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**TO:** GENERAL COMMITTEE

**SUBJECT:** ZONING BY-LAW AMENDMENT APPLICATION  
500 SALEM ROAD, BARRIE

**WARD:** 7

**PREPARED BY AND KEY CONTACT:** A. GAMEIRO, BES, RPP, SENIOR PLANNER, EXT. 5038

**SUBMITTED BY:** C. MCLAREN, RPP, MANAGER OF PLANNING

**EXECUTIVE DIRECTOR APPROVAL:** M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

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### **RECOMMENDED MOTION**

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions Inc., on behalf of LSR Salem Inc., to rezone a portion of lands known municipally as 500 Salem Road from 'Agricultural General' (AG) to 'Neighbourhood Residential' (R5), 'Environmental Protection' (EP), and 'Open Space' (OS) attached as Appendix "A" to Staff Report DEV017-24 be approved.
2. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, as amended, including matters raised in those submissions and identified within Staff Report DEV017-24.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.

### **PURPOSE & BACKGROUND**

#### **Report Summary**

4. The purpose of this report is to recommend approval of a Zoning By-law Amendment application submitted by Innovative Planning Solutions Inc., on behalf of LSR Salem Inc., for lands known municipally as 500 Salem Road. This report provides an analysis of the application based on conformity with Provincial and City Planning policies, as well as an overview of comments received through the technical review and public engagement processes.
5. With the conclusion of the technical review and public consultation process, which included a Neighbourhood Meeting on November 8, 2022, and a Public Meeting on April 26, 2023, staff have determined that the proposal is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), as amended, and the City of Barrie Official Plan (2010). As such, staff are recommending approval of the proposed rezoning as provided in draft attached to Staff Report DEV017-24 as Appendix "A".

### Development Proposal

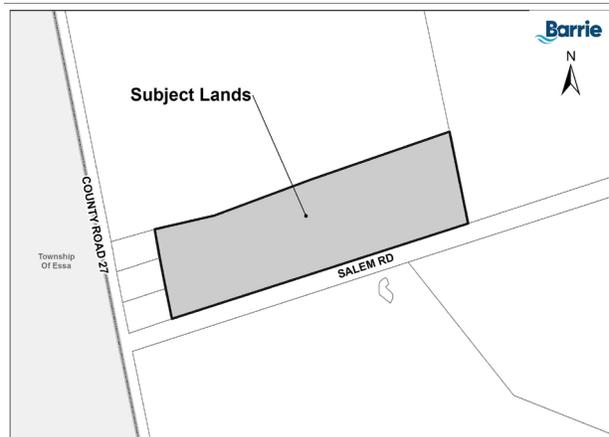
6. The application, if approved, would rezone a portion of the subject lands from 'Agricultural General' (AG) to 'Neighbourhood Residential' (R5), 'Environmental Protection' (EP) and 'Open Space' (OS). The Concept Plan and Draft Plan of Subdivision, included for reference as Appendix "B" and "C" to Staff Report DEV017-24, proposes a development consisting of six three storey townhouse blocks with 34 residential units on a municipal road (Street 'A'), together with a road widening along Salem Road, and open space and environmental protection blocks which will be conveyed to the City at no cost. The proposed development, if approved, will form an extension of the draft approved plan of subdivision located north of the site at 8001 County Road 27 ([File: D12-443](#)), as illustrated in the Context/Block Plan in Appendix "D". If approved, the final design details for the site will be confirmed at the time of detailed design of the associated plan of subdivision.

### Site and Location

7. The subject property is located on the north side of Salem Road, approximately 50 metres east of County Road 27. The lands are known municipally as 500 Salem Road and legally described as Part of Lot 1, Concession 11 in the City of Barrie. The lands contain an existing single detached residential dwelling on the western portion of the property, a vegetated area, watercourse, and a wetland. The lands comprise 3.32 hectares with 340 metres of frontage on Salem Road. 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.
8. The surrounding land uses include the following:

**North:** Environmental Protection (EP) lands associated with an existing wetland feature, water course and woodlot, and a Draft Approved Plan of Subdivision on lands known municipally as 8001 County Road 27 ([File: D12-443](#)).

**East:** Vacant industrial lands currently owned by the Ministry of Transportation (MTO) which are designated for future development in the City's Official Plan. Lands further east toward the northwest corner of Essa Road and Salem Road contain a registered plan of subdivision.



**South:** Agriculturally zoned lands which are heavily treed and industrial lands occupied by a paving stone production and sales facility.

**West:** Lands zoned Rural Residential (RR) which are occupied by existing single-detached dwellings.

### Existing Policy

9. The subject lands are identified as a 'Designated Greenfield Area' on Map 1 – Community Structure and are designated 'Neighbourhood Area', 'Greenspace' and 'Natural Heritage System' on Map 2 – Land Use Designation of the City of Barrie Official Plan (2023). The subject application was submitted to the City prior to the approval of the City's current Official Plan. In accordance with

Policy 2.5.7 of the Official Plan (2023), applications deemed complete prior to the approval of the Official Plan, may continue towards final approval under the policy framework in place at the time the notice of a complete application was issued by the City. In this regard, the proposed Zoning By-law Amendment Application is subject to the policies of the former City of Barrie Official Plan (2010).

10. While the subject application is not being reviewed against the policies of the current City of Barrie Official Plan (2023), Staff have reviewed the relevant policies which apply to the application and are of the opinion that the subject application conforms to the policies that guide development on the subject lands.
11. The former City of Barrie Official Plan (2010), which includes the Salem Secondary Plan, designates the subject lands as 'Residential Area' and 'Natural Heritage System' as identified in Appendix "E". The predominant use of the 'Residential Area' designation is for a range of low and medium density residential uses which are predominately ground-related forms development in addition to related uses such as parks, schools, and places of worship. The predominant use of lands within the 'Natural Heritage System' designation is for the preservation and protection significant environmental features and wildlife habitat.
12. The subject lands are currently zoned 'Agricultural General' (AG) pursuant to zoning By-law 054-04 (Innisfil) which remains in effect by virtue of the Barrie-Innisfil Boundary Act. The proposed Zoning By-law Amendment is required to implement the land use framework of the former Salem Secondary Plan.

#### Related Applications – Consent (Severance) and Minor Variance

13. The lands were subject to Consent (Severance) and Minor Variance applications (Files: A23/22 and B25/22) to create a new residential lot on the western portion of the property (see Appendix "F" – Consent/Severance Plan). The purpose of the severance was to maintain the existing single detached residential dwelling located on the western portion of the property, while facilitating the development of the eastern portion of the property through Zoning By-law Amendment and Draft Plan of Subdivision applications.

The Consent and Minor Variance applications were conditionally approved by the Committee of Adjustment on February 28, 2023, subject to the property owner successfully rezoning the eastern portion of the property to permit residential uses, and conveying a road widening along Salem Road to the City, together with environmental protection and open space blocks located in the central area of the property. The environmental protection and open space blocks correspond to wetland and woodland features and the TransCanada Pipeline Corridor, which are proposed to be rezoned to 'Environmental Protection' and 'Open Space' (OS) Zones. In accordance with the *Planning Act*, the conditions of approval for the Consent must be satisfied within two years of the Committee's decision, or the approval will lapse. In this regard, the approval of the proposed Zoning By-law Amendment would facilitate the completion of the severance application.

#### Background Studies

14. In support of the application, the following plans, reports, and studies were submitted. Copies of the submission material are available online on the City's Development Projects webpage under [Ward 7 – 500 Salem Road](#).
  - a) Planning Justification Report (Innovative Planning Solutions Inc., February 2023)
  - b) Functional Servicing & Stormwater Management Report (WMI & Associates Limited, September 2022)
  - c) Traffic Impact Brief (WMI & Associates Limited, September 2022)
  - d) Transportation Mitigation Measures Letter (WMI & Associates Limited, October 2023)

- e) Environmental Impact Study (Cunningham Environmental Associates, in association with Azimuth Environmental Consulting Inc., January, 2023)
- f) Geotechnical Investigation (Soil Engineers Ltd., July 2022)
- g) Stage 1 & 2 Archaeological Assessment (Irvin Heritage Inc., September 2022)
- h) D-4 Landfill Impact Assessment (Terraprobe Inc., October 2023)
- i) Draft Plan of Subdivision (September, 2022, Revised December, 2023)
- j) Concept Plan (Innovative Planning Solutions, July 2022)
- k) Context-Bock Plan (October 2022)
- l) Topographic Survey (January 2021)
- m) Landscape and Tree Preservation Plans (Landmark Environmental Group Ltd., October 2022, Revised January 2024)
- n) Noise Impact Study (R. Bouwmeester & Associates, October 2022)
- o) Letter of Good Standing from the Salem Landowners Group Trustee (Davies Howe LLP, December 2022)

#### Public Consultation

15. A neighbourhood meeting was held on November 8, 2022 as part of the requirements for a complete application. The meeting was attended by approximately 15 residents as well as the applicant, their consultant team, Ward 7 Councillor Gary Harvey, and Planning staff. Comments and concerns expressed by residents at the Neighbourhood Meeting included the following:

##### **a. Protection of Environmental Features**

Residents wanted assurances that wetland and woodland features associated with the Bear Creek Tributary would be protected from development activity. The applicant has completed an Environmental Impact Study (EIS) in support of the subject application, which recommends that a 2.06 hectare wetland and woodland feature in the central area of the site be conveyed to the City at no cost, ensuring protection of the feature in perpetuity. The land conveyance will also include a 20 metre development setback which will be delineated by a 1.5 metre chain-link fence, in accordance with City standards.

##### **b. Provision of Adequate Infrastructure and Traffic Calming**

Residents requested that staff consider the provision of traffic calming infrastructure in the subdivision design, and wanted assurances that adequate infrastructure would be provided to support the proposed development. Should the proposed Zoning By-law Amendment application be approved by Council, the lands would be subject to detailed design through the draft plan of subdivision process, through which the developer will be required to incorporate traffic calming measures into the street design. Further, municipal sanitary, storm and water services will be extended from the proposed plan of subdivision to the north at 8001 County Road 27 to service the subject property. Finally, the urbanization of Salem Road is anticipated to occur in 2029 with utility relocations, followed by construction in 2030.

##### **c. Provision of Public Amenities and Facilities**

Residents wanted assurances that public amenities such as parks, schools, and recreational facilities would be provided to support the population increases generated by new development in the area. A neighbourhood park and a public elementary school are proposed within walking distance of the subject property on the lands located immediately north of the site (8001 County Road 27). Additionally, municipal trails are proposed within the development buffers of the natural heritage system lands in the area, which will provide additional recreational opportunities for future residents. Finally, the acquisition of land for the future Salem Community Centre is forecasted for 2028 with construction anticipated to occur outside of the first five years following the acquisition.

16. A statutory Public Meeting was held on April 26, 2023, to present the subject application to the Affordability Committee and the public. The matters discussed at the Public Meeting did not differ from those raised at the Neighbourhood Meeting.

Department and Agency Comments

17. The subject application was circulated to staff in various departments and external agencies for review and comment. No objections or concerns were received from the following City departments and external agencies:
- a. Development Services - Parks Planning, Urban Design/Heritage Planning, Addressing, Approvals Branch, and Transportation Planning;
  - b. Building Department;
  - c. Business Performance and Environmental Sustainability – Risk Management Official, Environmental Sustainability and Environmental Compliance;
  - d. Finance Department;
  - e. Infrastructure Services Department (Water Services Branch);
  - f. Engineering Standards;
  - g. Fire Prevention;
  - h. InnPower Utilities, Enbridge Gase Inc, and Bell Canada;
  - i. TransCanada Pipelines Ltd.;
  - j. County of Simcoe;
  - k. Simcoe County District School Board;
  - l. Simcoe Muskoka Catholic District School Board; and,
  - m. Nottawasaga Valley Conservation Authority (NVCA).

Any comments that were provided will be addressed through subsequent detailed design approvals associated with the draft plan of subdivision application.

**POLICY ANALYSIS**

18. The following provides a review of the application in accordance with applicable provincial and municipal policy documents.

Provincial Policy Statement (2020) (PPS)

19. Staff have reviewed the relevant policies and are of the opinion that the development is consistent with the applicable policies of the Provincial Policy Statement (2020) which direct growth to settlements and identified growth areas and promote efficient, transit supportive development. The subject lands are located within an area identified for the form of development that is being proposed and the and the development concept has been designed to efficiently use land, infrastructure, and public service facilities, while protecting key environmental features and providing a range of uses to meet projected growth.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended

20. Staff have reviewed the relevant policies and are of the opinion that the development conforms to the Growth Plan for the Greater Golden Horseshoe. The subject lands are located within a Designated Greenfield Area of a Primary Settlement Area where new development will be planned, designated, zoned, and designed in a manner that supports the achievement of complete communities, supports active transportation, protects and enhances natural heritage features, and encourages the integration and sustained viability of transit services. The proposed development is reflective of the policies and goals of the Growth Plan by contributing to the establishment and maintenance of a complete community with a mix of housing options, transportation choices, public

service facilities, pedestrian and vehicular connections to existing and planned developments, protection of environmental features, and the provision of an appropriate mix of jobs.

21. The proposed amendment will permit the development of compact townhouse units on planned municipal servicing infrastructure and public facilities, while protecting natural heritage features. The proposed development at this location will contribute to the City's intensification targets required by the Growth Plan, assist towards the goal of creating a complete community through the provision of attainable housing, and support planned transit service levels. Finally, the proposed development includes vehicular and pedestrian connections to existing and planned developments, and is within walking distance of planned public facilities such as parks and schools.

#### Former City of Barrie Official Plan (2010)

22. Staff have reviewed the relevant policies in the Former City of Barrie Official Plan (2010) which apply to the application and are of the opinion that the proposed development conforms to the policies that guide development on the subject lands.
23. There are a number of policies in the Official Plan that generally support the proposed development. Sections 2.3 Assumptions, 3.1 Growth Management, 3.3 Housing, and 4.2 Residential, relate to the provision of increased densities, directing growth to take advantage of existing services and infrastructure and the provision of a range and mix of housing types at appropriate locations.
24. Section 2.3 (d) of the Official Plan states that new housing stock will include a large percentage of single detached units and a growing percentage of multiple family development at medium and high densities to provide a complete range of housing options. Section 2.3 (g) identifies that mixed land uses and increased density represent an opportunity to develop complete communities. The proposed development is consistent with this policy by proposing medium density housing in an appropriate built form, will utilize existing and planned infrastructure and services, and supports the use of public transit.
25. Policies 3.1.2.2 (a), (b) and (f) state that phases within secondary plans are to be released for development in accordance with municipal need and demand; approvals and phasing of development shall be undertaken in a financial and environmentally sustainable manner; and, that municipal services, infrastructure and utilities shall be available to support new development. The development proposal conforms to these policies as the subject lands are located within Phase 1 of the Salem Secondary Plan Area (see Appendix "G") and are located adjacent to existing and draft approved plans of subdivision where existing and planned municipal infrastructure and services are available. Additionally, the development proposal includes the protection of environmentally sensitive lands, which include a tributary of Bear Creek, along with an associated wetland and woodland feature.
26. Policies 3.3.2.1(a), (b), and (g) encourages a varied selection of housing types with regard to size, density, and tenure, the support of programs and policies encouraging a wide range of housing opportunities including rental housing, and directs new residential development to be at densities that are consistent with the Official Plan. The development proposal conforms to these policies as the applicant is proposing street townhouse units in medium density residential blocks. The proposed unit types are considered to be more affordable and attainable forms of housing than traditional single-detached and semi-detached dwelling units. Additionally, the street townhouse units would have a density of 50 units per hectare, in accordance with Policy 8.5.10.3 of the Salem Secondary Plan.
27. Section 3.3.2.2 identifies the goal that a minimum target of 10% of all new housing units be affordable with respect to home ownership. The criteria for affordable housing is identified as the least expensive of:

- a. 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,
- b. Housing units for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

This policy represents a target of the Official Plan, not a requirement. However, the developer has agreed to offer more affordable and attainable forms of housing in the form of townhouse units as a means of increasing housing options in the City. Second suites and third suites may also be provided where feasible, which would act as a means of further increasing affordable and attainable housing options in the area.

#### Former Salem Secondary Plan

28. The Salem Secondary Plan establishes a detailed planning framework for the future urban development of the Former Salem Secondary Plan Area. The Former Salem Secondary Plan Area is comprised of four residential districts, two industrial/business parks and two mixed-use corridors along Essa Road and McKay Road West.
29. Policy 8.2.4.2 identifies that the Natural Heritage System (NHS) 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 NHS within the urban context. The proposal conforms to this policy as a 2.06 hectare area of the subject lands associated with the Bear Creek Tributary, including a 20 metre development buffer, is proposed to be rezoned to 'Environmental Protection' (EP) and conveyed to the City at no cost upon registration of the active Consent/Severance (File: B25/22) to ensure that that the feature is protected in perpetuity.
30. Policy 8.2.4.5 identifies that lands designated 'Residential Area' permit a range of low and medium density residential uses which will be predominantly ground related development. It also identifies that residential areas be organized so that residents are generally within close proximity to community facilities, such as parks and schools. The proposal conforms to this policy as the development provides for 34 street townhouse units within walking distance of a proposed park, school and commercial blocks on lands located immediately north of the site and would include future connections to trail systems within the buffer area of the NHS. Additionally, the development proposes street and sidewalk connections to existing and planned developments in the surrounding area.
31. Policy 8.2.8 identifies that the average density for population and employment for the Salem Secondary Plan Areas is 50 persons and jobs per hectare. The proposal conforms to this policy as the development provides a density of approximately 87 persons and jobs per developable hectare. Additionally, the proposed development would contribute to achieving the housing mix target of 83 percent low and medium density ground-related units and 17 percent medium and high density non-ground related units through the provision of 34 street townhouse units, as proposed, in accordance with Policy 8.2.9.1.
32. According to Schedule 8C – Land Use, the subject lands are located within 500 metres of a former waste disposal site, located to the south on lands known municipally as 450 Salem Road. Policy 8.5.15.1 states that it is a goal of the City to minimize the potential risks to public health and safety from the off-site impacts associated with former waste disposal sites. Further, Policy 8.5.15.2 states that no development shall be permitted in a Waste Disposal Assessment Area unless it can be demonstrated that there will be no adverse impacts to persons and property from the former waste disposal site. A study of possible impacts and mitigation measures is required prior to the approval

of any development proposal. The application conforms to these policies as a Landfill Impact Assessment was submitted in support of the development and concluded that the waste disposal site has been remediated and all waste deposited has been removed. Subsequent sampling of groundwater and soils has confirmed that the site meets criteria for residential and parkland use, as outlined in the Guideline for Use at Contaminated Sites in Ontario.

33. Policies 8.6.4 and 8.6.5 require that all new urban development in the Salem Secondary Plan Area be connected to full municipal services and comply with the City's Master Plans, Municipal Class Environmental Assessments (Class EAs), Stormwater Management Master Plan and Subwatershed Impact Studies. Further, the provision of water and wastewater services relate to the phasing of development as set out in Section 8.7.3.2 of the Salem Secondary Plan. Development shall not proceed until the availability of water and wastewater services are confirmed and the City is satisfied that development can be undertaken in a financially responsible manner in conformity with the principle that growth pays for growth to the greatest extent possible. In this regard, Development Services – Approvals and Finance staff have indicated no concern with the proposed rezoning and have confirmed that matters related to infrastructure improvements/extensions would be adequately addressed at the time of detailed design of the plan of subdivision, should Council approve the subject application.
34. Staff have reviewed the relevant policies in detail and are of the opinion that the provision of compact alternative housing opportunities and the overall neighbourhood design of the proposed development achieves the required density targets in the Salem Secondary Plan. The proposal also achieves the design goals of the Secondary Plan, including the protection of natural heritage resources, and development of compact built-form across an integrated grid-street pattern to support efficient service delivery, neighbourhood access, and overall connectivity and walkability. As such, staff are satisfied that the proposed development is consistent with the Salem Secondary Plan.

#### Comprehensive Zoning By-law 2009-141

35. The subject application is proposing to amend the zoning on a portion of the subject lands from 'Agricultural General' (AG) in accordance with Zoning By-law 054-04 (Innisfil) to 'Neighbourhood Residential' (R5), 'Environmental Protection' (EP), and 'Open Space' (OS) pursuant to City of Barrie Zoning By-law 2009-141, as illustrated in Appendix "A".
36. Staff have reviewed the public, departmental, and agency comments received and the relevant Provincial and City Policy regarding the proposed rezoning and subsequent Draft Plan of Subdivision application. For the reasons stated in this report, the development of 34 street townhouses, together within the conveyance of natural heritage system lands, a road widening and a TransCanada Pipeline easement is considered appropriate and conforms to relevant Provincial policies, the City of Barrie Official Plan (2010), and the Former Salem Secondary Plan, while being respectful of the existing and proposed developments surrounding the subject lands.

#### Consent (Severance) and Draft Plan of Subdivision Applications

37. Should Council approve the proposed Zoning By-law Amendment application, the owner/applicant would be able to complete the registration of Consent (Severance) Application B25/22 to sever the existing residential dwelling from the subject lands to facilitate the future development of a plan of subdivision on the balance of the property. Through the registration of the severance, the owner/applicant will convey natural heritage system lands, a road widening, and a TransCanada Pipeline easement to the City at no cost.
38. Should Council approve the Zoning By-law Amendment application, the proposed development on the eastern portion of the subject property would proceed to Draft Plan of Subdivision approval

through the delegated approval process (Council Motion 10-G-346), and staff would be in a position to approve the associated Draft Plan of Subdivision.

39. In terms of the subdivision process, the developer will be responsible for the initial capital costs and maintenance for a two-year period for all new infrastructure required to support this development. Following assumption of this subdivision at the end of the maintenance period, the infrastructure will then be transferred into City ownership. At this time, the costs associated with asset ownership including maintenance and operations, lifecycle intervention expenses, and the contributions to reserves to support the ultimate replacement and possible disposition of the assets in the long-term, will be carried by the community.

### **ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

40. The following environmental and/or climate change impact matters have been considered in the development of the recommendation:
- a. The environmentally sensitive lands associated with the Bear Creek tributary and identified as part of the Natural Heritage System in the Former Salem Secondary Plan and the Current City of Barrie Official Plan (2023), will be required to be conveyed to the City at no cost at the time of the registration of Consent/Severance Application B25/22, which was approved conditionally by Committee of Adjustment, ensuring the protection of the feature in perpetuity.
  - b. The Environmental impact Study (EIS) submitted in support of the subject application has been accepted by staff and the Nottawasaga Conservation Authority (NVCA), as it confirms that the proposed development is not expected to have negative impacts on wetland and woodland features, provided recommended mitigation measures and best practices (i.e. 20 metre development buffer) are implemented.

### **ALTERNATIVES**

41. The following alternative is available for consideration by General Committee:

**Alternative #1** General Committee could refuse the proposed Zoning By-law Amendment application and maintain the current "Agricultural General" (AG) zoning over the subject lands pursuant to Zoning By-law 054-04 (Innisfil).

This alternative is not recommended as the proposed development forms part of the lands that were annexed from the Town of Innisfil on January 1, 2010 with the intent to allow the City of Barrie to expand in a compact and sustainable manner. The proposed development is consistent with and conforms to all Provincial and City Planning policies, as noted throughout the analysis section of this report, and is considered an appropriate use of the subject lands.

### **FINANCIAL**

42. All costs associated with the approval and development of the site would be the applicant's responsibility. The applicant would be responsible for all capital costs for any new infrastructure required within the development limits and any of the costs associated with upsizing to municipal water and sewer mains already installed, and traffic turning lanes or signals if required.
43. Prior to the issuance of building permits, the applicant would be required to pay a Capital Contribution Rate of \$4,914.00 per townhouse unit.

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44. Through the subdivision process, the applicant will be required to enter into a Subdivision Agreement with the City, which requires the payment of Development Charges (DCs) and securities for site development works. Through the subdivision registration process, the City will collect approximately \$2,434,264.00 in Development Charges (\$71,596 per townhouse unit) in accordance with current DC rates.
  45. An Education Levy of \$4,283.00 per unit will be calculated and collected at the time of issuance of the building permit. The Education Levy amount for the proposed development is estimated to be approximately \$145,622.00.
  46. A cash in lieu of parkland contribution of \$3,693.00 per residential unit will be calculated and collected at the time of issuance of the building permit. The parkland contribution amount for the proposed development is estimated to be approximately \$125,562.00.
  47. Municipal property taxes are collected annually. The total municipal taxes collected in 2023 for the subject site was \$2,930.02. At this time, it is not possible to provide estimates of the market prices for the housing that will be available through this future subdivision as building permits are not expected until late 2024 at the earliest. However, the assessed value of the future housing is anticipated to be greater than the current assessed value of the property and will therefore increase the amount of property tax that is collected on the subject site as it exists today.
  48. A Finance Administration fee of \$85.00 per residential unit will be charged at the time of building permit issuance.
  49. The City will also incur additional operating costs associated with extending municipal services to the area including fire protection, policing, snow clearing, and boulevard landscaping maintenance. Taken together, these are all normal growth-related expenses that are being actively planned for through the City's Capital Planning process.

#### **LINKAGE TO 2022-2026 COUNCIL STRATEGIC PLAN**

50. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:
  - Affordable Place to Live
  - Community Safety
  - Thriving Communities
51. In accordance with Council's goals, the proposed development would provide for a compact form of development with integration between the subject lands and existing and planned developments in the surrounding area to add the potential for more affordable and attainable housing options and support the local and regional transit network.

Attachments: Appendix "A" – Draft Zoning By-law Amendment  
Appendix "B" – Concept Plan  
Appendix "C" – Draft Plan of Subdivision  
Appendix "D" – Context/Block Plan  
Appendix "E" – Salem Secondary Plan – Land Use  
Appendix "F" – Consent/Severance Plan  
Appendix "G" – Salem Secondary Plan – Phasing

APPENDIX "A"

Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2024-XX

**A By-law of The Corporation of the City of Barrie to amend Town of Innisfil By-law 054-04, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures, formerly in the Town of Innisfil, now in the City of Barrie.**

**WHEREAS** the Council of The Corporation of the City of Barrie deems it expedient to amend Town of Innisfil By-law 054-04 to rezone lands being Part of Lot 1, Concession 11, Formerly Town of Innisfil, County of Simcoe, and known municipally as 500 Salem Road, City of Barrie, shown on Schedule "A" attached to this By-law from the 'Agricultural General' (AG) to 'Neighbourhood Residential' (R5), 'Environmental Protection' (EP) and 'Open Space' (OS) in City of Barrie By-law 2009-141.

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 24-G-XXX.

**NOW THEREFORE** the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map be amended to change the zoning from 'Agricultural General' (AG) in Town of Innisfil By-law 054-04 to 'Neighbourhood Residential' (R5), 'Environmental Protection' (EP) and 'Open Space' (OS) in City of Barrie Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law.
2. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands shown in Schedule "A" to this by-law shall apply to the said lands except as varied by this By-law.
3. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this \_\_\_\_ day of \_\_\_\_, 2024.

**READ** a third time and finally passed this \_\_\_\_ day of \_\_\_\_, 2024.



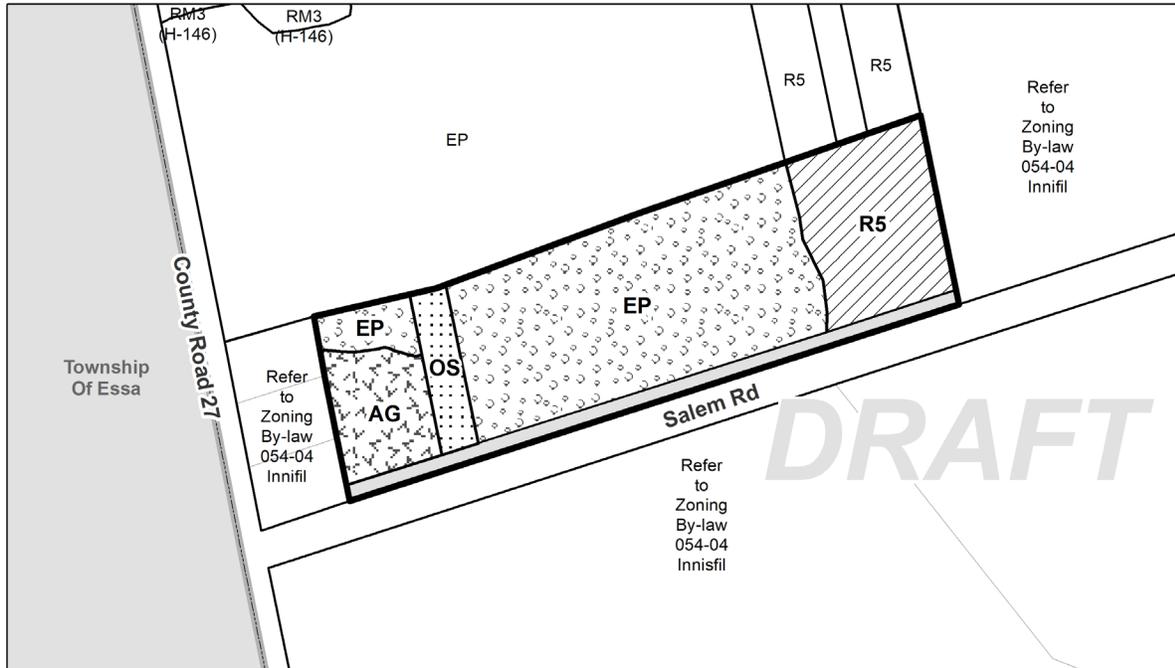
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**THE CORPORATION OF THE CITY OF BARRIE**

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**MAYOR – A. NUTTALL**

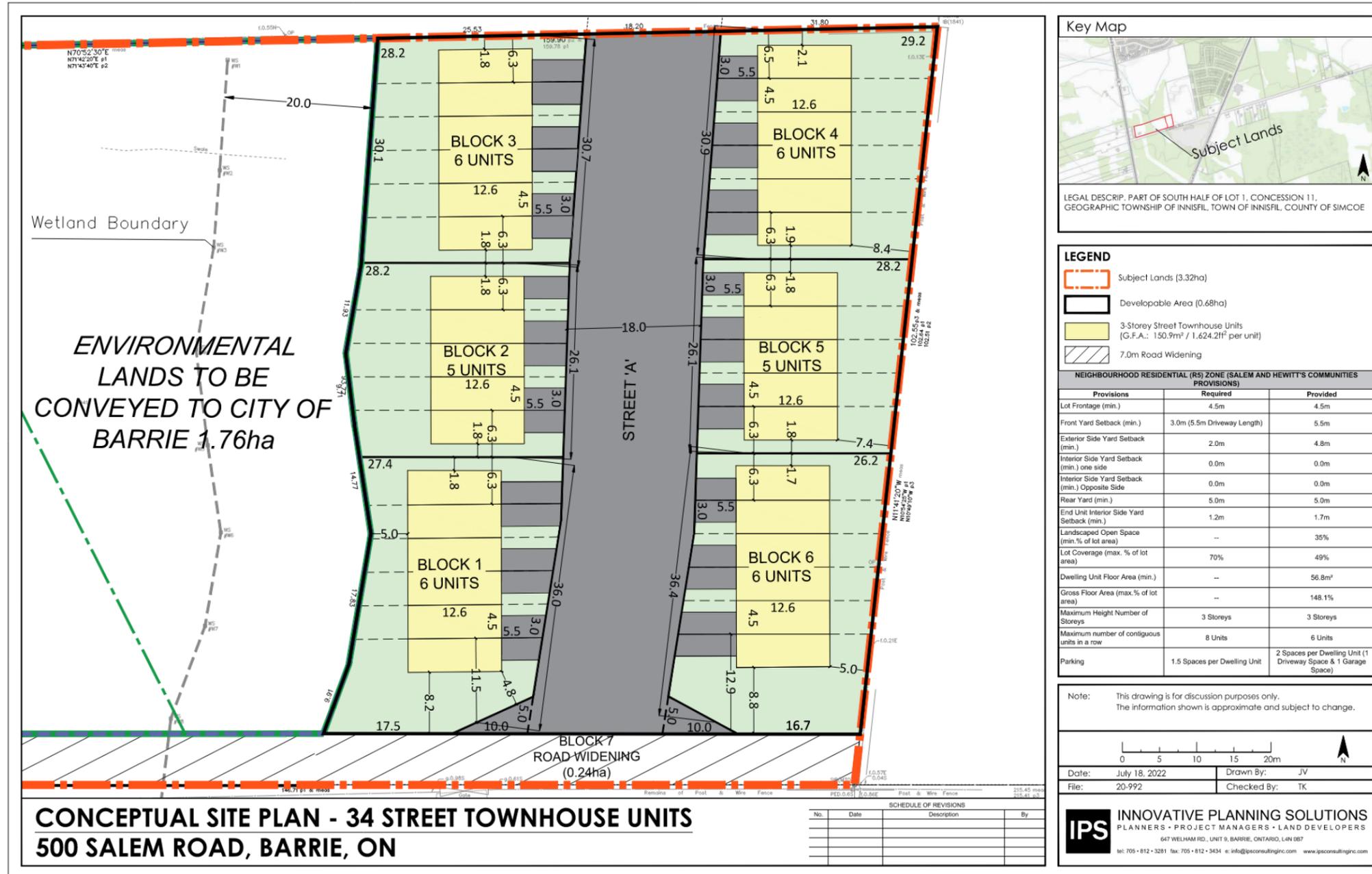
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**CITY CLERK – WENDY COOKE**

Schedule "A" to attached By-law 2024-XXX

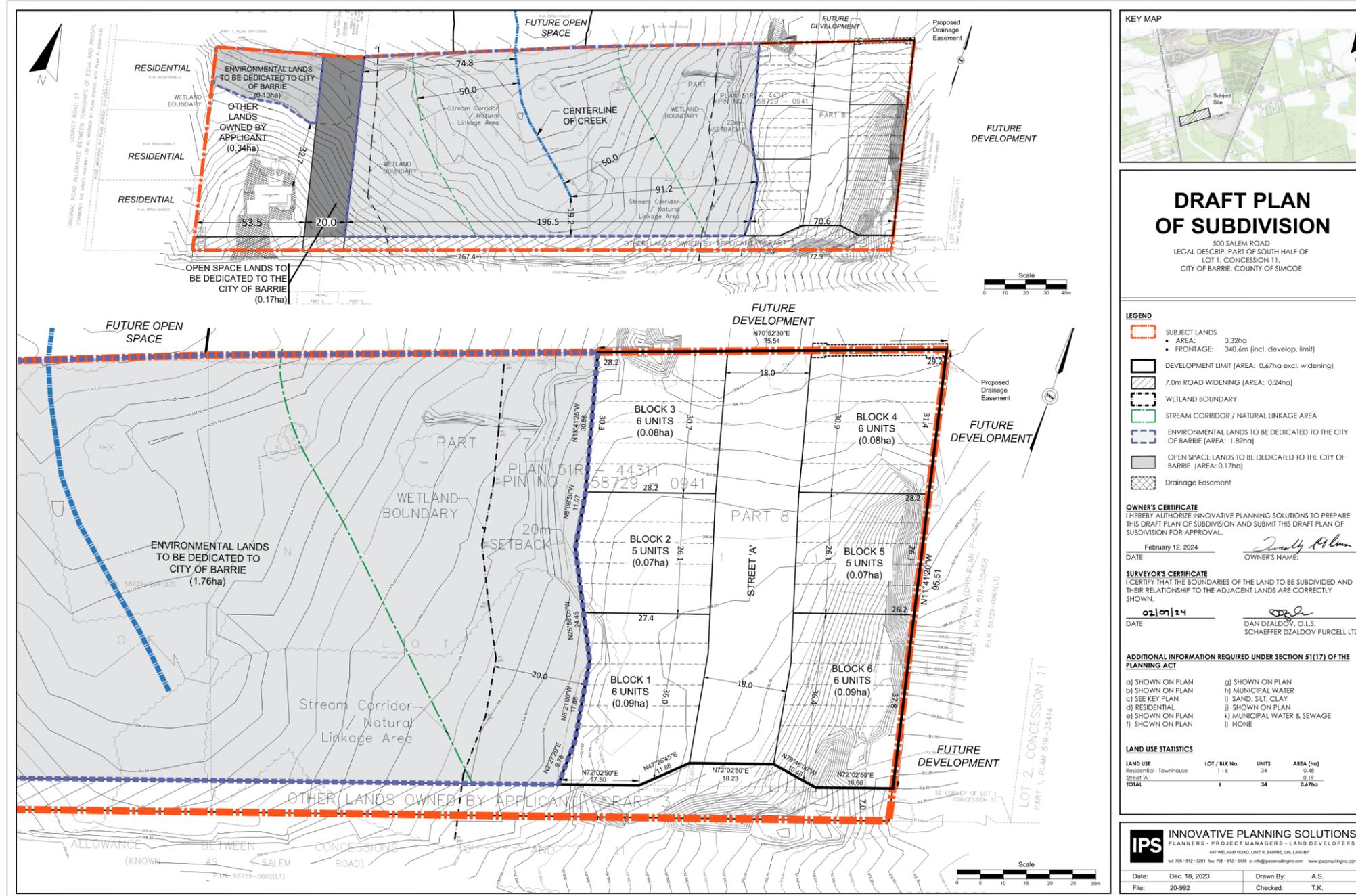


<p><b>PROPOSED ZONE</b> <b>D30-008-2023</b> <b>500 Salem Road, Barrie - ON</b></p>	<ul style="list-style-type: none"> <li> Parcels</li> <li> Zoning By-Law 2009-141</li> <li><b>Lands Proposed to be Rezoned from Agriculture zone (AG) to:</b></li> <li> Neighbourhood Residential zone (R5)</li> <li> Open Space zone (OS)</li> <li> Environmental Protection zone (EP)</li> <li> Remaining Agriculture zone (AG) By-law 054-04 Innisfil</li> <li> Road widening</li> </ul>	<p><small>The City of Barrie does not warrant the accuracy, completeness, content, or currency of the information provided. This is not a legal Plan of Survey Copyright ©City of Barrie 2024 Produced (in part) under license from: © King's Printer, Ontario Ministry of Natural Resources. All rights reserved; © His Majesty the King in Right of Canada, Department of Natural Resources. All rights reserved; © Members of the Ontario Geospatial Data Exchange. All rights reserved. For information please contact Service Barrie at 705-726-4242 or <a href="mailto:ServiceBarrie@barrie.ca">ServiceBarrie@barrie.ca</a></small></p> <p style="text-align: right;"><small>Development Services/3/27/2024</small></p>
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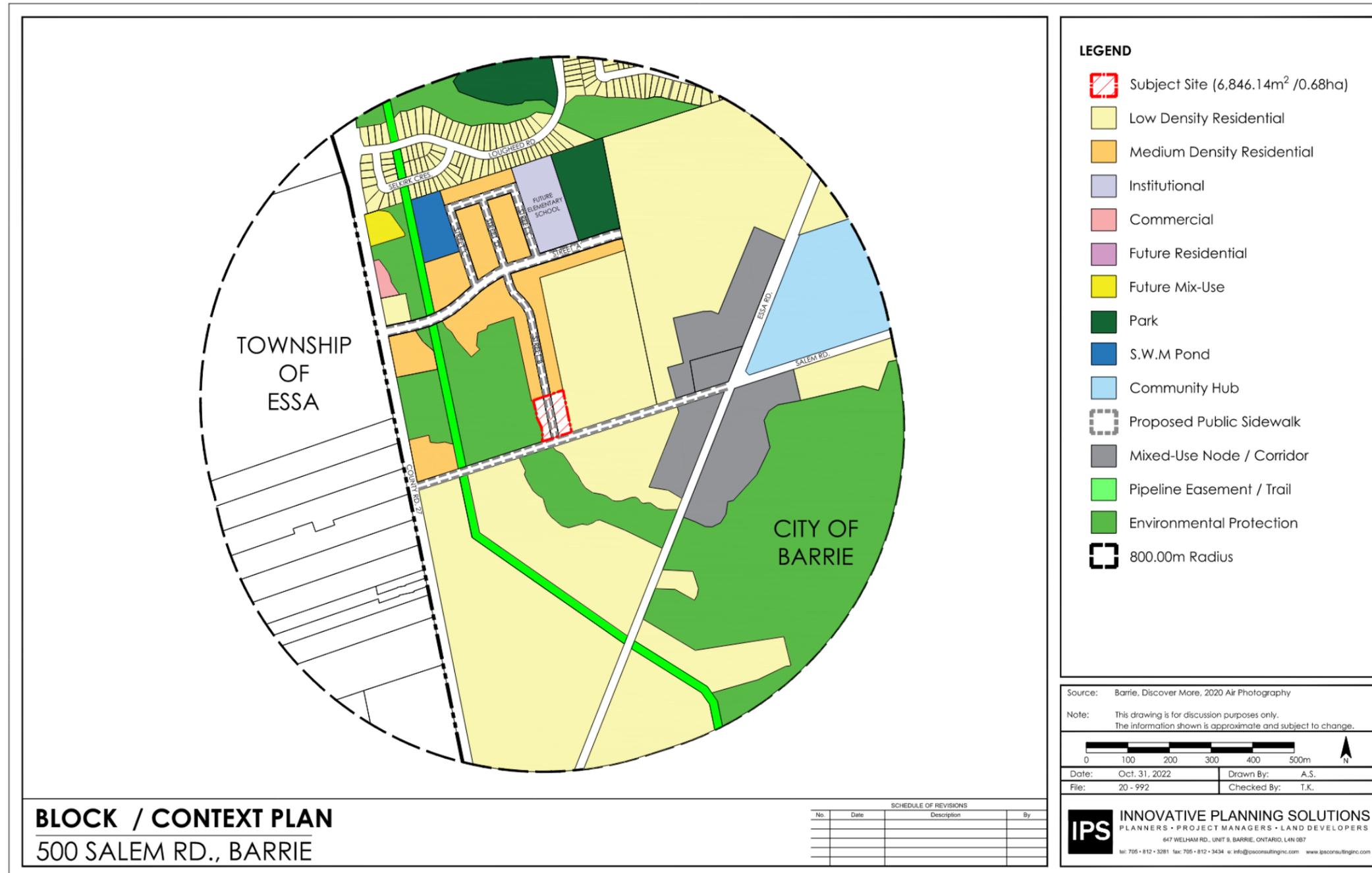
APPENDIX "B"  
Concept Plan



APPENDIX "C"  
Draft Plan of Subdivision



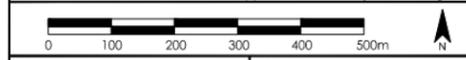
APPENDIX "D"  
Context/Block Plan



**LEGEND**

- Subject Site (6,846.14m<sup>2</sup> /0.68ha)
- Low Density Residential
- Medium Density Residential
- Institutional
- Commercial
- Future Residential
- Future Mix-Use
- Park
- S.W.M Pond
- Community Hub
- Proposed Public Sidewalk
- Mixed-Use Node / Corridor
- Pipeline Easement / Trail
- Environmental Protection
- 800.00m Radius

Source: Barrie, Discover More, 2020 Air Photography  
 Note: This drawing is for discussion purposes only.  
 The information shown is approximate and subject to change.



Date: Oct. 31, 2022 Drawn By: A.S.  
 File: 20 - 992 Checked By: T.K.

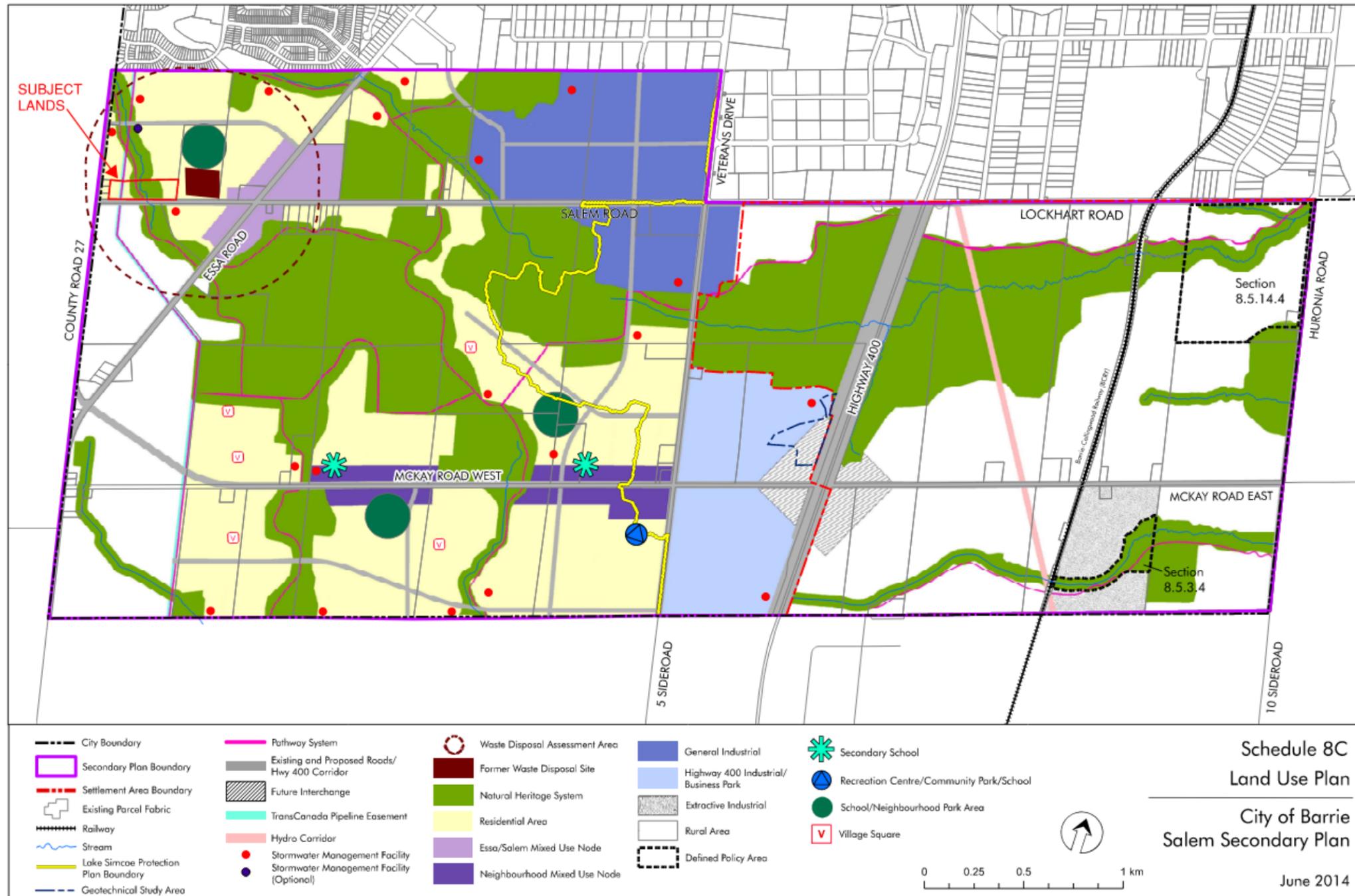
**BLOCK / CONTEXT PLAN**  
500 SALEM RD., BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

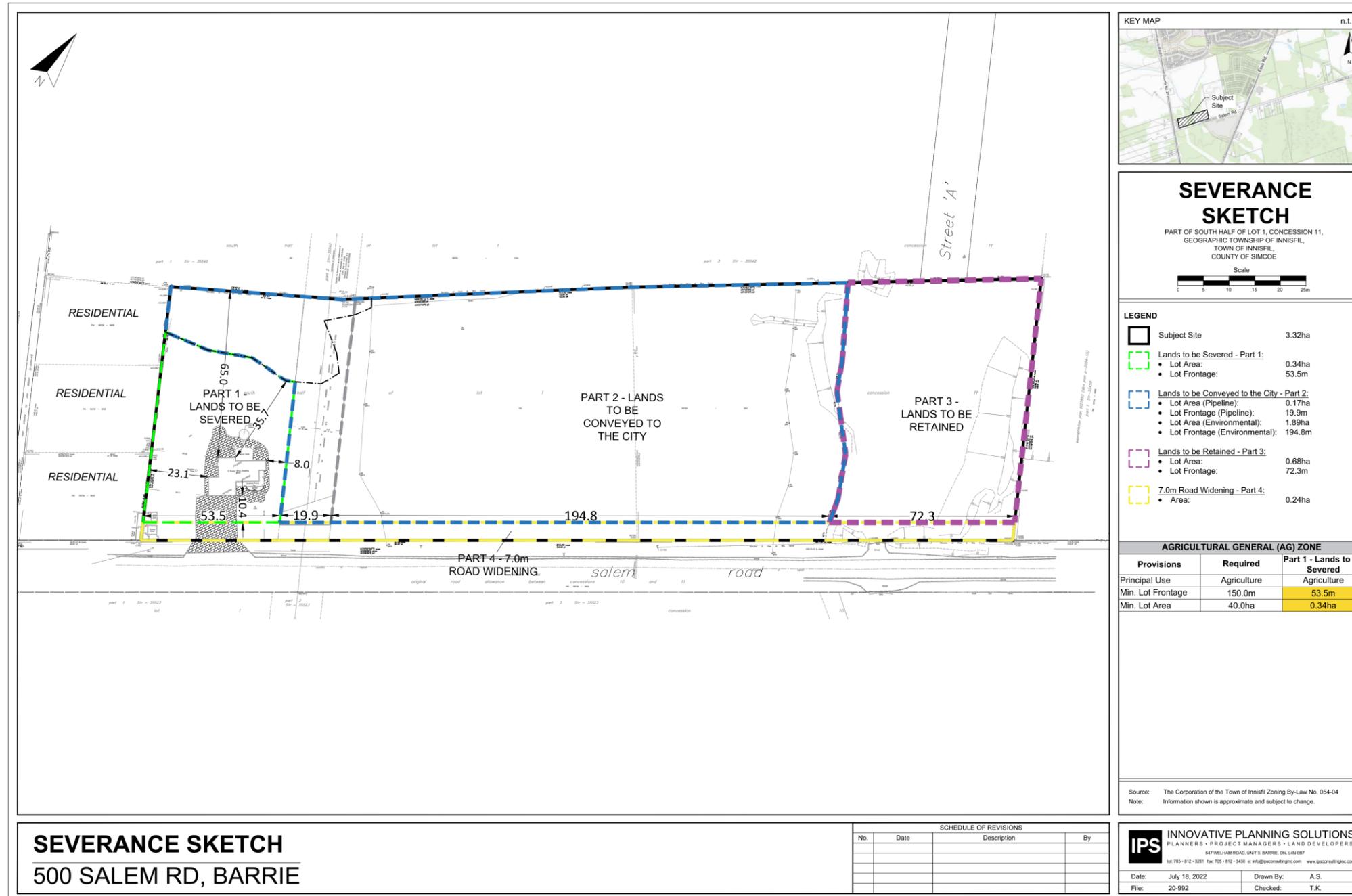
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 Tel: 705 • 812 • 3281 Fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

APPENDIX "E"

Salem Secondary Plan – Land Use



APPENDIX "F"  
Consent/Severance Plan



APPENDIX "G"  
Salem Secondary Plan - Phasing

