

Draft Zoning By-law Amendment – Annexation Lands

Public Meeting Presentation

November 28, 2016

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Director of Planning and Building Services

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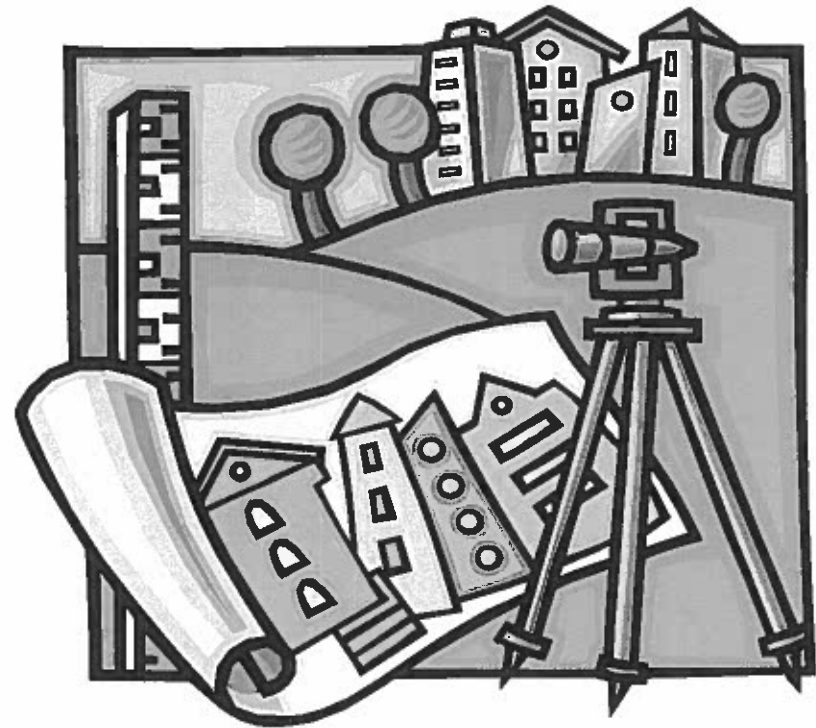
Draft Zoning By-law Amendment



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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

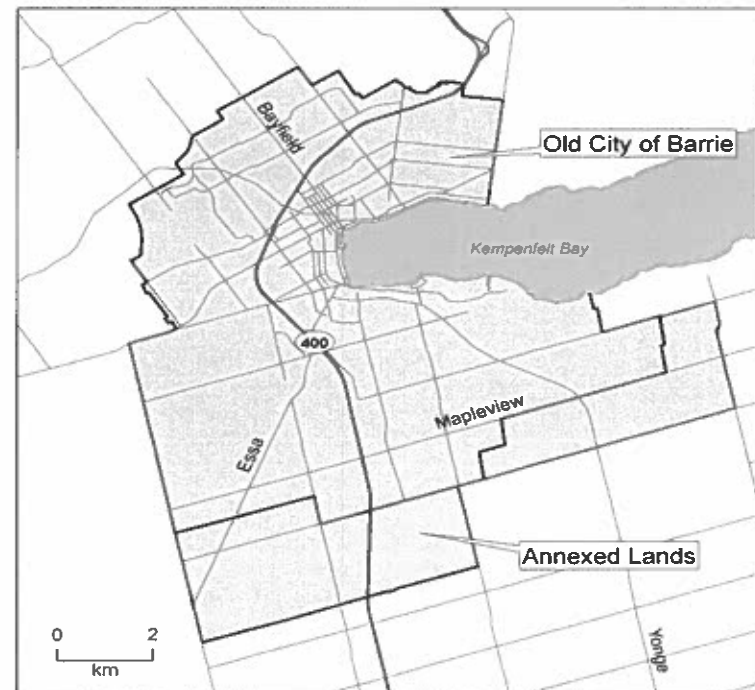
- 2031 Population – 15,000

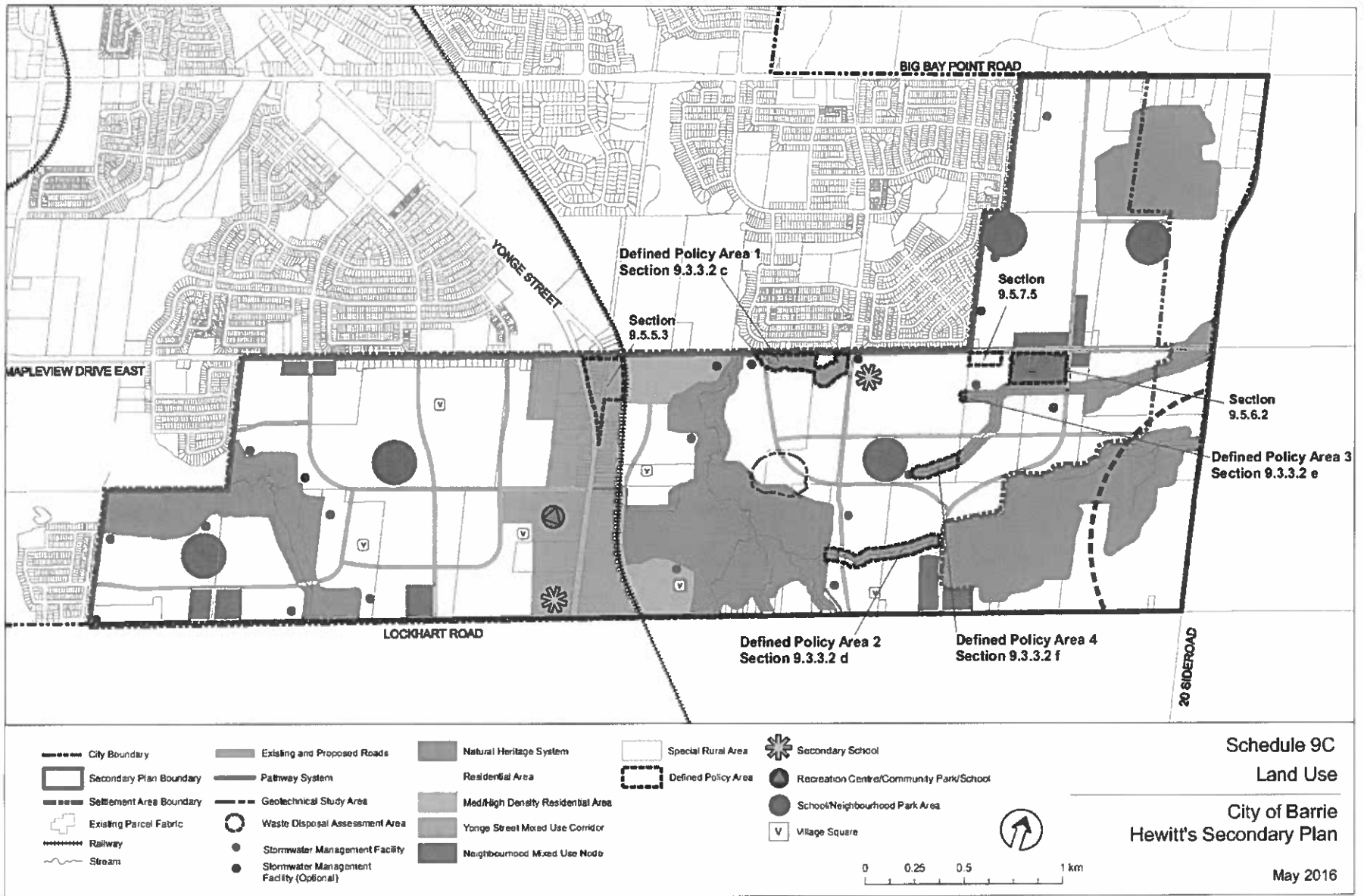
Hewitt's Secondary Plan Area

- 2031 Population – 26,000

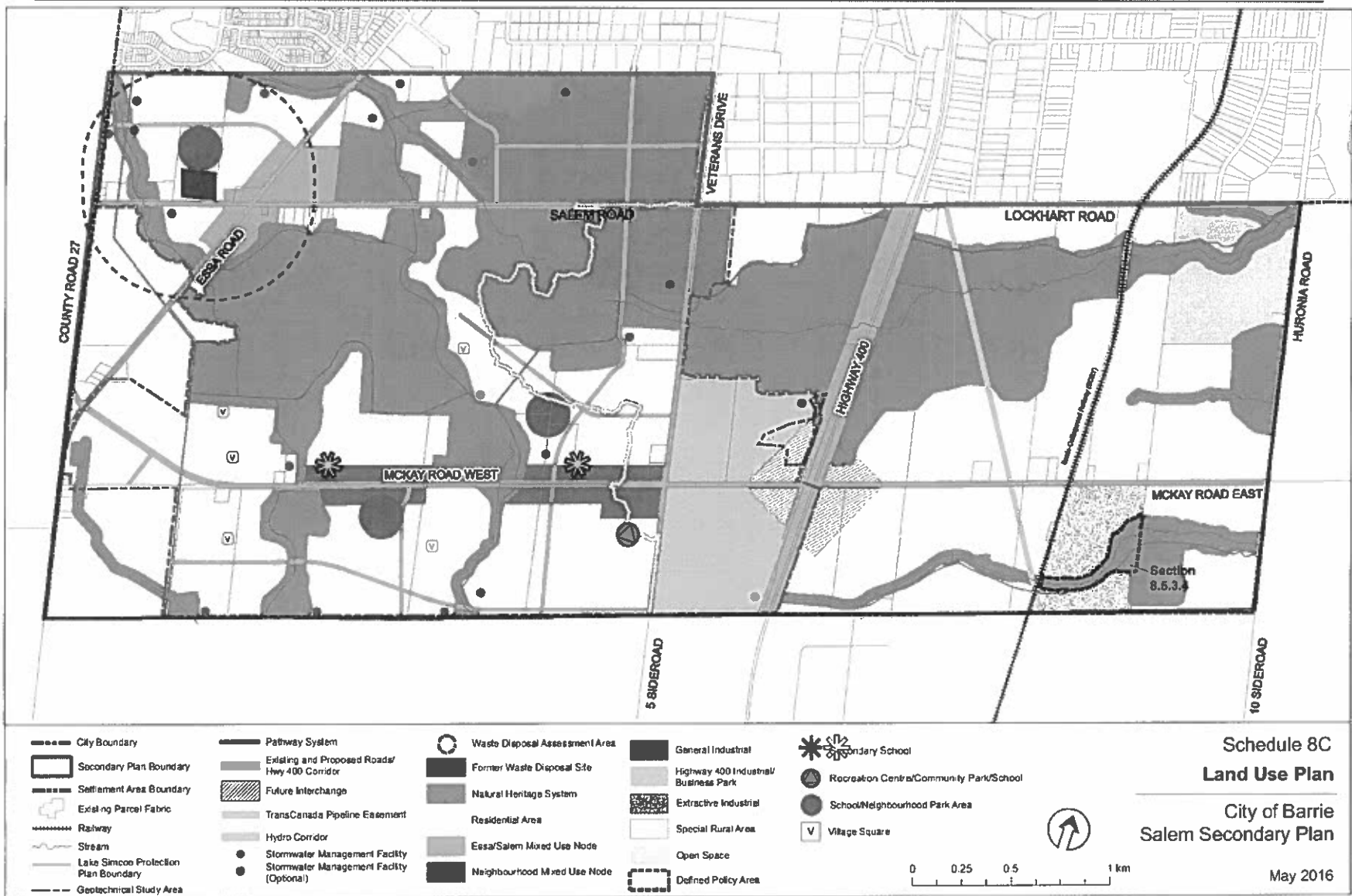
Growth

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





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

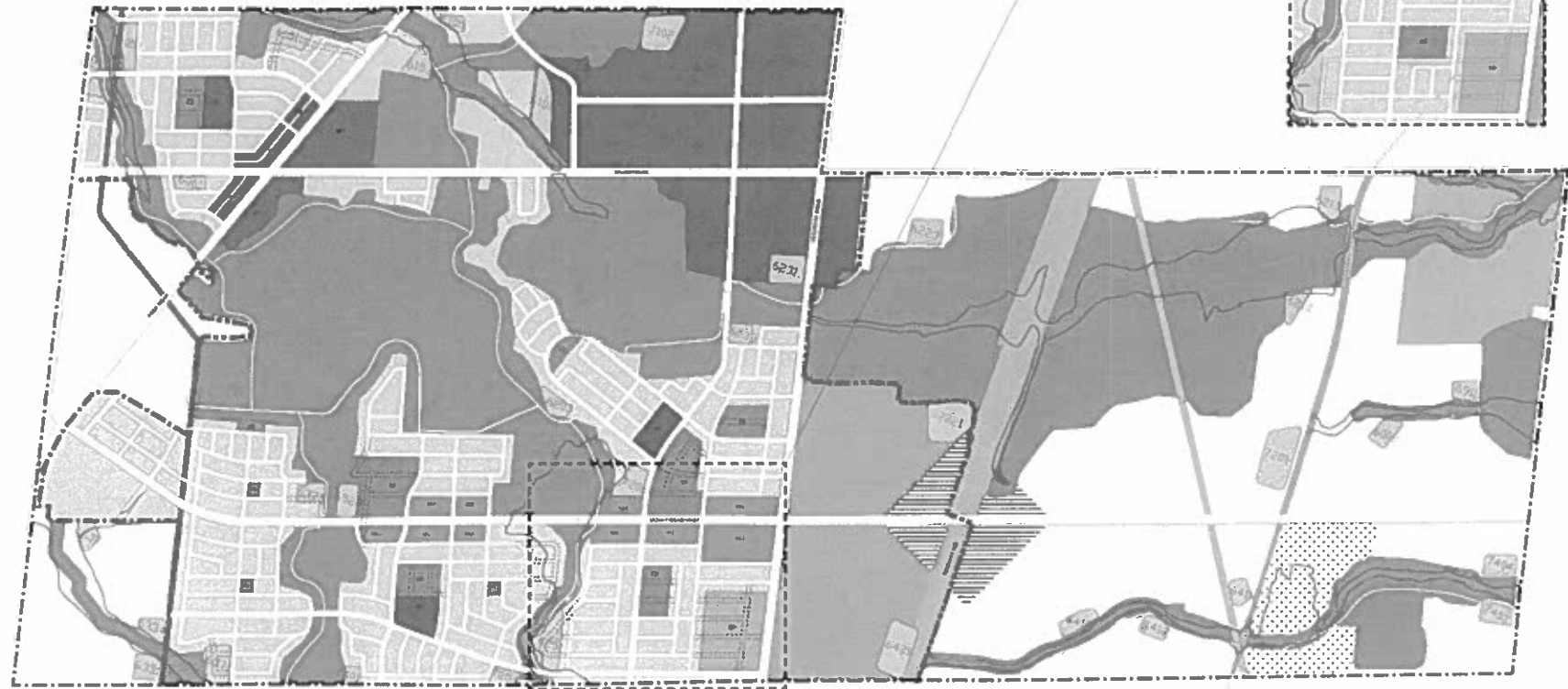
MARCH 2016



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 | |

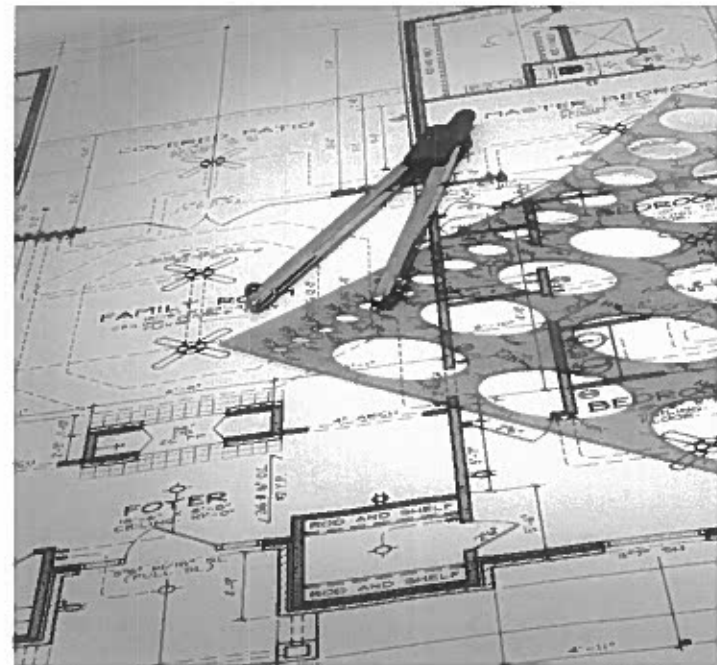
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Ontario Municipal Board

Planning Act Appeals

- May 30th, 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

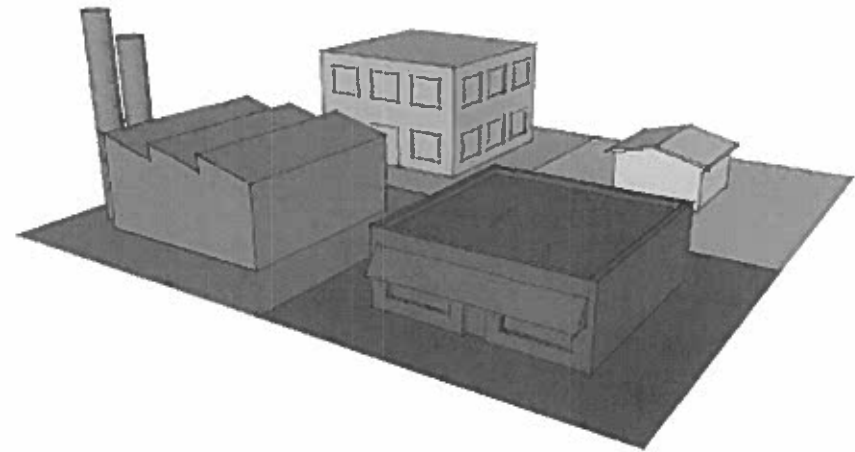
- Two Zoning By-law and Draft Plan of Subdivision applications have been formally submitted
- DG Investments (Salem) and Crisdawn (Salem)
- More coming!!



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.)

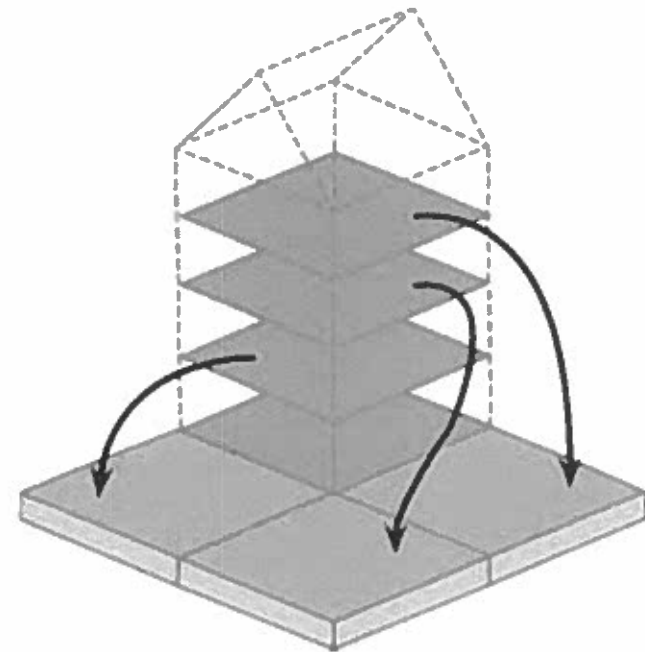
Main Differences

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



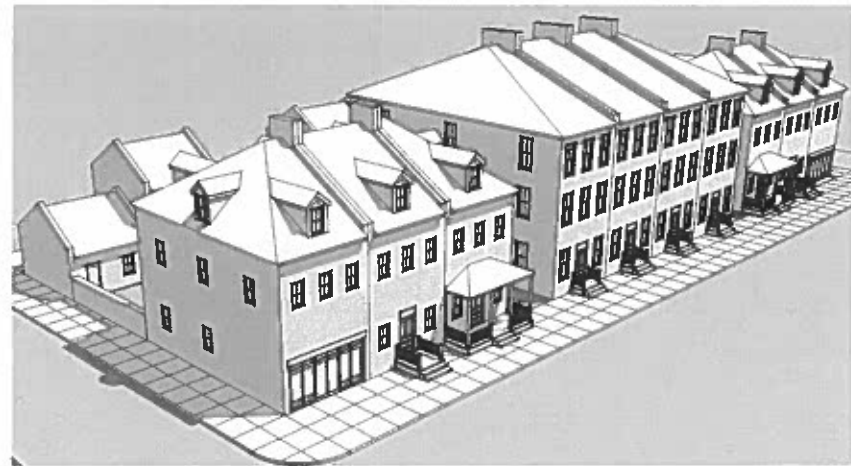
Zoning By-law (cont.)

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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