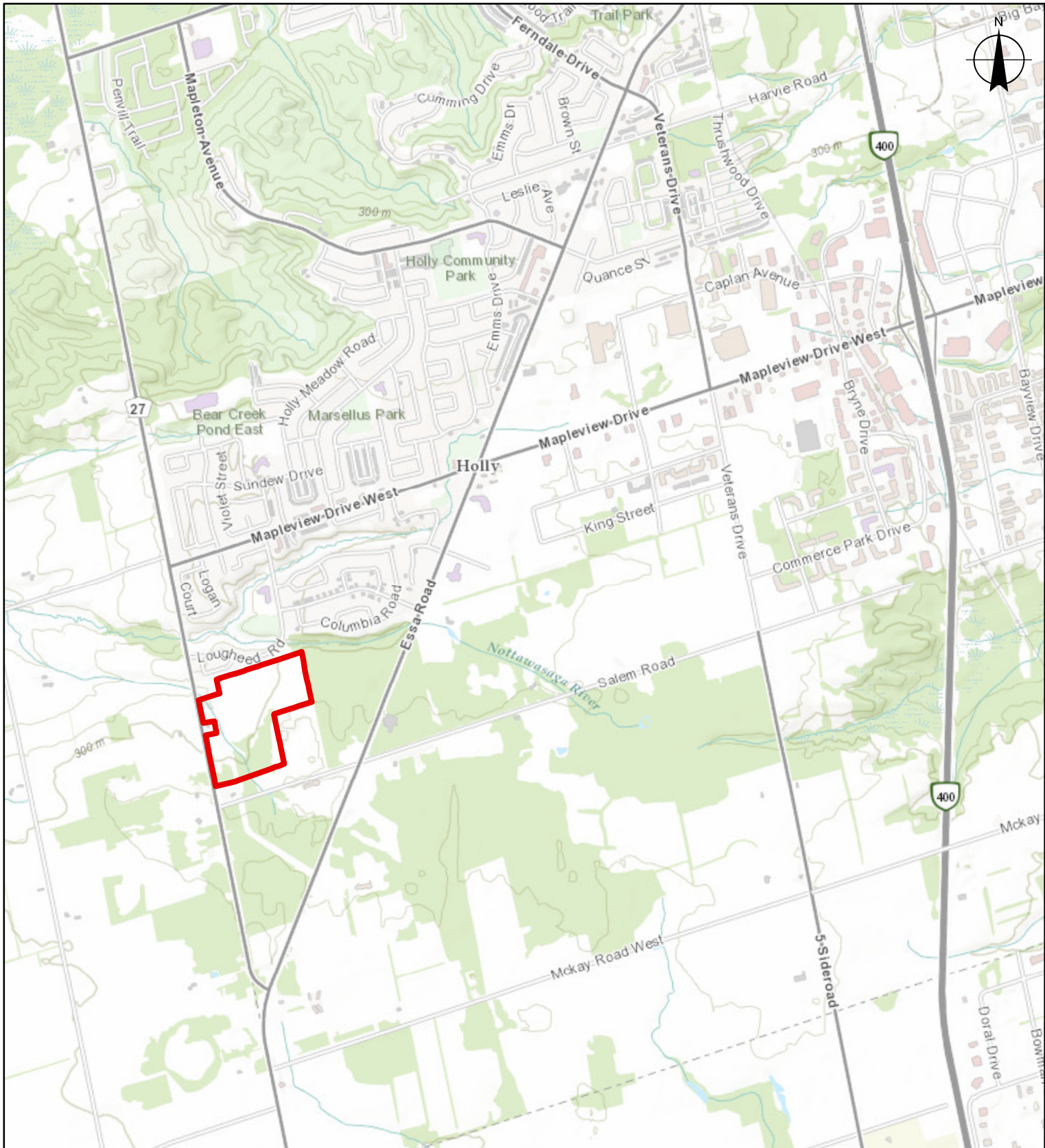


FIGURE 1
LOCATION MAP

DiPoce (Innisfil) Inc.
Part of South Half Lot 1, Concession 11
City of Barrie
County of Simcoe

LEGEND

Subject Site

DATE	January 14, 2019
SOURCES	ESRI
0 150 300 450 600 750 Metres	

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**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**



**FIGURE 2
SURROUNDING
CONTEXT**

DiPoce (Innisfil) Inc.
Part of South Half Lot 1, Con. 11
City of Barrie
County of Simcoe

LEGEND

 Subject Site

DATE January 14, 2019

SOURCES ESRI

0 30 60 90 120 150
Metres

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MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



FIGURE 3
SECONDARY PLAN
 CITY OF BARRIE
 SALEM SECONDARY PLAN
 SCHEDULE 8C - LAND USE

DiPoce (Innisfil) Inc.
 Part of South Half Lot 1, Con. 11
 City of Barrie
 County of Simcoe

LEGEND

- | | | | |
|--|---|--|--------------------------------|
| | Subject Site | | Secondary Plan Boundary |
| | Former Waste Disposal Site | | City Boundary |
| | Natural Heritage System | | Settlement Area Boundary |
| | Residential Area | | Waste Disposal Assessment Area |
| | Essa/Salem Mixed Use Node | | Pathway System |
| | Special Rural Area | | TransCanada Pipeline Easement |
| | School/Neighbourhood Park Area | | Stormwater Management Facility |
| | Stormwater Management Facility (Optional) | | |

DATE January 14, 2019

SOURCES

City of Barrie

0 25 50 75 100 125
 Metres

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MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE

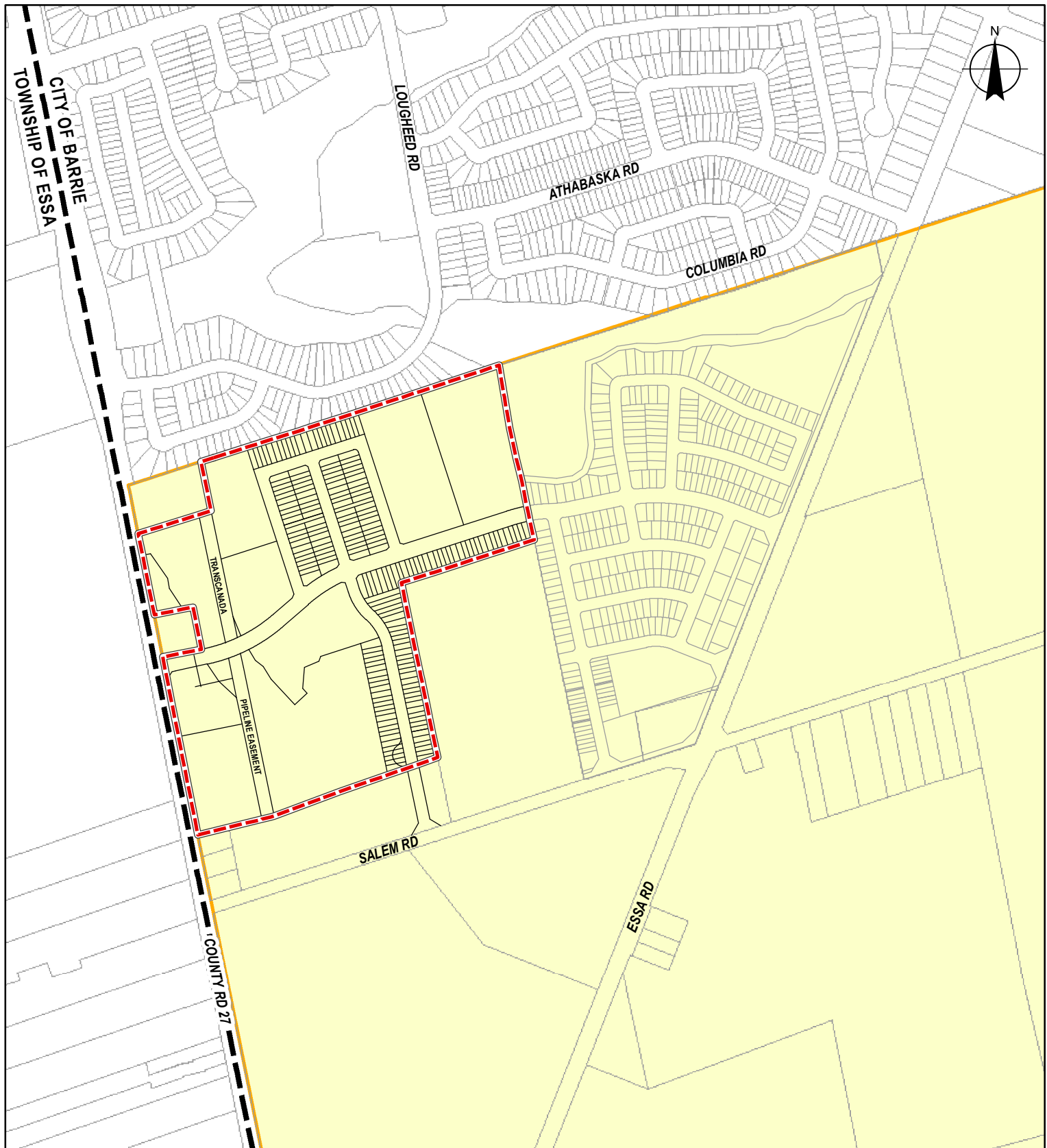


FIGURE 4
SURROUNDING DEVELOPMENT

DiPoce (Innisfil) Inc.
Part of South Half Lot 1, Con. 11
City of Barrie
County of Simcoe

LEGEND

-  Subject Site
-  Parcel Fabric
-  Salem Secondary Plan

DATE January 29, 2019

SOURCES ESRI
County of Simcoe

0 40 80 120 160 200
Metres

N:\Barrie\0853F\Drawings\Figures\Planning Report Figures\GIS\04-SurroundingDevelopment_2019-01-29

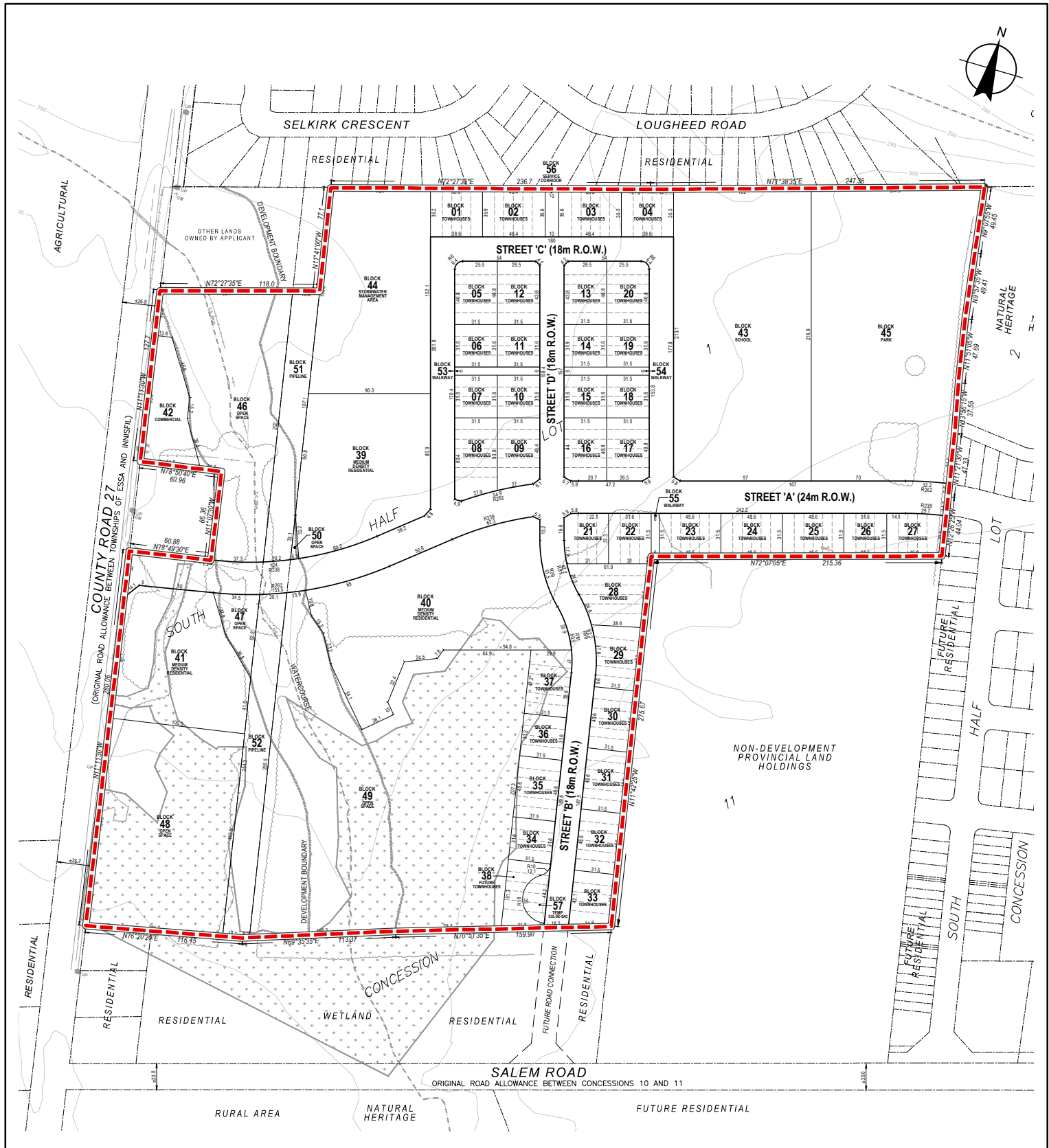


FIGURE 5
DRAFT PLAN

LEGEND



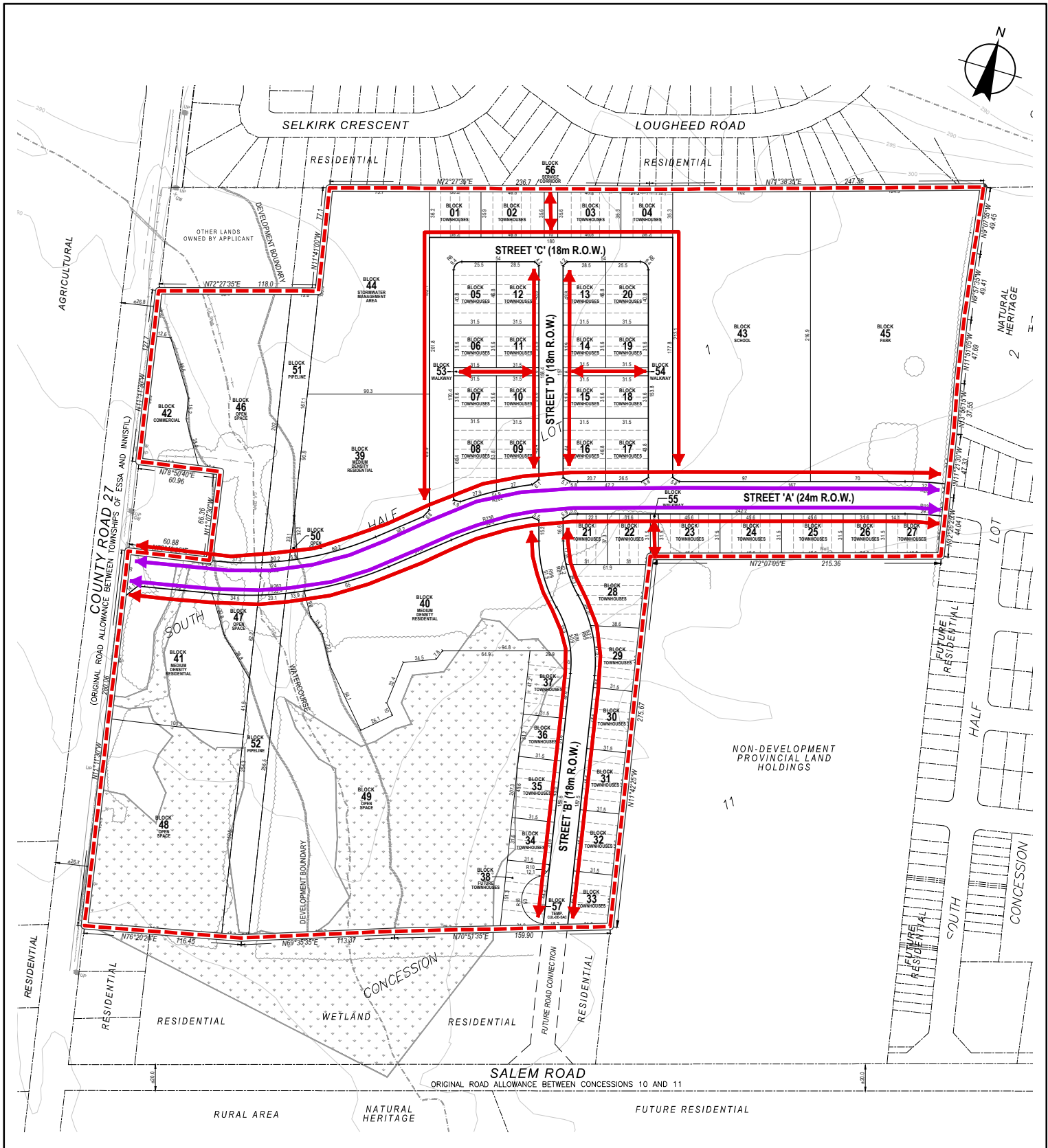
DiPoce (Innisfil) Inc.
Part of South Half Lot 1, Con. 11
City of Barrie
County of Simcoe

DATE January 14, 2019

SOURCES
MHBC Draft Plan - December 4, 2018

Not to Scale

N:\Barrie\0853F\Drawings\Figures\Planning Report Figures\GIS\05-DraftPlan_2019-01-14



**FIGURE 7
PEDESTRIAN
MOBILITY PLAN**

LEGEND

- Subject Site
- Sidewalk
- Dedicated Bicycle Lane

DiPoce (Innisfil) Inc.
Part of South Half Lot 1, Con. 11
City of Barrie
County of Simcoe

DATE January 14, 2019

SOURCES
MHBC Draft Plan - November 19, 2018

Not to Scale

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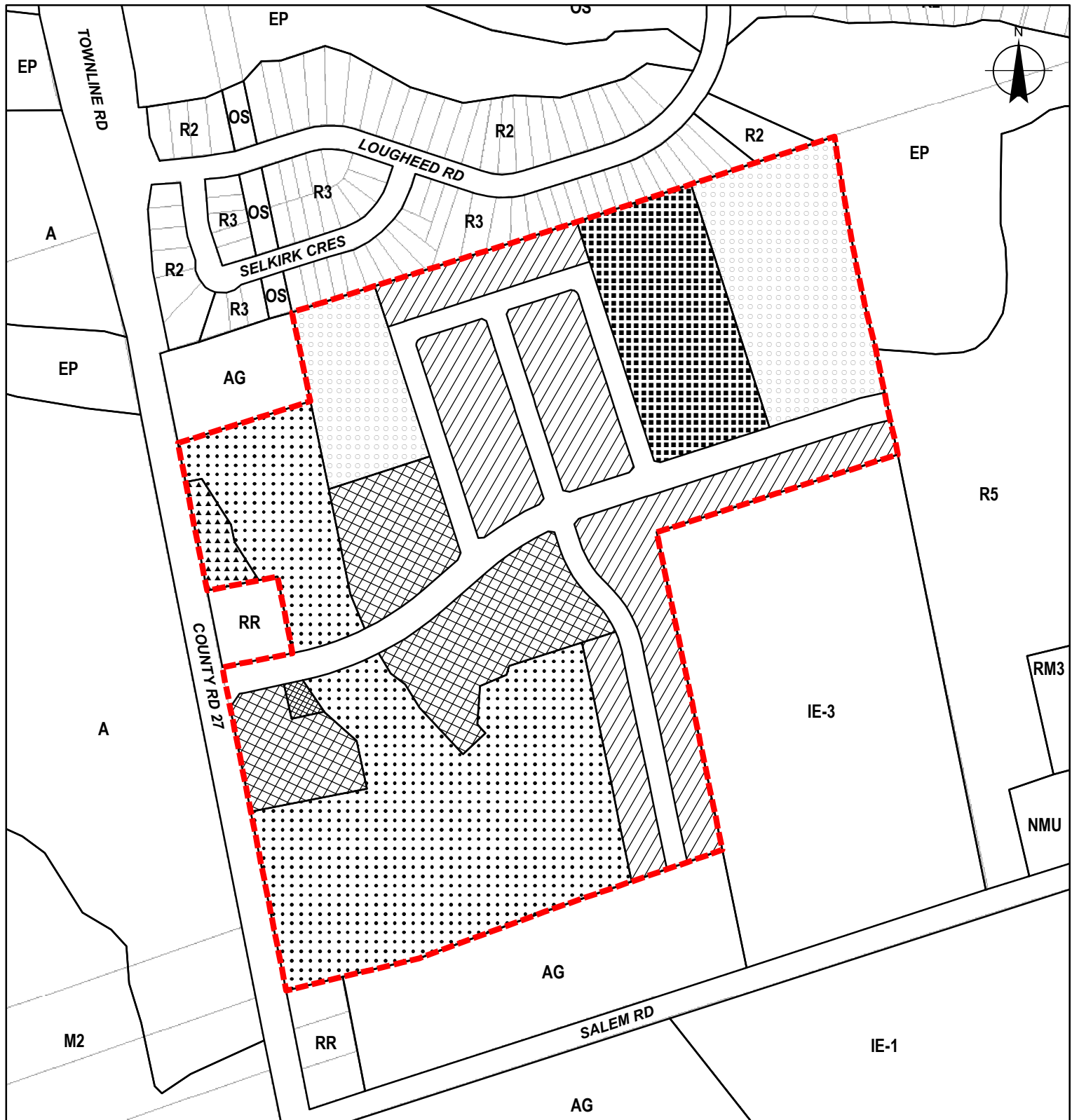


FIGURE 8 PROPOSED ZONING

FORMER TOWN OF INNISFIL
BY-LAW No. 054-04 - SCHEDULE A

CITY OF BARRIE
BY-LAW 2009-141 - SOUTH SECTION

DiPoce (Innisfil) Inc.

Part of South Half Lot 1, Con. 11
City of Barrie
County of Simcoe

LEGEND

- Subject Site
- Lands to be zoned Neighbourhood Residential (R5) Zone
- Lands to be zoned Neighbourhood Multiple Residential (RM3) Zone
- Lands to be zoned Neighbourhood Multiple Residential Hold (RM3)(H-XXX) Zone
- Lands to be zoned Educational Institutional Special Provisions No. XXX (I-E) (SP-XXX) Zone
- Lands to be zoned General Commercial (C4) Zone
- Lands to be zoned Open Space (OS) Zone
- Lands to be zoned Environmental Protection Area (EP) Zone

DATE January 25, 2019

SOURCES

City of Barrie - Zoning By-law 2009-141
Town of Innisfil - Zoning By-law 054-04
Township of Essa - Zoning By-law 2003-5

0 25 50 75 100 125
Metres

N:\Barrie\0853\FIDrawings\Figures\Planning Report Figures\GIS\07-ProposedZoning_2019-01-25

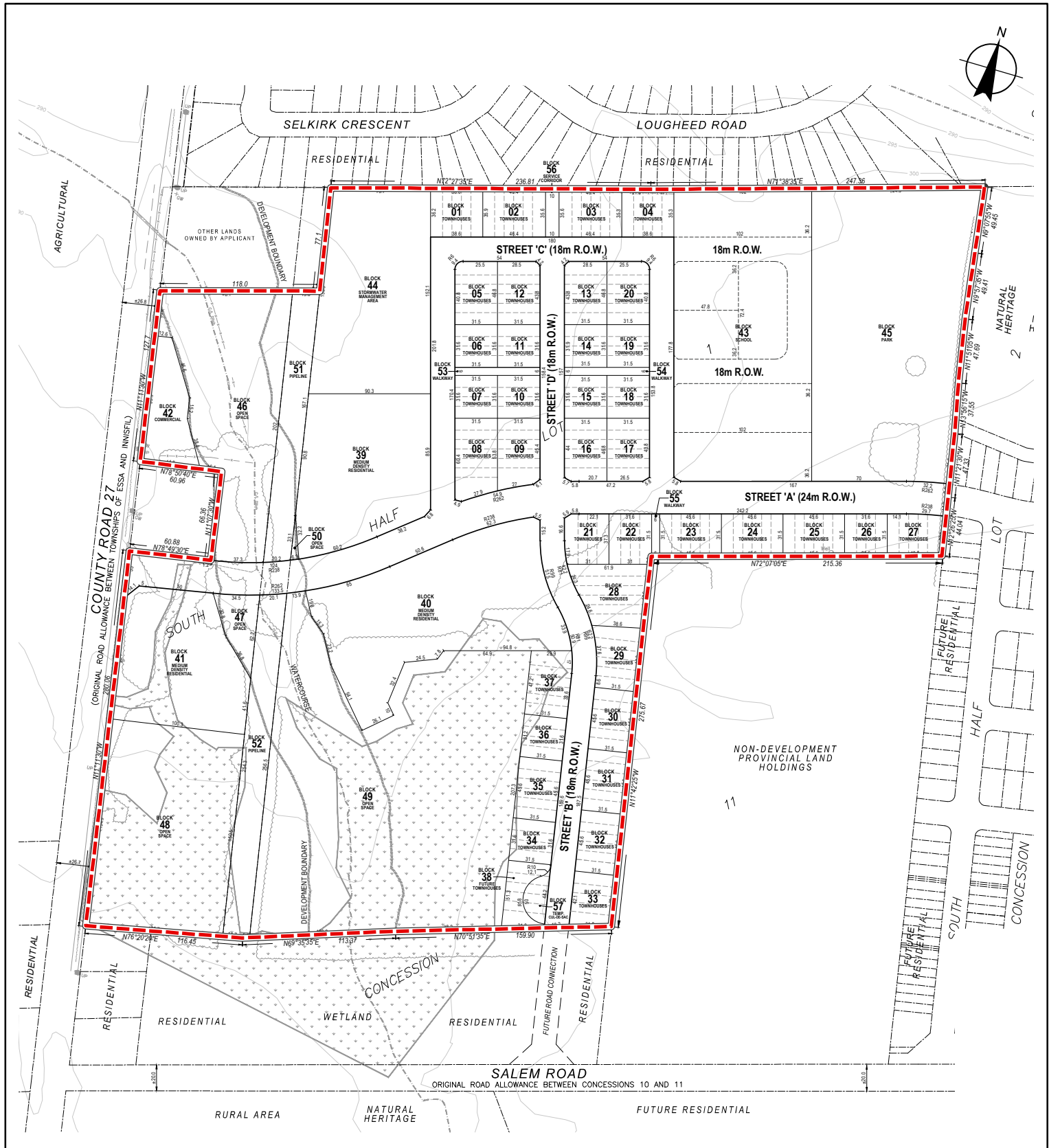


FIGURE 9
BLOCK 43
CONCEPT RESIDENTIAL
LAYOUT

DiPoce (Innisfil) Inc.
Part of South Half Lot 1, Con. 11
City of Barrie
County of Simcoe

LEGEND

 Subject Site

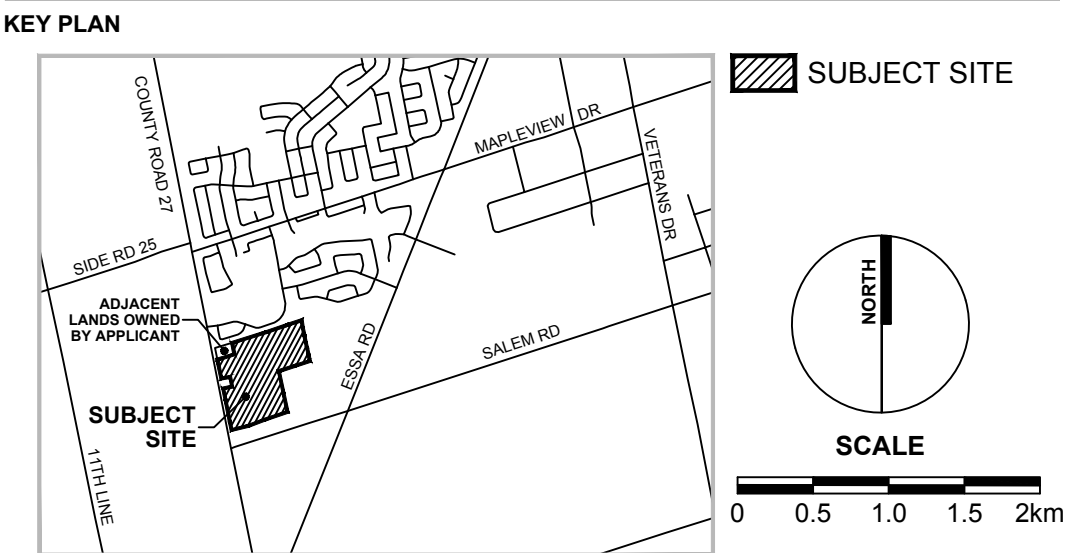
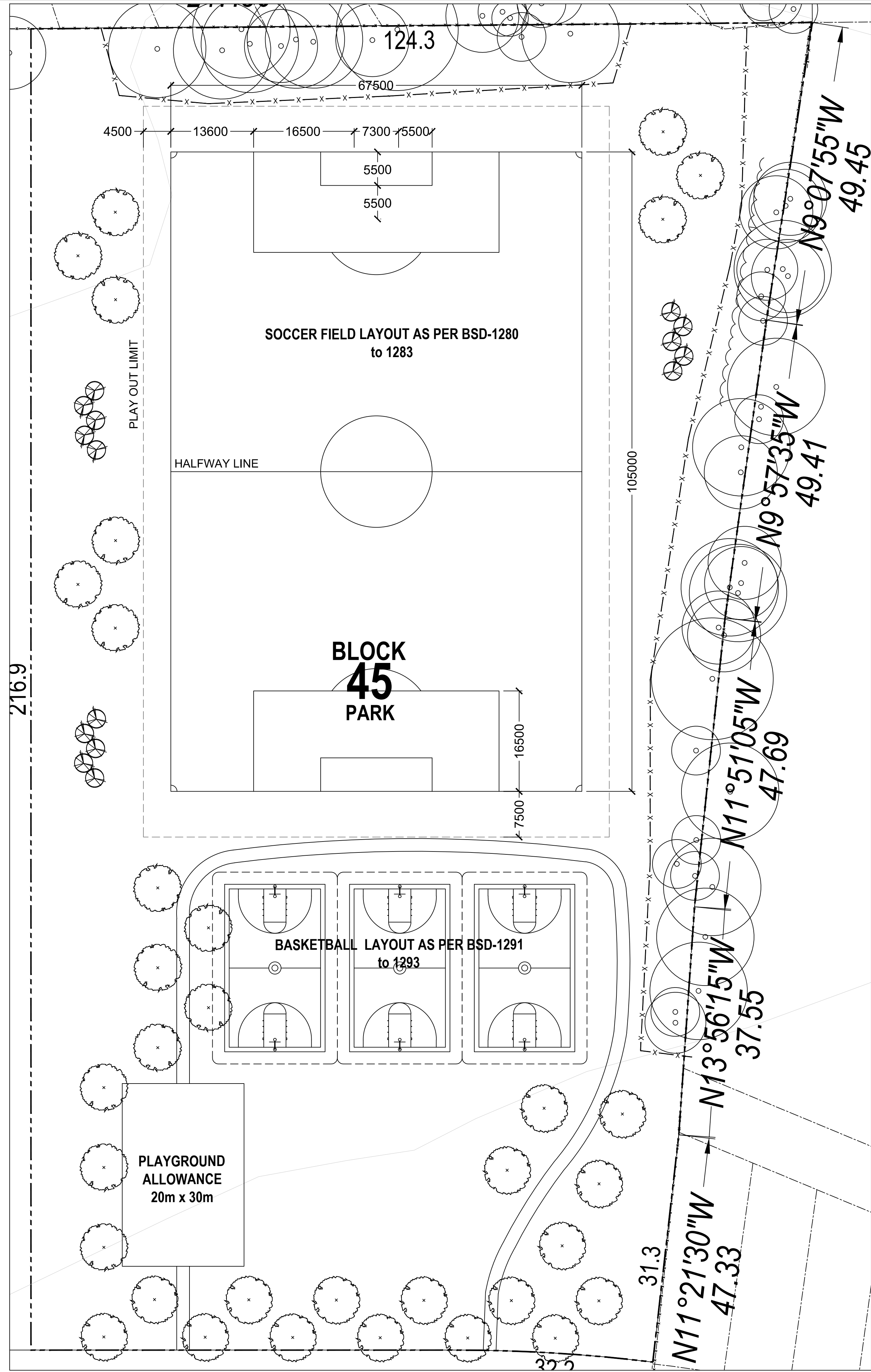
DATE January 25, 2019

SOURCES
MHBC Draft Plan - December 4, 2018

Not to Scale

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Appendix 1



- LEGEND
- EXISTING TREE
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE
 - PROJECT BOUNDARY LINE
 - PARCEL FABRIC
 - TREE PROTECTION HORDING
 - EXISTING FENCE
 - PLAY FIELD SET BACK

2	Jan 28, 2019	Issued for Draft Review	PD
1	Dec 3, 2018	Issued for Draft Review	PD
Revision No.	Date	Issued / Revision	By



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 6G7 | P: 905.761.5388 F: 905.761.5389 | WWW.MHBCPLAN.COM

Stamp



ISSUED FOR APPROVAL ONLY
NOT FOR CONSTRUCTION

All drawings and specifications are instruments of service and will remain the property of MHBC Planning and must be returned at the completion of the work. This drawing shall not be used for construction purposes unless the drawings are marked 'Issued for Construction' and the professional seal is signed and dated by the landscape architect.

Project

DIPOCE BARRIE

DIPOCE (INNISFIL) INC.

File Name

PARK BLOCK CONCEPT PLAN

Scale Bar

Date

November, 2018

Drawn By

P.D.

Plan Scale

1:400 (Arch D)

File No.

0853T

Checked By

N.M.

Other

Dwg No.

1 of 1

North Arrow

N:\0853\T - DiPocce\Park\0853T -Park Block Concept - Jan 28 -19.dwg