

# Draft Zoning By-law Amendment – Annexation Lands

## **Public Meeting Presentation**

November 28, 2016

Stephen Naylor, MCIP, RPP  
Director of Planning and Building Services

**BARRIE**

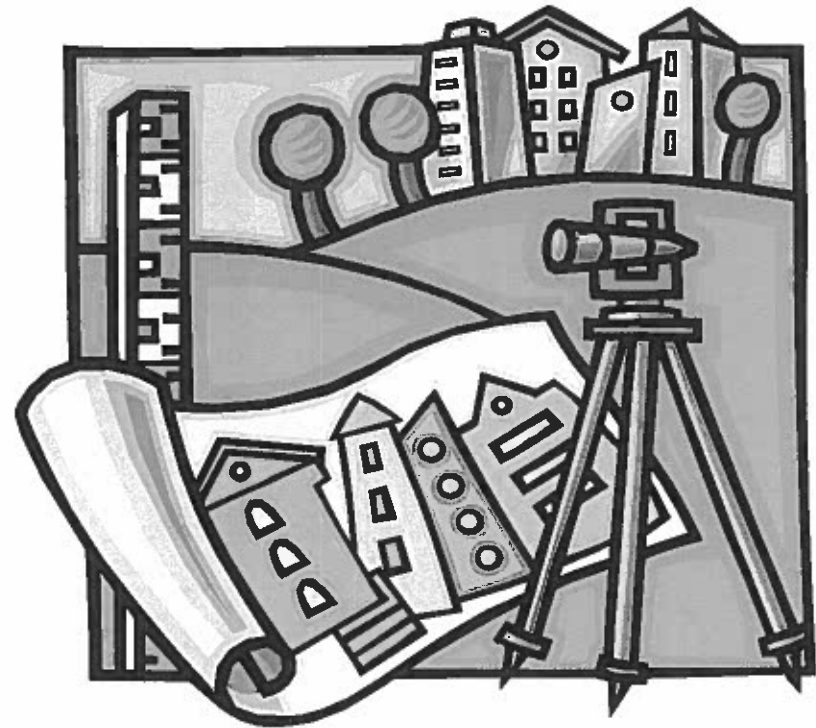
# Draft Zoning By-law Amendment



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# Presentation Outline

- Where Things Stand: A Recap
- Draft Zoning By-law Amendment
- Next Steps



Since last time . . .

### **Completed and On-Going**

- OMB Hearings, Settlements and Decisions/Orders
- Class EA and Design Projects
- Urban Design Guidelines
- Conformity Plans
- Formal Applications



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# Reminder

## Salem Secondary Plan Area

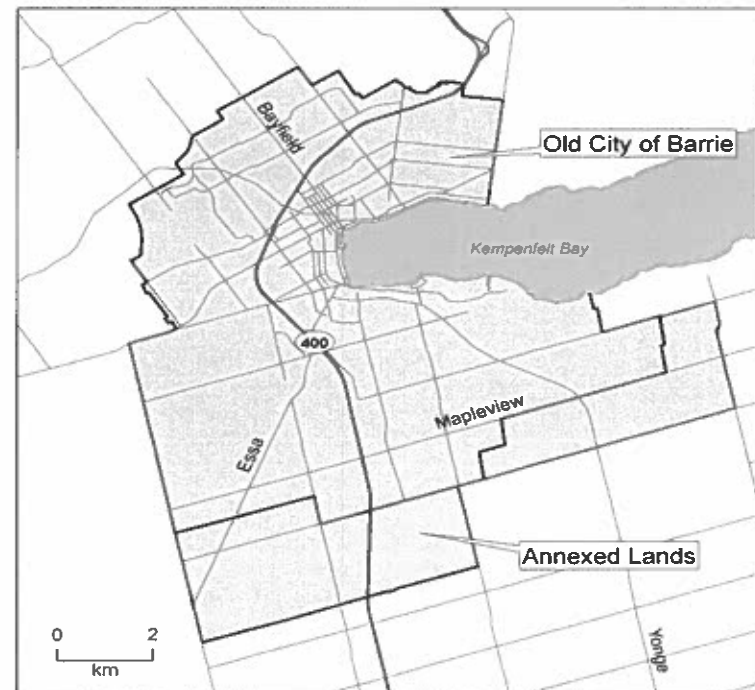
- 2031 Population – 15,000

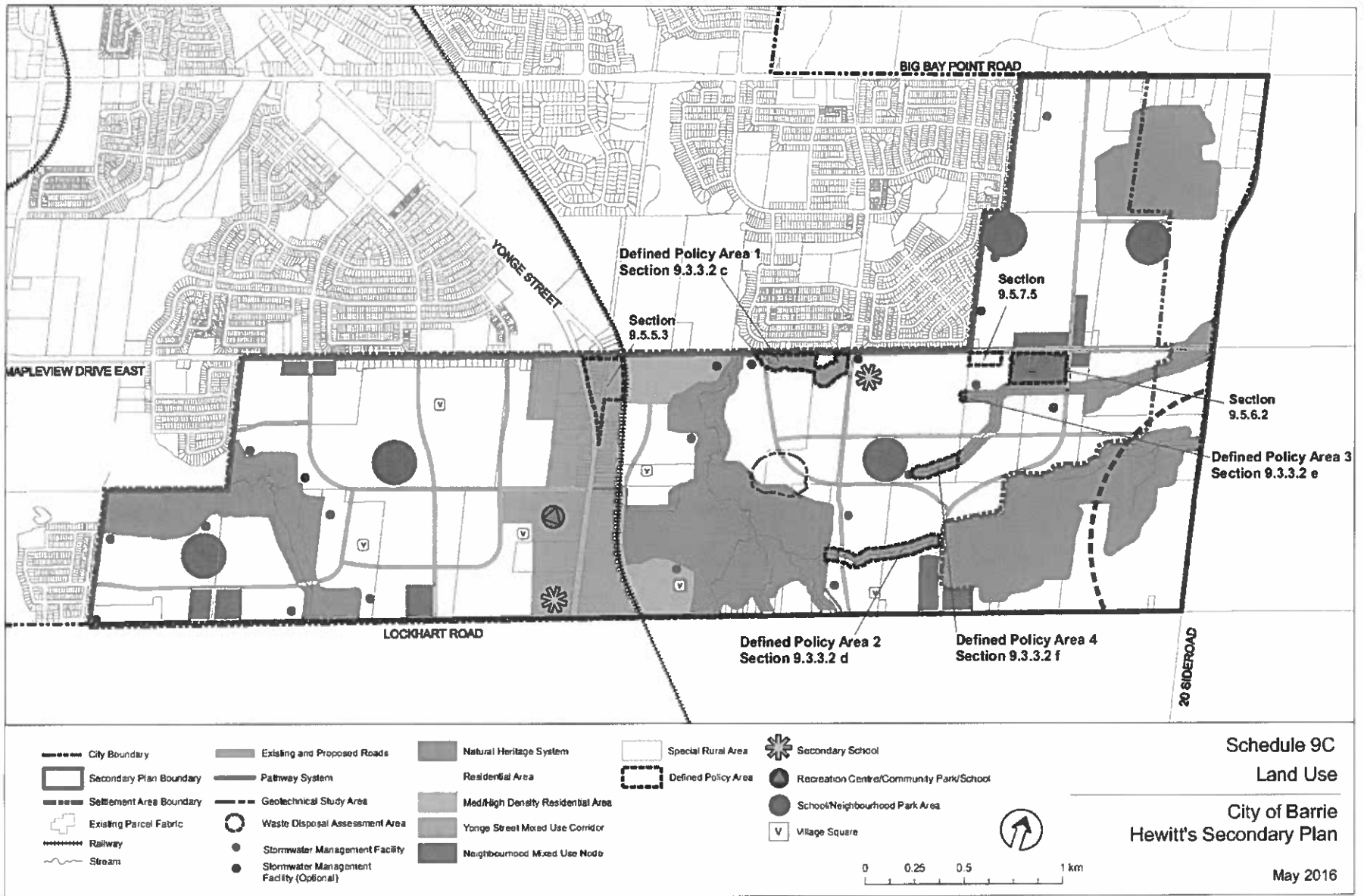
## Hewitt's Secondary Plan Area

- 2031 Population – 26,000

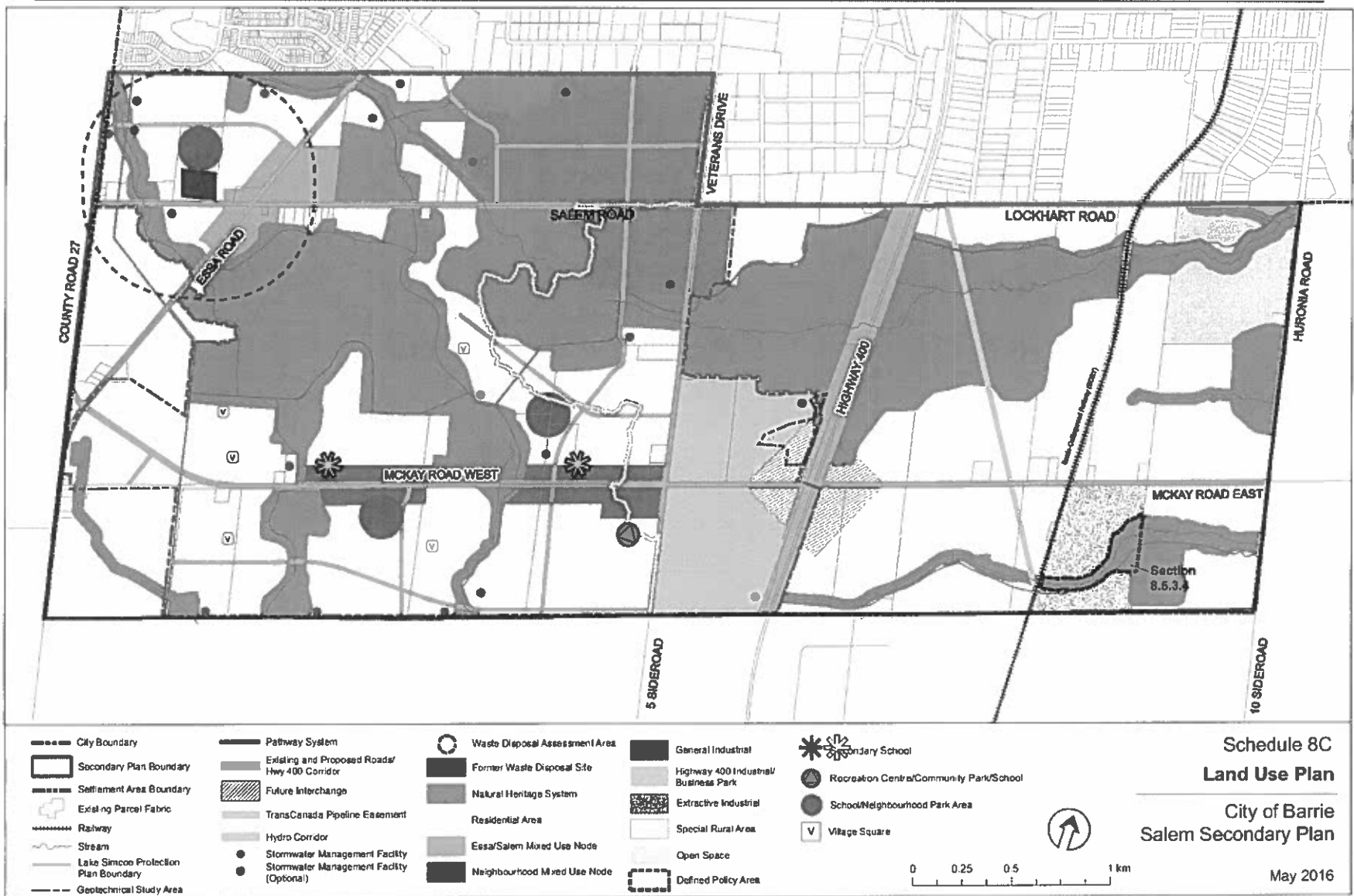
## Growth

- Area being planned to accommodate 60% of City's population growth to 2031





# BARRIE



Schedule 8C  
**Land Use Plan**  
 City of Barrie  
 Salem Secondary Plan

May 2016

HEWITT'S SECONDARY PLAN - MASTER PLAN

MAY 2015



LEGEND

- |                              |                                     |                              |   |
|------------------------------|-------------------------------------|------------------------------|---|
| Secondary Plan Boundary      | Railway                             | Young Mixed Use Corridor     | Recreation Centre/Community Park/School |
| Settlement Area Boundary     | Natural Heritage System             | Neighbourhood Mixed Use Node | Village Square                          |
| Potential Floodline Boundary | Residential Area                    | Neighbourhood Park Area      | Stormwater Management Facility          |
| Existing and Proposed Roads  | Med / High Density Residential Area | School                       | Special Rural Area                      |

The Potential Floodline reflects a floodline which could result from modifications such as culvert improvements which reduce areas subject to flooding. It is recognized that these floodlines have not been approved and that the detailed delineation of the Regulatory Floodplain is required to be completed at the planning/design stages of development. The actual developable area will be defined at that time.





SALEM SECONDARY PLAN - MASTER PLAN

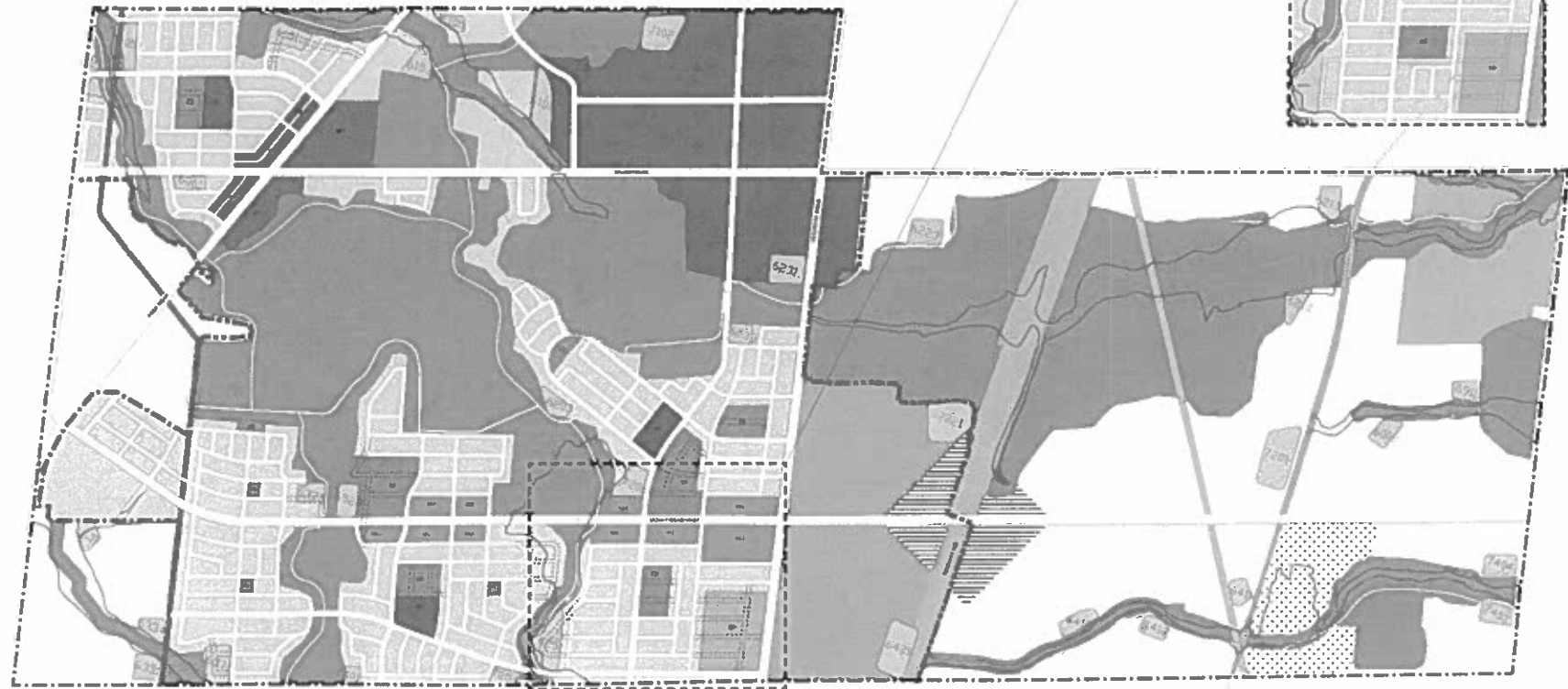
MARCH 2016



**LEGEND**

Secondary Plan Boundary	Highway	Natural Heritage System	Highway 400 Industrial/Business Park	Stormwater Management Facility
Settlement Area Boundary	Hydro Corridor	Residential Area	Recreation Centre/Community Park/School	Special Rural Area
Potential Floodline Boundary	TransCanada Pipeline Easement	Essex/Salem Mixed Use Node	Neighbourhood Park Area	Open Space
Existing and Proposed Roads	Future Interchange	Neighbourhood Mixed Use Node	School	
Railway	Extractive Industrial	General Industrial	Village Square	

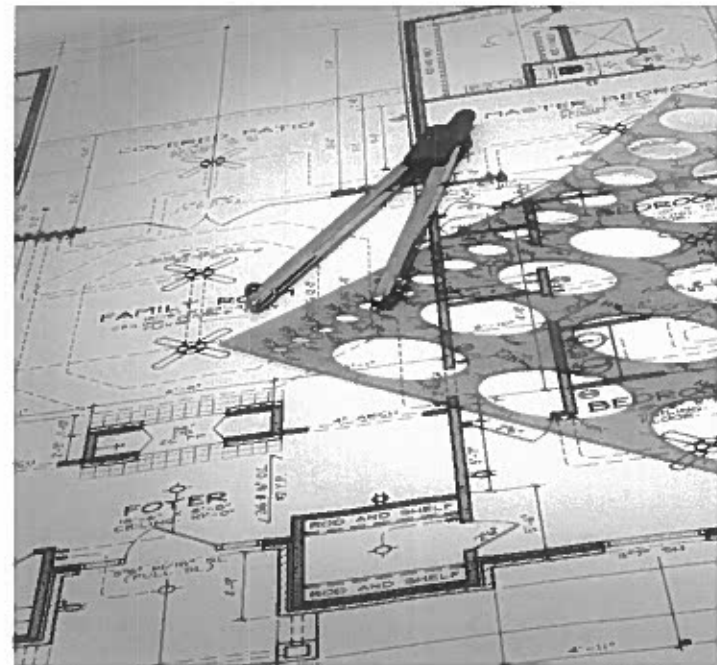
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# Ontario Municipal Board

## Planning Act Appeals

- May 30<sup>th</sup>, 2016 – Partial approval of OPA's 38, 39, and 40
- November 28, 2016 – Settlement Hearing for the 4 remaining appeals – Ontario Municipal Board is anticipated to issue decision in near future
- Secondary Plans will come into full force and effect



# On-Going Events

## **Class EA Processes**

- On-going

## **Conformity Reviews**

- On-going
- 6 Completed
- 1 Under Review

## **Formal Applications**

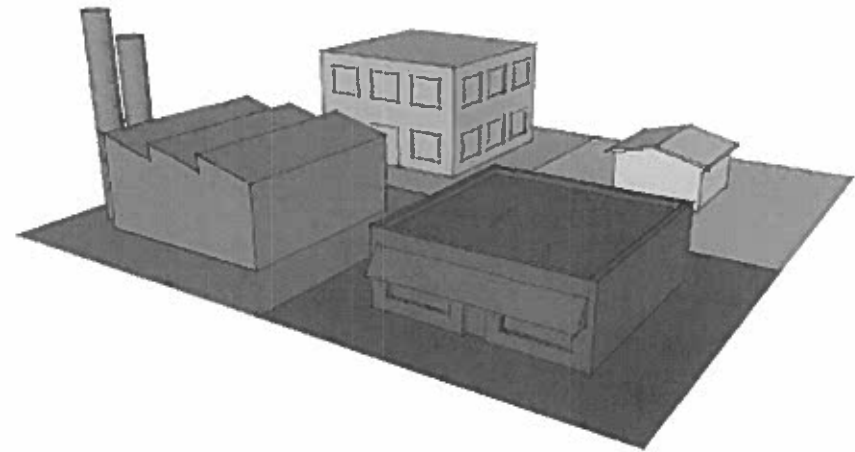
- Two Zoning By-law and Draft Plan of Subdivision applications have been formally submitted
- DG Investments (Salem) and Crisdawn (Salem)
- More coming!!



# Draft Zoning By-law Amendment (ZBA)

## Draft Zoning By-law Amendment

- Draft ZBA topic of tonight's Public Meeting
- As with entire process to-date, draft ZBA is a collaborative process between landowners and the City



## Zoning By-law (cont.)

- The ZBA amends the City's Zoning By-law by adding new Section
- Adds/revises definitions and certain General Provisions
- Adds two new Residential categories (R3 and RM5)
- Amends the City's Mixed Use Zones (under appeal) by adding MU1 – A and MU2 – A



## Zoning By-law (cont.)

- The draft Zoning By-law adds these new residential categories but does not zone any properties
- Landowners will propose which zones are to apply to specific subdivisions
- Site specific applications may also propose additional special provisions
- Non-residential uses will utilize the existing City Zoning By-law (2009-141 as amended) (i.e. Open Space; Environmental Protection)



## Zoning By-law (cont.)

- The new Zones are based upon the policies of the Secondary Plans which encourage mixed uses (commercial – residential/residential-residential), transit supportive densities, active transportation, grid streets, buildings closer to streets and a diversity of housing types (i.e. back-to-back townhouses)



# Zoning By-law (cont.)

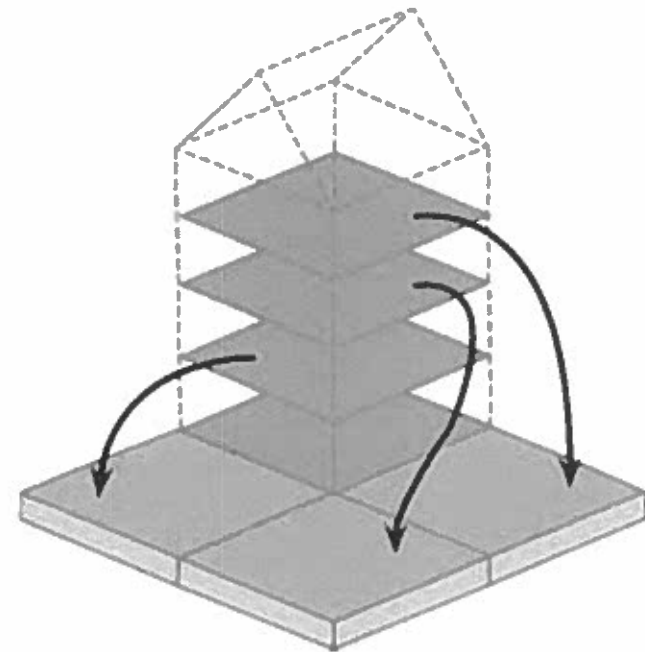
## Main Differences

### Definitions:

- Floor Space Index
- Back-to-Back Townhouses

### General Provisions:

- Private Garages and Garage Doors
- Parking (Min. and Max./Small Cars)
- Commercial/Recreational Vehicle Restrictions





# Zoning By-law (cont.)

## New Zones:

### Residential Neighbourhood (R5)

- Low/Medium Density
- Uses : Two unit dwellings and Townhouses
- Local Commercial Retail
- Setbacks
- Lot Coverage
- Accessory Structures



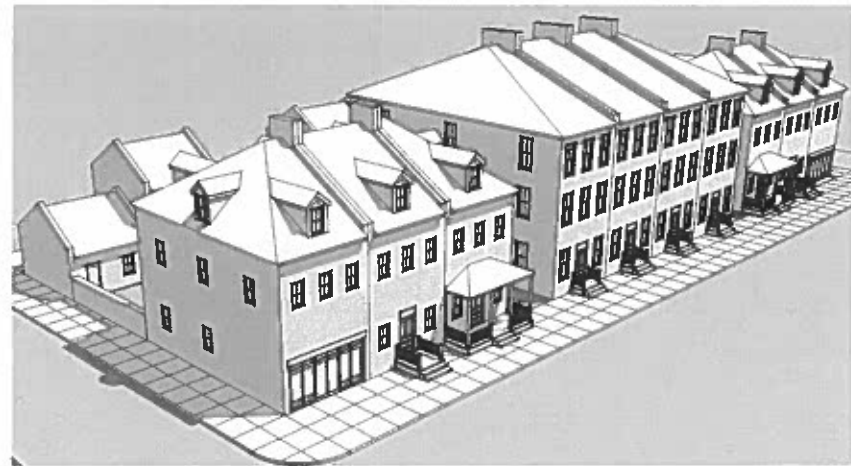
## Zoning By-law (cont.)

### Residential Multiple Neighbourhood (RM3)

- Medium/High Density
- Same as above
- Lot coverage/Height

### Mixed Use (MU1 – A and MU2 –A)

- Setbacks
- Height Minimums
- FSI/Density



## Next Steps . . . .

- Will review comments received as a result of this Public Meeting
- Prepare Report – Q1 2017



Thank you



Questions?

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