
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

PREPARED BY: A. GAMEIRO, B.E.S., RPP
PLANNER

FROM: A. MILLER, RPP
DIRECTOR OF PLANNING AND BUILDING SERVICES

NOTED: A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE & GROWTH
MANAGEMENT (ACTING)

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING PRESENTATION
ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION
8001 COUNTY ROAD 27 (FILE: D14-1665 & D12-443)
DIPOCE (INNISFIL) INC.

WARD: 7

DATE: JUNE 10, 2019

OVERVIEW

The purpose of this memorandum is to advise members of General Committee of a public meeting regarding a Zoning By-law Amendment and Draft Plan of Subdivision application that has been submitted by MHBC Planning, Urban Design and Landscape Architecture on behalf of DiPoce (Innisfil) Inc. for lands known municipally as 8001 County Road 27.

The subject lands are located on the east side of County Road 27, north of Salem Road and south of Selkirk Crescent and Loughheed Road, as identified in Appendix A: Key Map. The subject lands are irregular in shape and comprise 26.7 hectares (66 acres) with approximately 408 metres of frontage along County Road 27. The subject lands are currently vacant and used predominantly for agricultural production, and contain a vegetated area and a watercourse. The TransCanada pipeline traverses the western limits of the subject lands in a north-south direction, parallel to County Road 27 and is subject to an existing easement. The subject lands are located in Phase 1 of the Salem Secondary Plan Area and are surrounded by existing and future residential developments, agricultural land which is proposed for future development, and a former Provincial waste disposal site which is currently vacant.

The applicant is proposing to develop the subject lands with 193 townhouse units, three (3) medium density residential blocks and a commercial block, along with supporting infrastructure and facilities (see Appendix B: Draft Plan of Subdivision). In terms of supporting community infrastructure and facilities, the applicant is proposing a school block, neighbourhood park block, stormwater management block, three (3) walkways and two (2) pipeline blocks, along with 6.69 hectares (16.5 acres) of Natural Heritage System (NHS) lands. The NHS lands, stormwater management block, walkways and neighbourhood park will be conveyed to the City of Barrie at no cost through the subdivision process.

As identified in Appendix 3: Salem Secondary Plan – Land Use Plan, the subject lands are designated 'Residential Area' and 'Natural Heritage System' in the Salem Secondary Plan and are currently zoned 'Agriculture General' (AG) pursuant to By-law No. 054-04 (Town of Innisfil). To proceed forward with the Draft Plan of Subdivision, the applicant is proposing to amend the zoning of the subject lands to 'Neighbourhood Residential' (R5), 'Neighbourhood Multiple Residential' (RM3), 'Neighbourhood Multiple Residential – Holding Provision No. XXX' (RM3)(H-XXX), 'General Commercial' (C4), 'Open Space' (OS), 'Environmental Protection' (EP), and 'Educational Institutional – Special Provision No. XXX' (I-E)(SP-XXX).

A Holding (H) provision is proposed for a portion of Medium Density Block No. 41 to prohibit development, as additional archaeology mitigation is required on a portion of the block. The Holding provision would remain until such time as the site is cleared for development by the Ministry of Tourism, Culture and Sport. Additionally, a site-specific zoning provision is proposed for the school block which would permit the development of residential uses in accordance with the 'R5' residential zone standards in the event that the block is declared surplus by the Simcoe County District School Board and not developed for an elementary school as is currently intended.

BACKGROUND

In accordance with Section 8.4.2 c) of the Salem Secondary Plan, a Conformity Plan was prepared and approved by the City prior to the submission of the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications. The purpose of the Conformity Plan was for the applicant to demonstrate that the proposed plan of subdivision was generally consistent with the Master Plan for the Salem Secondary Plan area. On September 14th, 2018, the City issued a conformity review letter to the applicant confirming that the plan submitted generally conforms to the Salem Secondary Plan.

The subject applications were submitted to the City on January 29th, 2019 and were deemed complete on February 27th, 2019. The applications have been circulated to all applicable City departments and external agencies for detailed review and comment.

A Neighbourhood Meeting was held on April 4th, 2019 regarding the proposed development, whereby approximately 13 members of the public, the applicant, Planning staff and the Ward Councillor were in attendance. Primary comments and questions from the public included:

- Projection and/or timeline for obtaining *Planning Act* approvals, site alteration and tree removal permits, installation of services and infrastructure, and issuance of building permits;
- Concerns with increased traffic on existing streets as a result of the proposed development, and opportunities for the provision of traffic calming infrastructure within the subdivision;
- Ensuring that the watercourse, wetland and associated wooded area on the property are preserved and protected;
- Provision of adequate services and infrastructure with connections to existing and future developments in the surrounding area;
- Assurances that the future density of the proposed mixed-use blocks is consistent with the policies of the Salem Secondary Plan and that these densities will be regulated by the City; and,
- Provision of required public amenities and services in the Salem Secondary Plan area, particularly a recreation centre, parks and emergency services.

PLANNING AND LAND USE MATTERS UNDER REVIEW:

The applications are currently undergoing a detailed technical review by Planning staff and the City's Technical Review Team, and external agencies such as the Nottawasaga Valley Conservation Authority (NVCA). A detailed analysis of the applications will be provided at a later date when a staff report is brought forward for General Committee's consideration. The primary planning and land use matters being considered at this time include:

- The limits of development as it relates to protecting the Natural Heritage System (i.e. wetland, watercourse and associated wooded area) which runs along the western limits of the subject lands;
- Tree preservation, particularly boundary trees located along the north side lot line which abuts existing single detached residential lots fronting on Selkirk Crescent and Loughheed Road;
- Ensuring there are no impacts as a result of the former waste disposal site located on lands immediately southeast of the subject property;

- The location and configuration of the stormwater management block, as well as the overall stormwater management design proposed for the development;
- Orientation/configuration of the proposed Neighbourhood Park and School blocks;
- Site servicing, drainage and grading;
- Walkability and connectivity throughout the proposed subdivision, and to existing and future developments; and,
- The design, layout and geometry of the transportation network.

All comments received during the technical review process, as well as comments provided at the Neighbourhood and Public Meetings will be included and addressed in the Planning staff report that will be brought forward for General Committee's consideration of the applications at a future meeting.

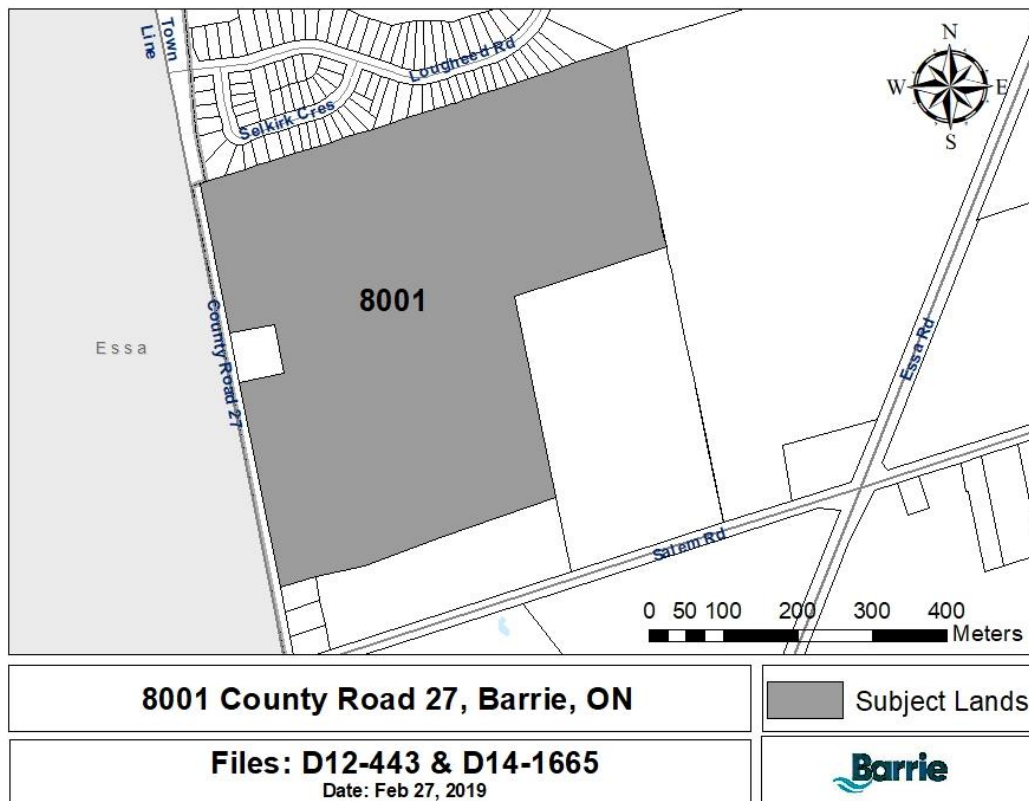
NEXT STEPS

Planning staff are targeting the Fall of 2019 for a staff report to be brought forward to General Committee for the Zoning By-law Amendment application. If approved, conditions of approval for the Draft Plan of Subdivision application would be issued by the Director of Planning and Building Services.

For more information, please contact Andrew Gameiro, Planner at Andrew.gameiro@barrie.ca or 705-739-4220 ext. 5038.

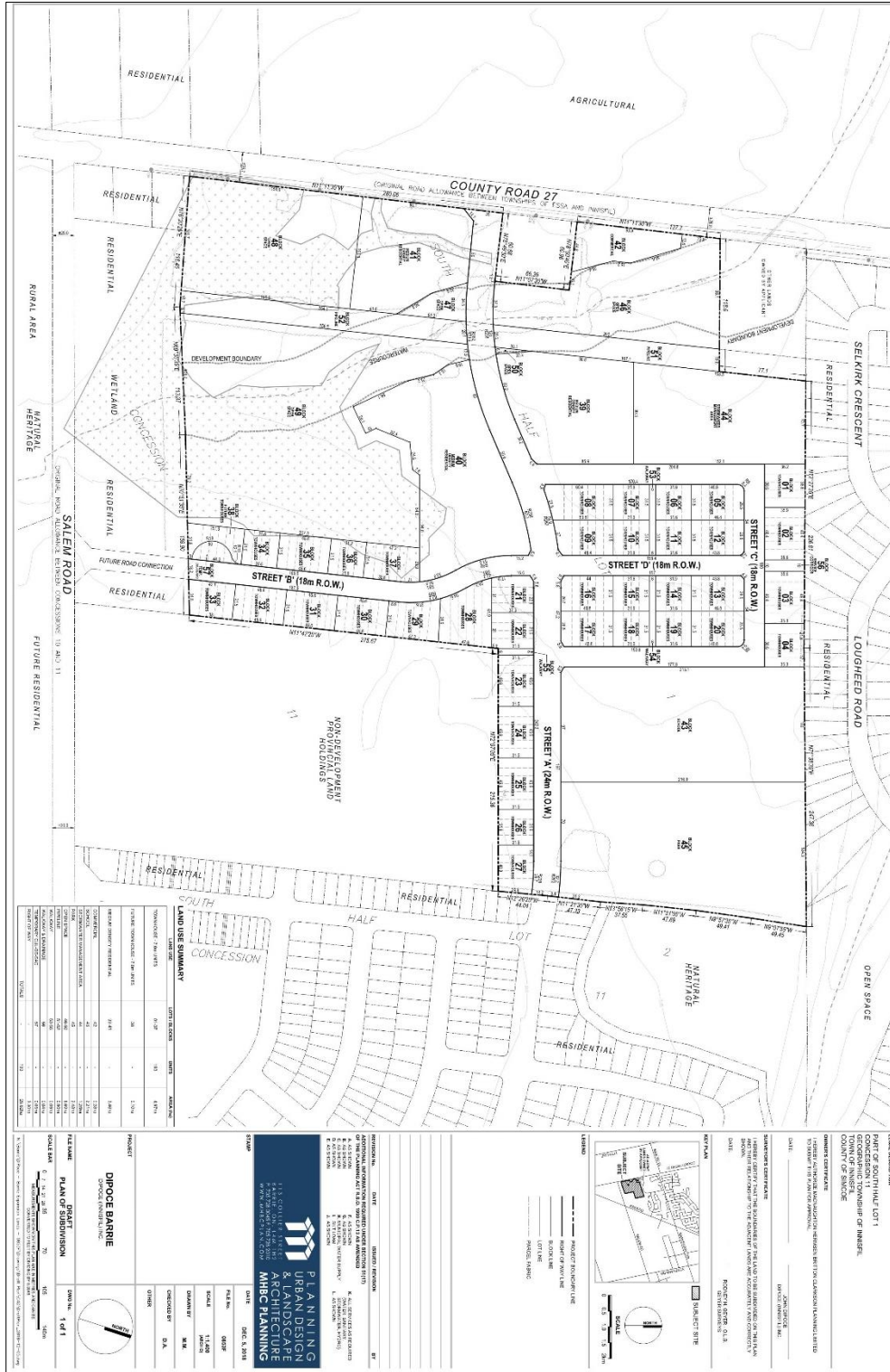
APPENDIX A

Key Map – 8001 County Road 27



APPENDIX B

Draft Plan of Subdivision – 8001 County Road 27



APPENDIX C

Salem Secondary Plan – Land Use Plan

