
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D12-423 & D14-1616**

FROM: S. FORFAR, M.C.I.P., R.P.P., MANAGER OF GROWTH PLANNING

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

RE: ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION – 229
McKAY ROAD WEST AND 980 VETERAN’S DRIVE

DATE: MARCH 20, 2017

The subject lands are located on the south side of McKay Road West, west of Veteran’s Drive, adjacent to the northern boundary of the Town of Innisfil, southwest of the intersection of McKay Road West and Veteran’s Drive. The subject lands are wholly within the 2010 Annexed Lands and are composed of two adjacent parcels: the westerly parcel known municipally as 229 McKay Road West and the easterly parcel known municipally as 980 Veteran’s Drive. The lands are designated Natural Heritage System, Residential, and Neighbourhood Mixed Use Node pursuant to the Salem Secondary Plan.

The proposal is to rezone to Residential Annexed (RA), Residential Multiple Annexed (RMA), Environmental Protection (EP), Mixed Use Corridor (MU2), Institutional Education (I-E), and Open Space (OS) to allow for the subdivision of 1,445 residential units, with a 4.545 hectare (11.231 acres) block for future commercial development. The residential units proposed are a variety of housing types, including single detached and townhouse style development.

The proposed zoning standards are consistent with the proposed zoning by-law amendment for the City of Barrie that will implement the Hewitt’s and Salem Secondary Plans (File D14-1614).

The primary planning/land use items being considered at this time are:

- Public access to and through the Natural Heritage System;
- Road right-of-ways;
- Pedestrian circulation through the site;
- Proposed filling and its potential impact; and,
- Stormwater management.

A Neighbourhood Meeting was not held for these lands given the site’s isolated location and that the majority of the surrounding lands are owned by the applicant.

For more information, please contact Bailey Chabot, Planner at extension no. 4434.