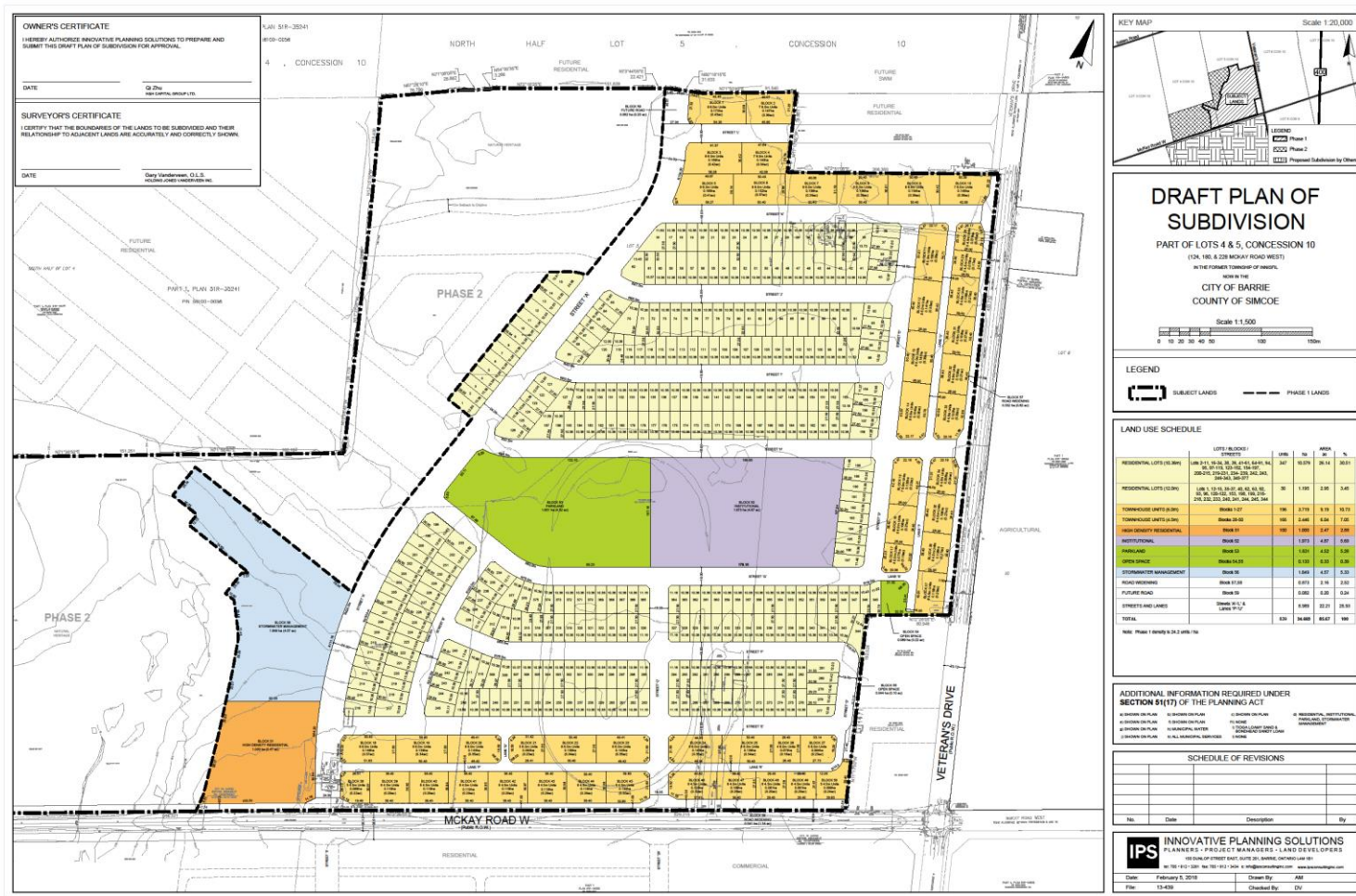


Draft Plan of Subdivision and Zoning By-law Amendment Applications
Public Meeting – June 11th, 2018



Application Context



Site:

Frontage:

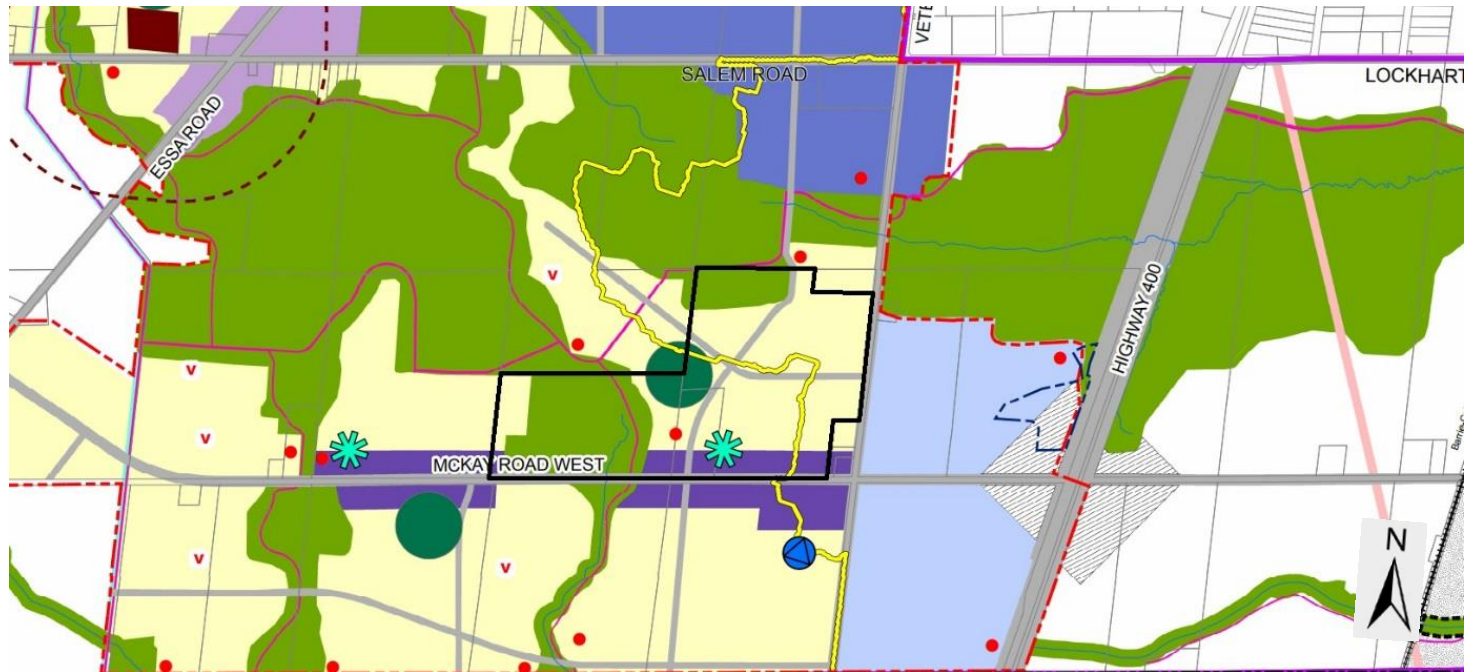
- 433.74m (1,423.03 ft) Veterans Drive
- 1,143.76m (3,752.48 ft) McKay Road West
- Total Area: 61.1 ha (150.98 ac)
- Phase 1 lands: 34.669 ha (85.67 ac)



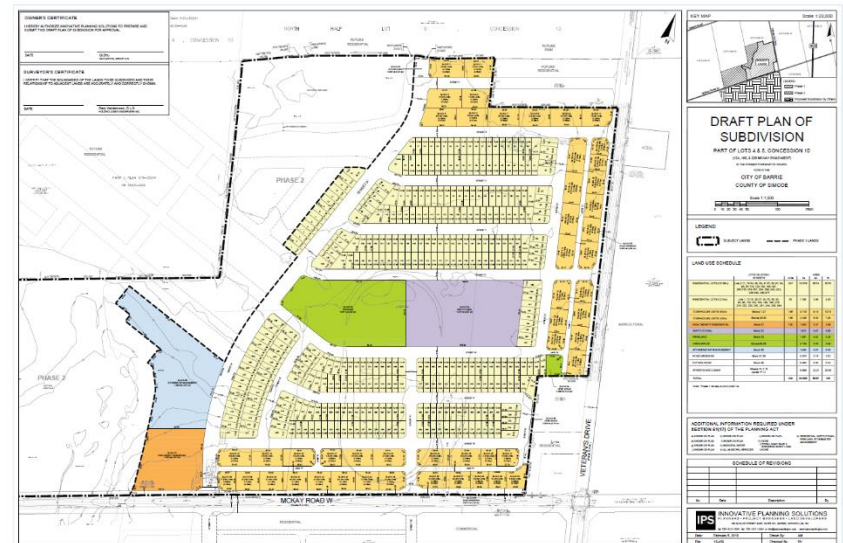
- Open farmland consisting of two single detached residential dwellings and accessory uses, in addition to a veterinary clinic;
- Natural growth and vegetation

Land Use Designation & Zoning

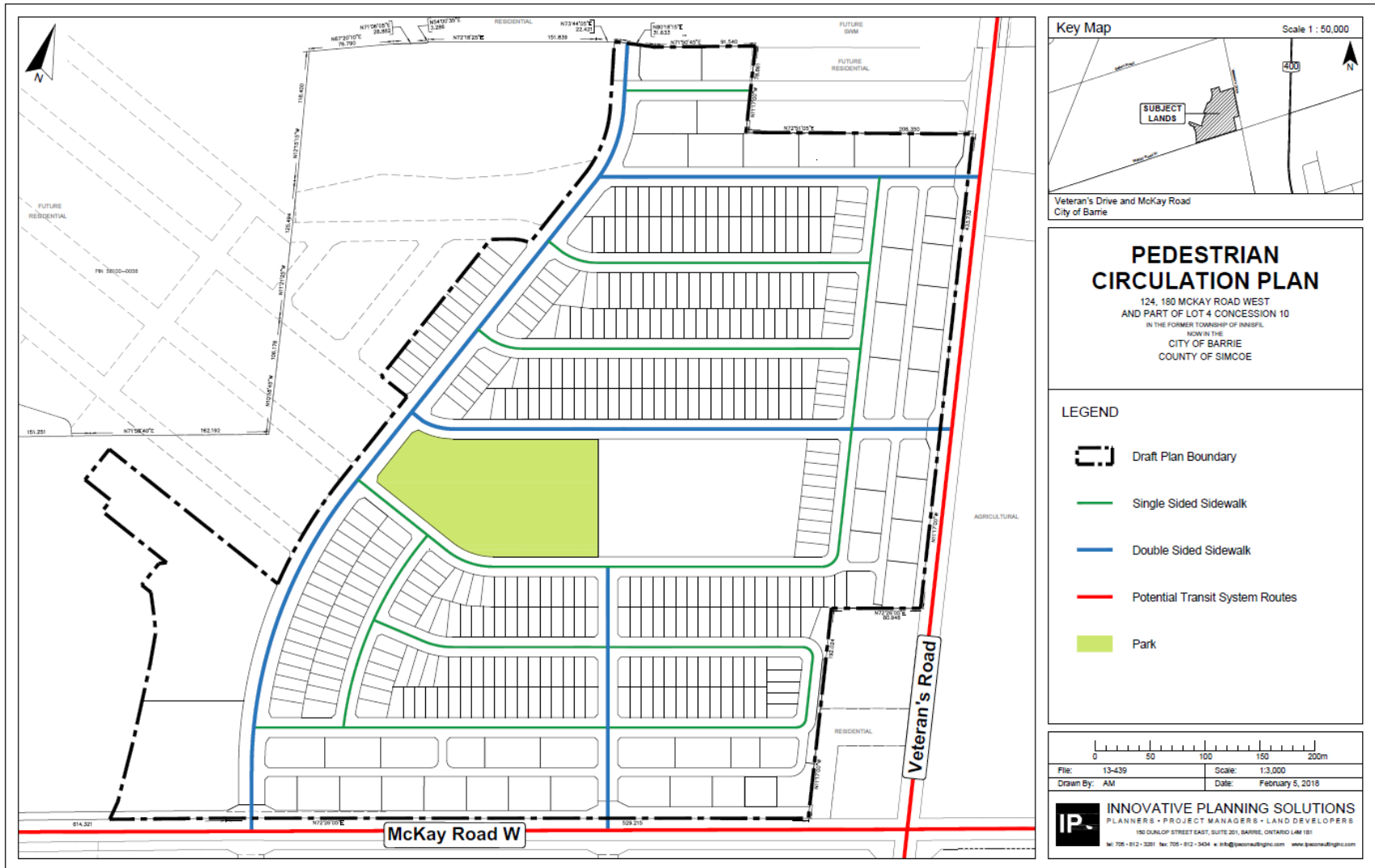
City of Barrie Official Plan Schedule 8C



-
- KEY MAP**
- Scale 1:20,000
- Salem Road
- McKay Road W
- Veteran's Drive
- LOT 3 CON 10
- LOT 4 CON 10
- LOT 5 CON 10
- LOT 6 CON 10
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Pedestrian Circulation

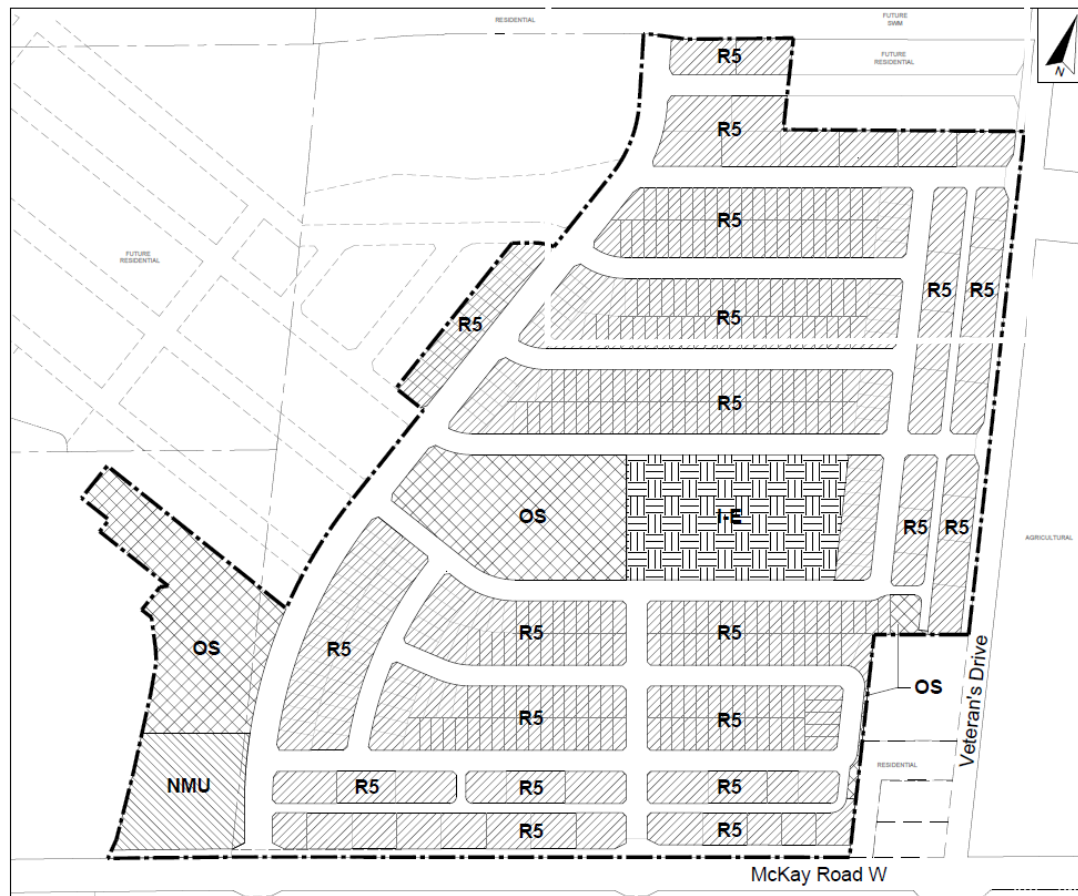


Neighbourhood Integration



Zoning By-law Amendment

- Within the 2010 Annexed Lands West (Salem Secondary Planning Area)
- Historic zoning continues to apply on the subject lands (Town of Innisfil Zoning By-law 054-04)
- The following zones are proposed: Neighbourhood Residential (R5), Neighbourhood Mixed Use (NMU), Institutional Education (I-E), and Open Space (OS)



Planning Policy



- Located within the Salem Secondary Plan Area (SSPA)
- Section 3.1.2.2 provides guiding principles of development, which include: a diverse mix and tenure of housing that supports affordable housing; land that is adjacent to existing development; the provision of schools, parks, and community facilities
- Development is located in an area of land designated for future residential development in proximity to draft approved developments
- It will provide a range of housing types, sizes, affordability, and tenure at various densities that will meet the needs of current and future residents
- In accordance with good land use planning principles.

Conclusion

- Draft plan of subdivision and zoning by-law amendment is required to permit the proposed development as outlined
- ZBA proposes to rezone the lands from the current Agricultural General and Environmental Protection to Neighbourhood Residential (R5), Neighbourhood Mixed Use (NMU), Institutional Education (I-E), and Open Space (OS)
- The development provides appropriate, compact, and functional residential and community growth within a settlement area that will contribute to the vision of the Salem area
- Development proposes amenities including parks and open space, educational facility, and future connection to public transit and active transportation networks
- Proposed application is in conformity with the goals and objectives of the Provincial Growth Plan, Provincial Policy Statement, and the City of Barrie Official Plan and represents good planning

