



# WATERSAND CONSTRUCTION LTD.

## CITY OF BARRIE



MARCH 20, 2017

## **Planning Applications Submitted Include:**

- **Draft Plan of Subdivision**
- **Zoning By-Law Amendment**

## **Supporting Studies Submitted Include:**

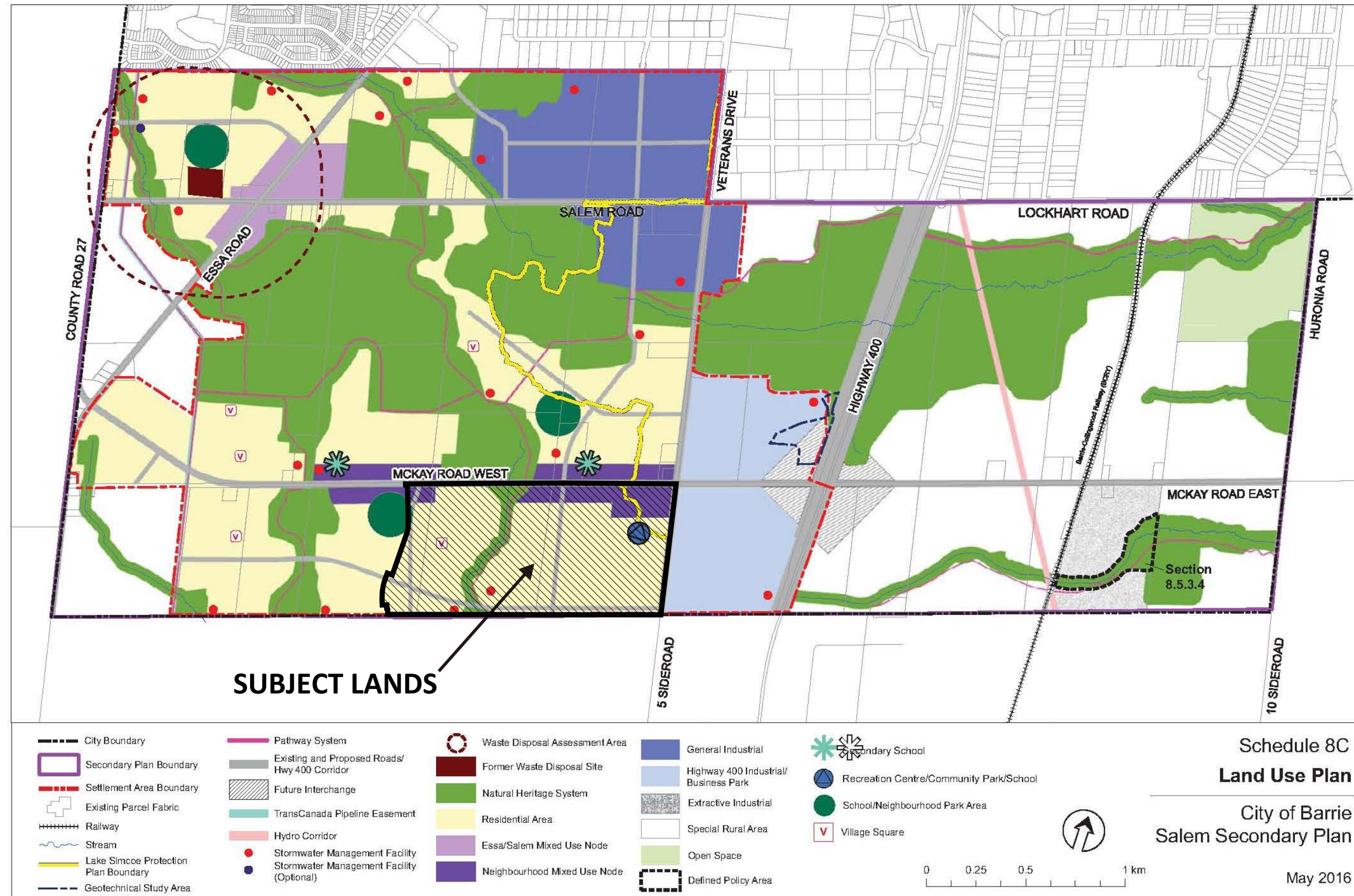
- **Noise Study - Jade Acoustics Inc.**
- **Functional Servicing Report - Schaeffer & Associates Ltd.**
- **Storm Water Management Report - Schaeffer & Associates Ltd.**
- **Traffic Impact Study - BA Consulting Group Ltd.**
- **Species at Risk - Michalski Nielsen & Associates Limited**
- **Archeological Assessment - This Land Archeology Inc.**
- **Pedestrian Circulation Plan - KLM Planning Partners Inc.**
- **Planning Justification Outline - KLM Planning Partners Inc.**



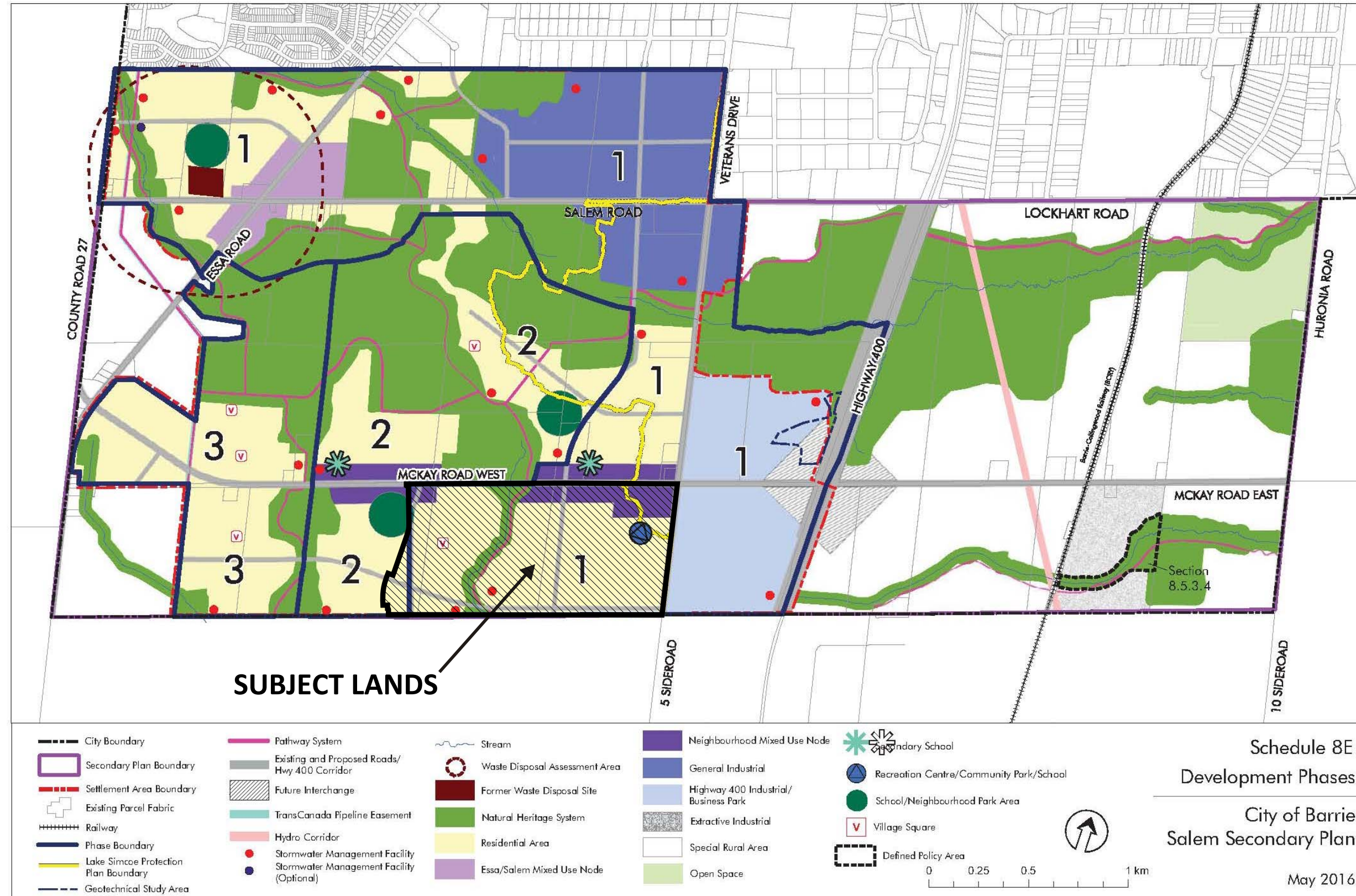
# SITE LOCATION



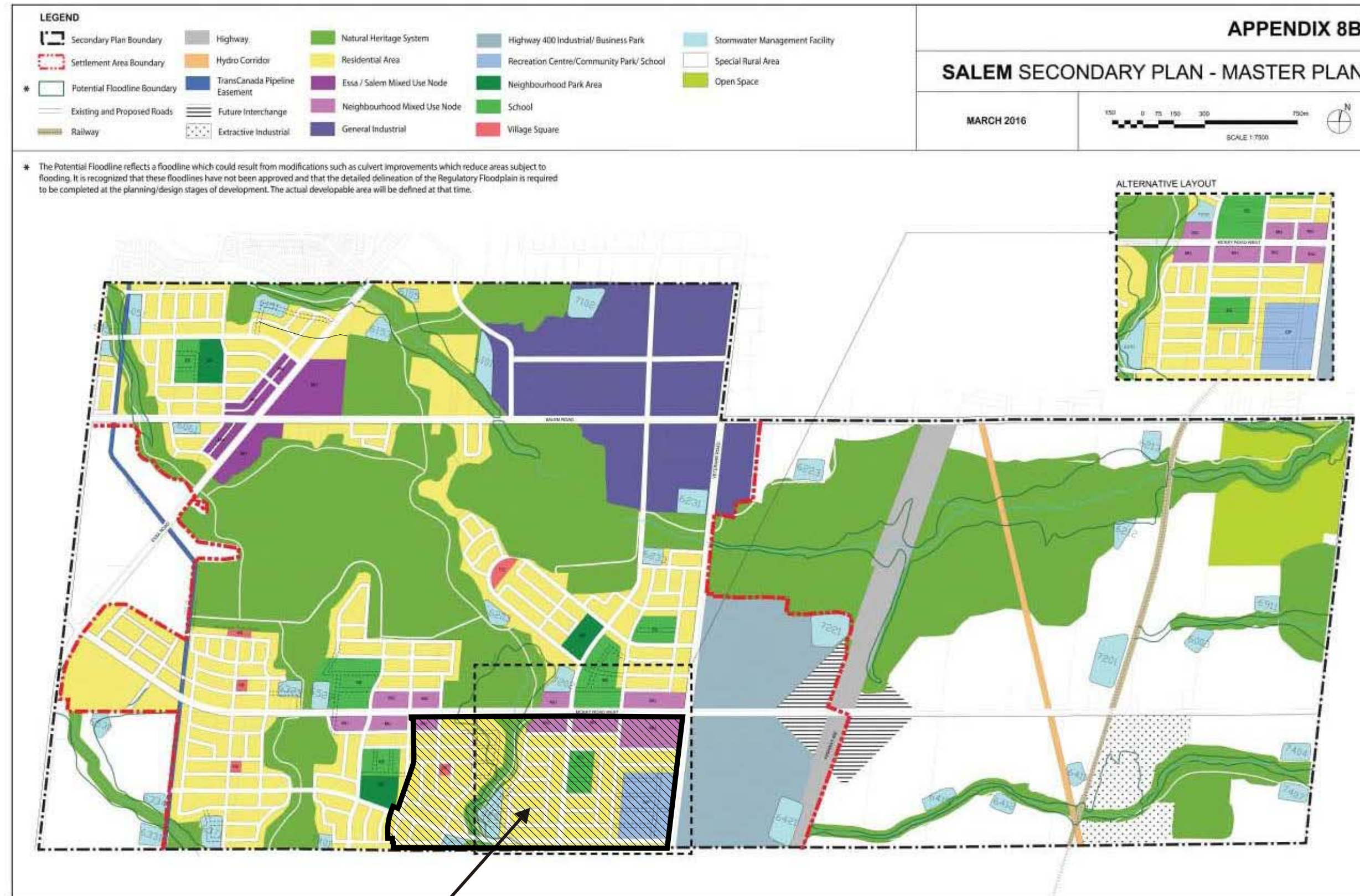
# SALEM SECONDARY PLAN - LAND USE PLAN



# SALEM SECONDARY PLAN - DEVELOPMENT PHASES



# SALEM SECONDARY PLAN - MASTER PLAN



SUBJECT LANDS

**SUBJECT LANDS**

**DG GROUP**™

**KLM**  
PLANNING PARTNERS INC.

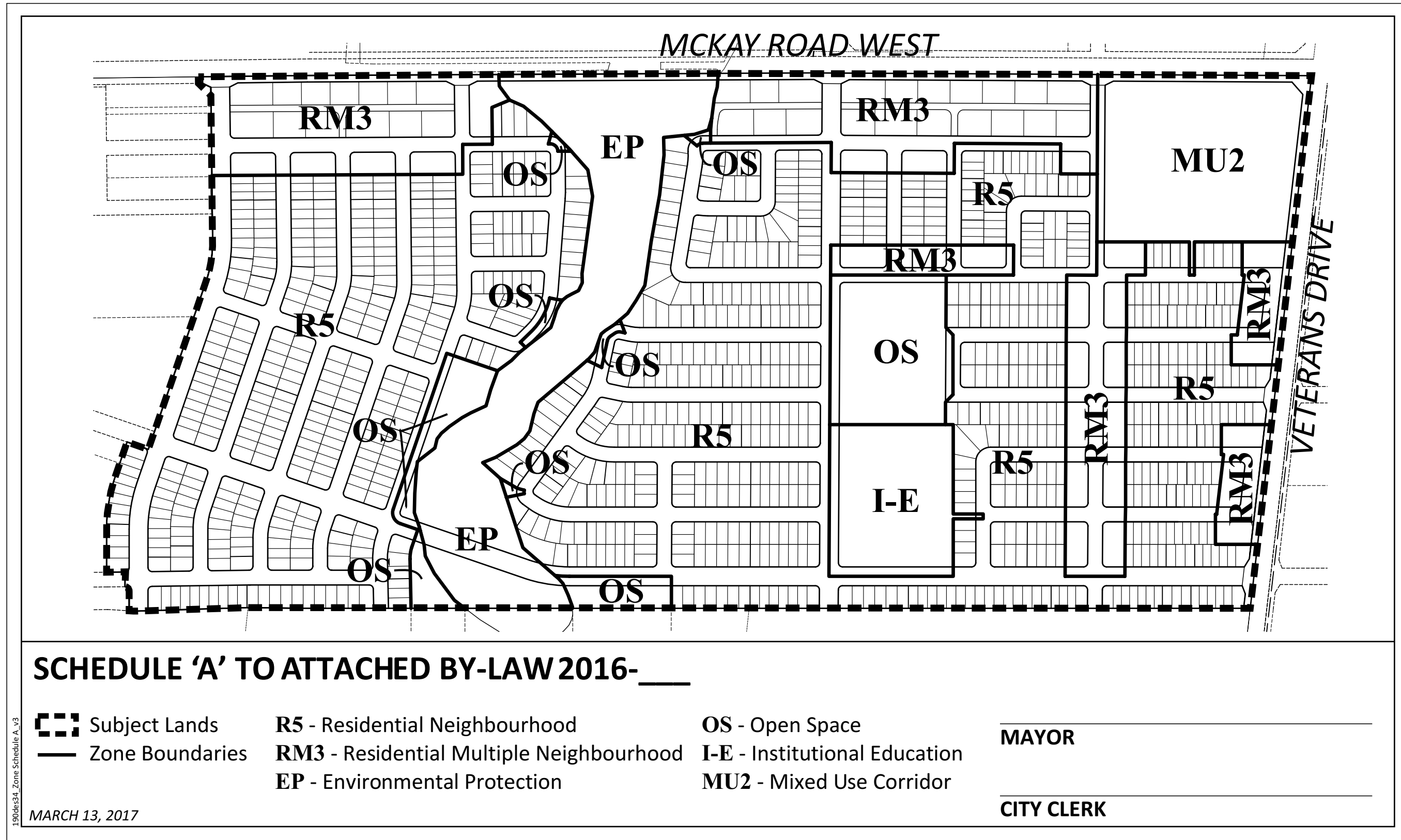
# DRAFT PLAN OF SUBDIVISION



	15.3m SINGLE DETACHED	58 UNITS
	13.7m SINGLE DETACHED	262 UNITS
	11.6m SINGLE DETACHED	531 UNITS
	10.0m SINGLE DETACHED	196 UNITS
	7.5m TOWNHOUSES	167 UNITS
	6.0m LANEWAY TOWNHOUSES AFFORDABLE HOUSING	102 UNITS
	4.5m LANEWAY TOWNHOUSES AFFORDABLE HOUSING	129 UNITS
<b>TOTAL = 1,445 UNITS</b>		
	POTENTIAL RECREATIONAL CENTRE LOCATION	7.91 Ha. = 19.55 Acs.
	SITE AREA = 88.147 Ha. (217.816 Acs.)	

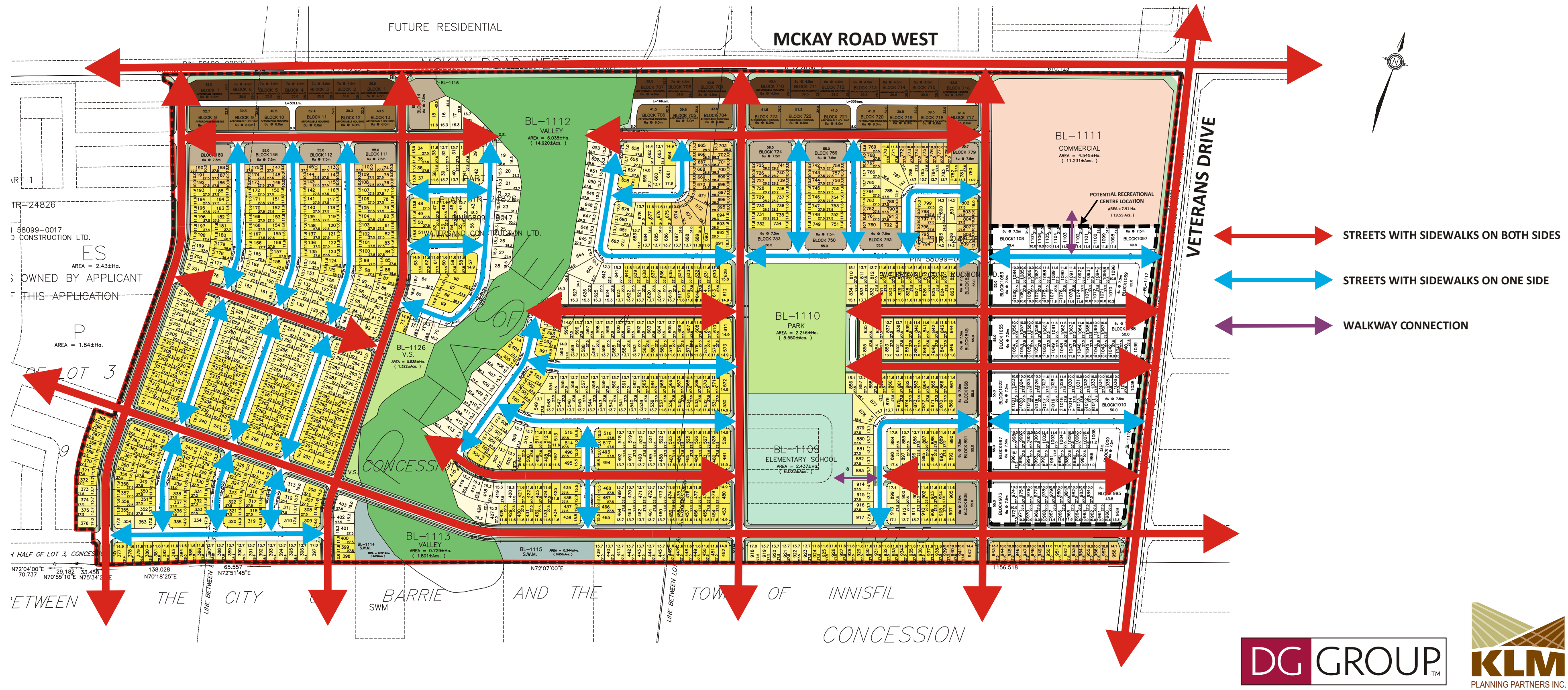


# PROPOSED ZONING SCHEDULE





# SIDEWALK AND PEDESTRIAN CIRCULATION PLAN



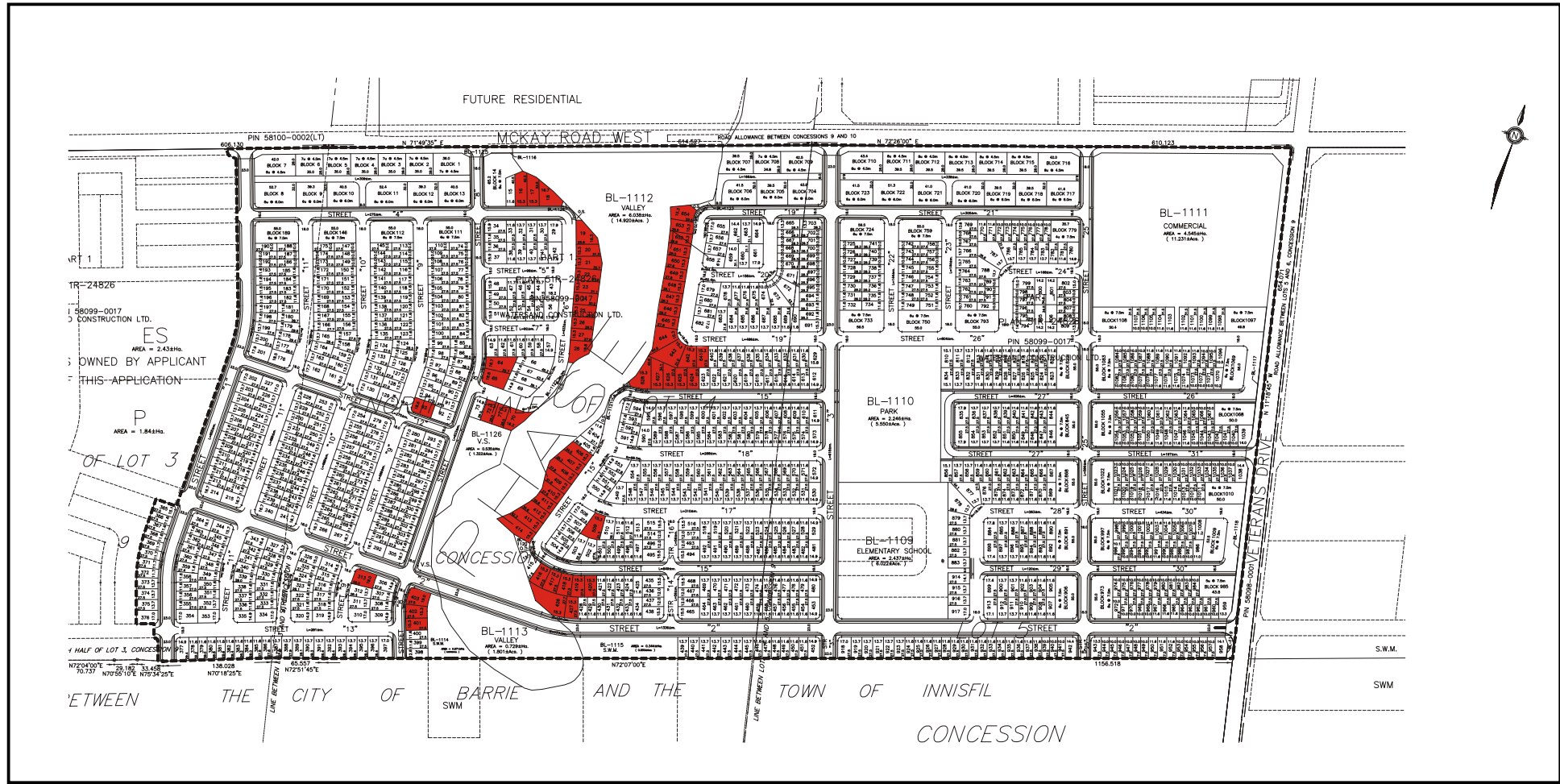
**DG GROUP**™

**KLM**  
PLANNING PARTNERS INC.

# 15.3m SINGLE DETACHED



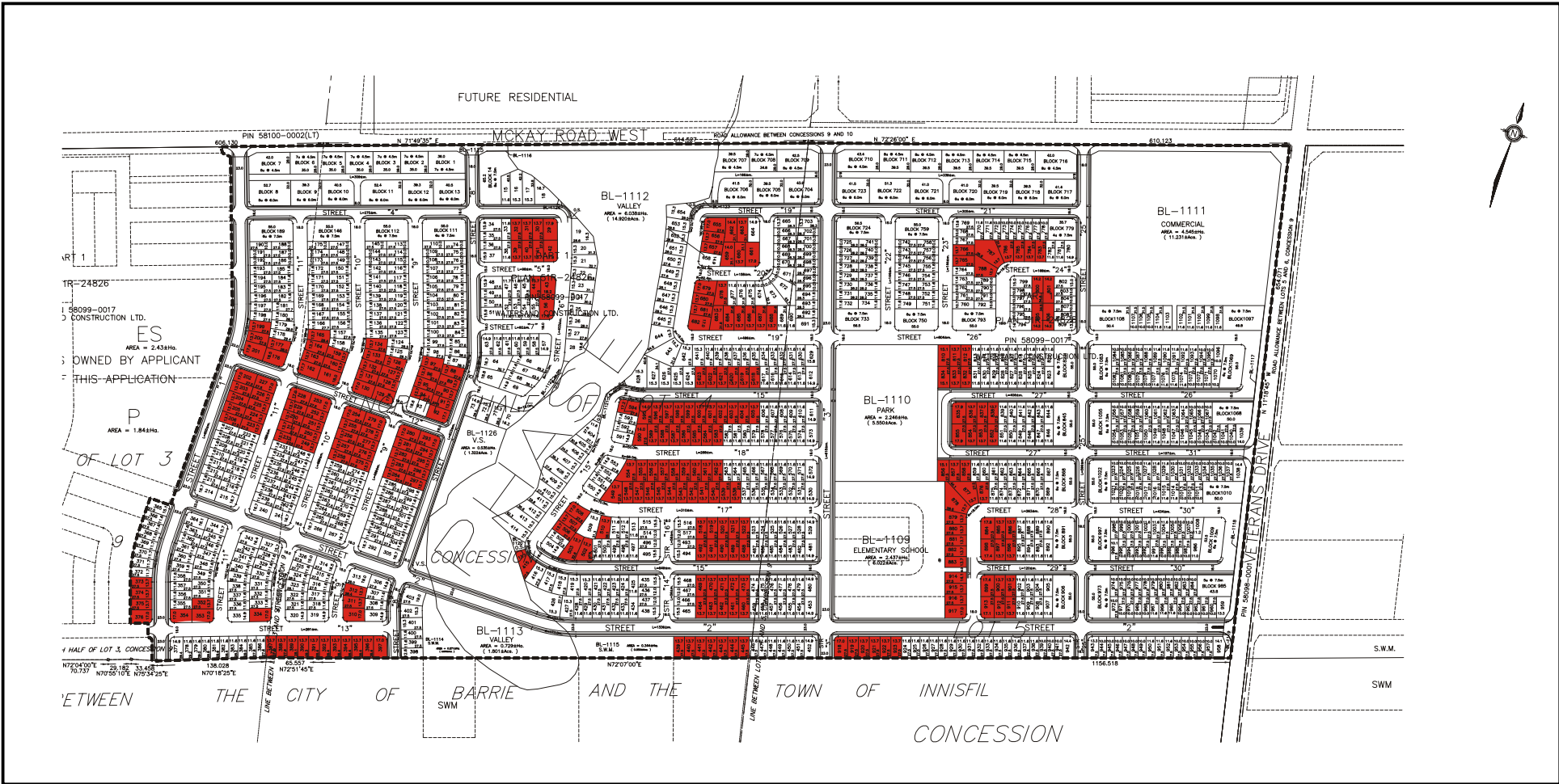
## KEY MAP



# 13.7m SINGLE DETACHED



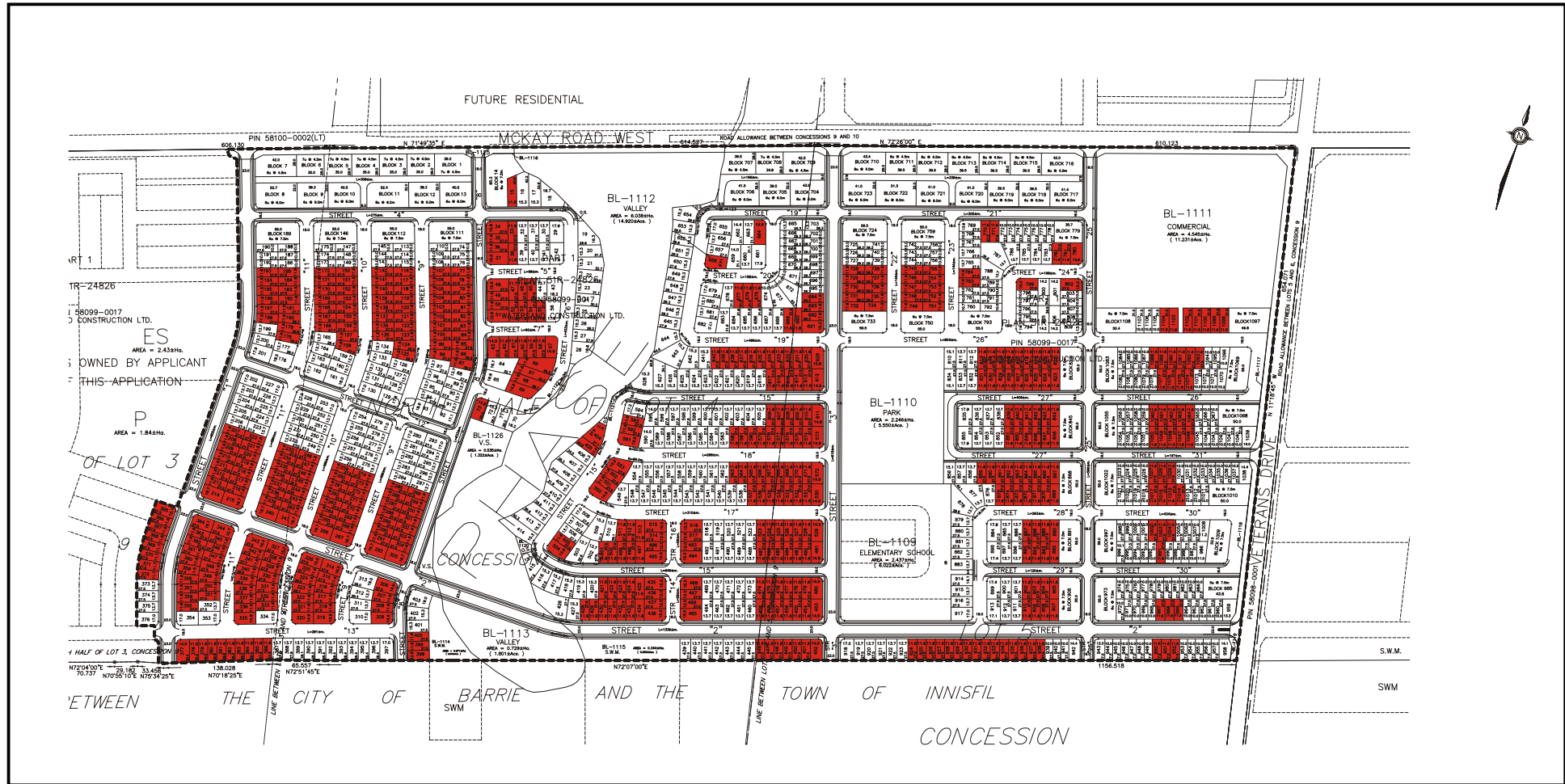
## KEY MAP



# 11.6m SINGLE DETACHED



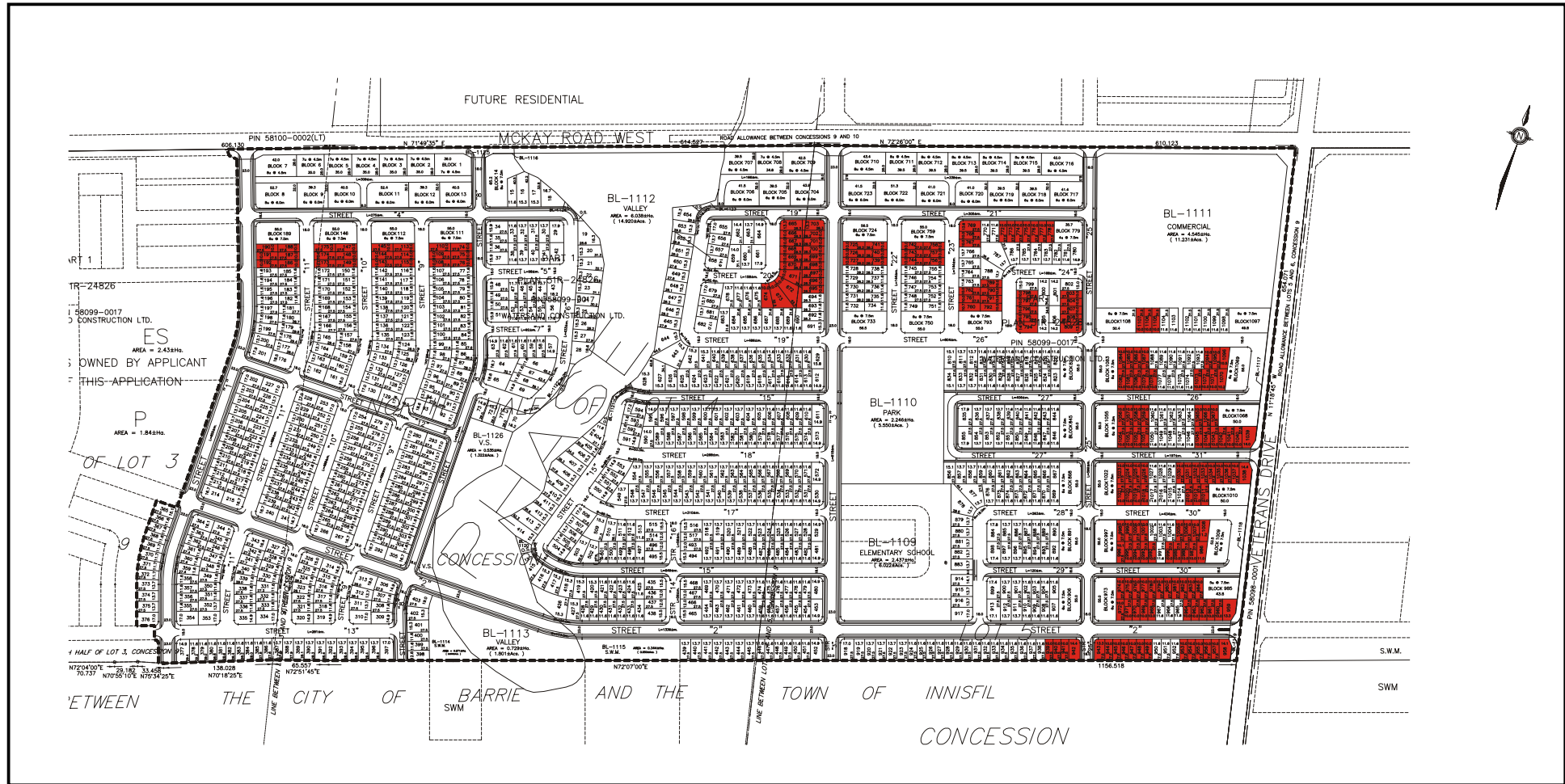
## KEY MAP



# 10.0m SINGLE DETACHED



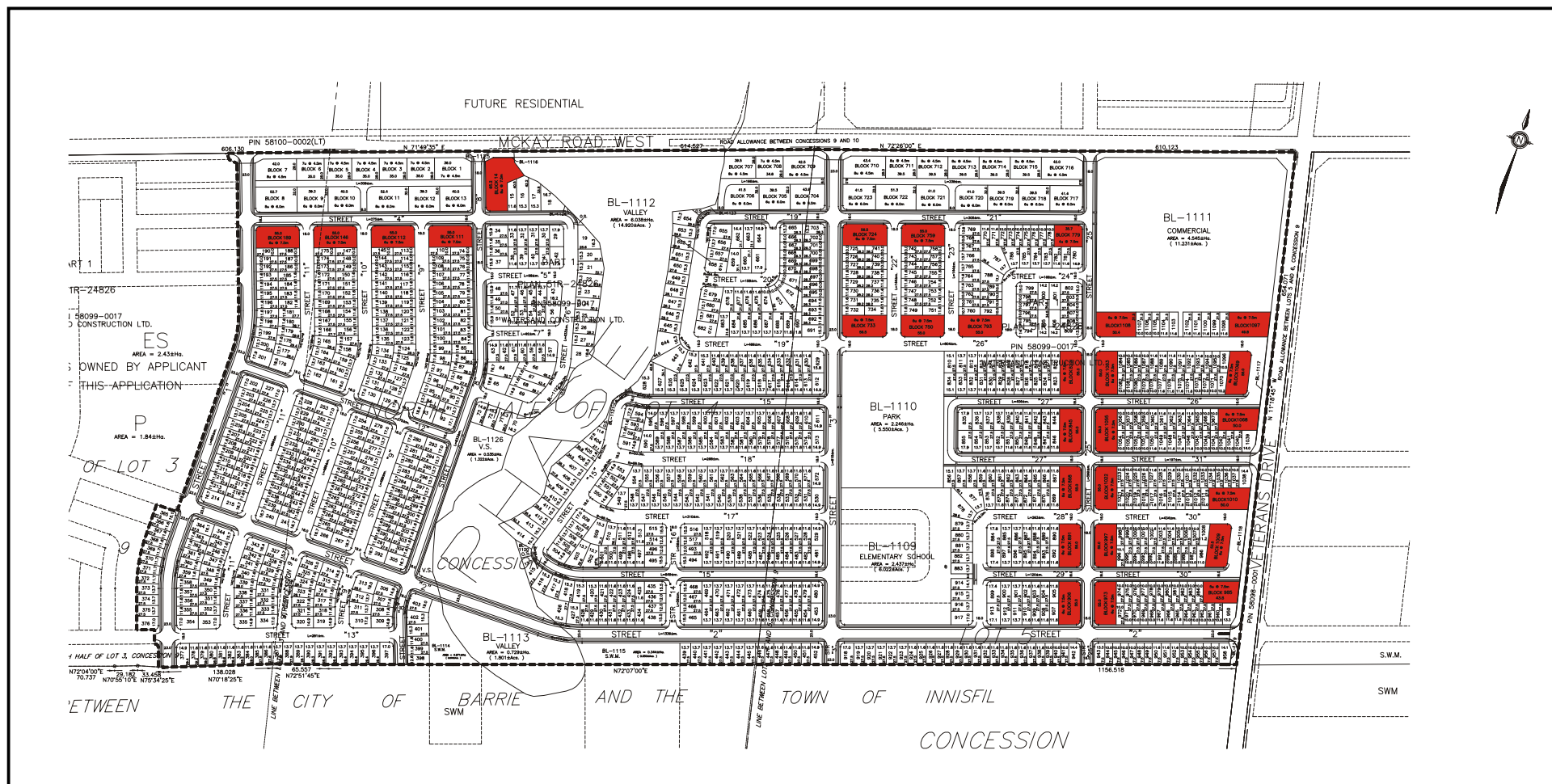
## KEY MAP



# 7.5m TOWNHOUSES



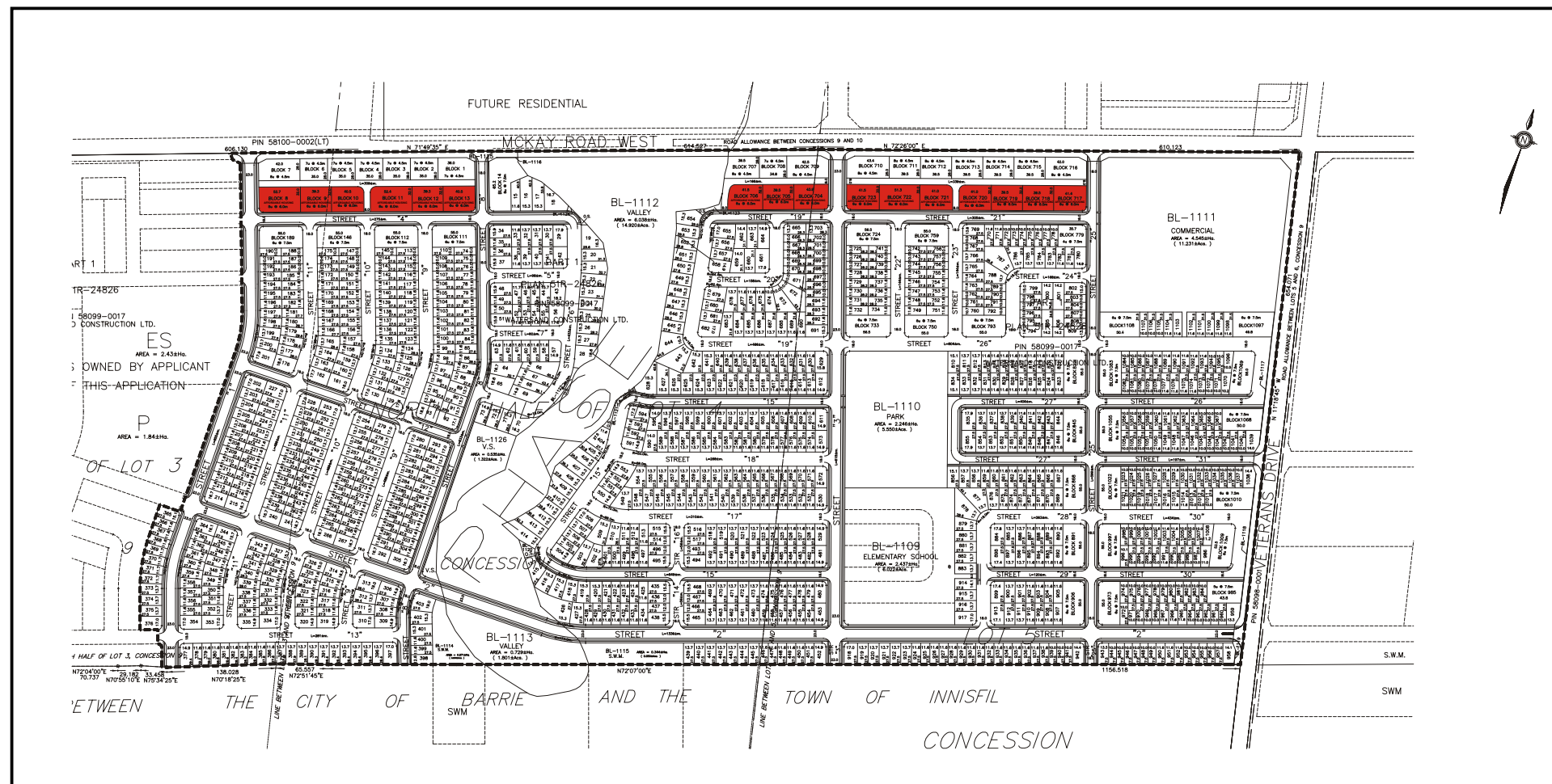
## KEY MAP



# 6.0m AFFORDABLE TOWNHOUSES



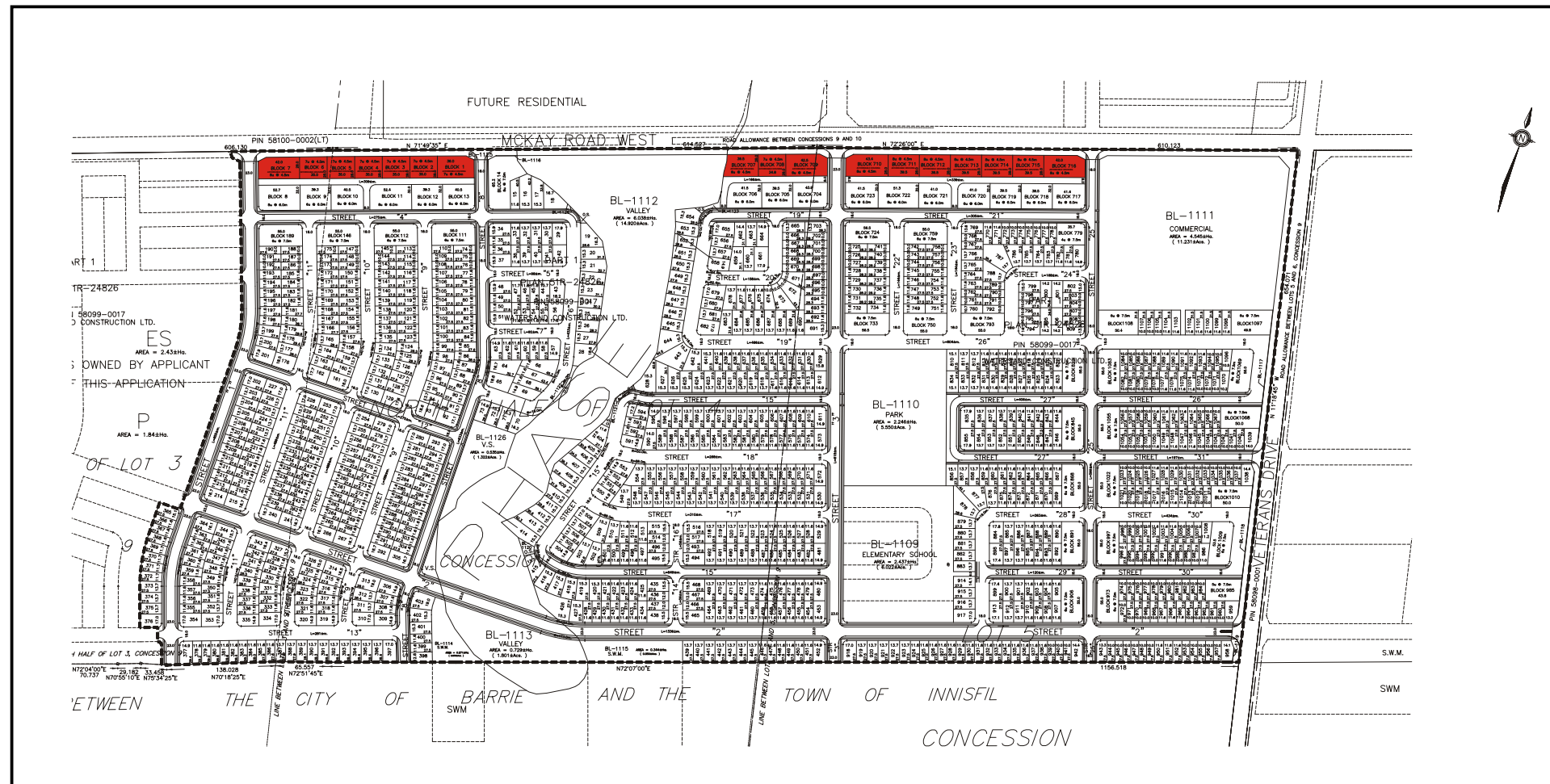
## KEY MAP



# 4.5m AFFORDABLE TOWNHOUSES



## KEY MAP





THANK YOU



MARCH 20, 2017