
TO: GENERAL COMMITTEE

SUBJECT: APPLICATION FOR ZONING BY-LAW AMENDMENT
CRISDAWN CONSTRUCTION INCORPORATED AND
BARRIE FINANCIAL INCORPORATED
851 ESSA ROAD

WARD: WARD 7

PREPARED BY AND KEY CONTACT: BAILEY CHABOT, PLANNER
EXTENSION 4434

SUBMITTED BY: S. FORFAR, MANAGER OF GROWTH PLANNING

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

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the following recommendation be approved and forwarded to Council for consideration:
 - a) That the application for a zoning by-law amendment (File Number D14-1615) submitted by KLM Planning Incorporated, on behalf of Crisdawn Construction Incorporated and Barrie Financial Incorporated, for the property municipally known as 851 Essa Road, be approved.
 - b) That By-Law Number 2009-141, entitled "City of Barrie Comprehensive Zoning By-Law", as amended, be further amended as per Appendix A: Draft Zoning By-law Amendment to Report Number PLN014-17.
 - c) That in accordance with Section 34(17) of the Planning Act, no further notice is required prior to the passage of the by-law.
 - d) 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 approval of the application as amended, including the following matters raised in those submissions and identified within Staff Report PLN014-17.

PURPOSE & BACKGROUND

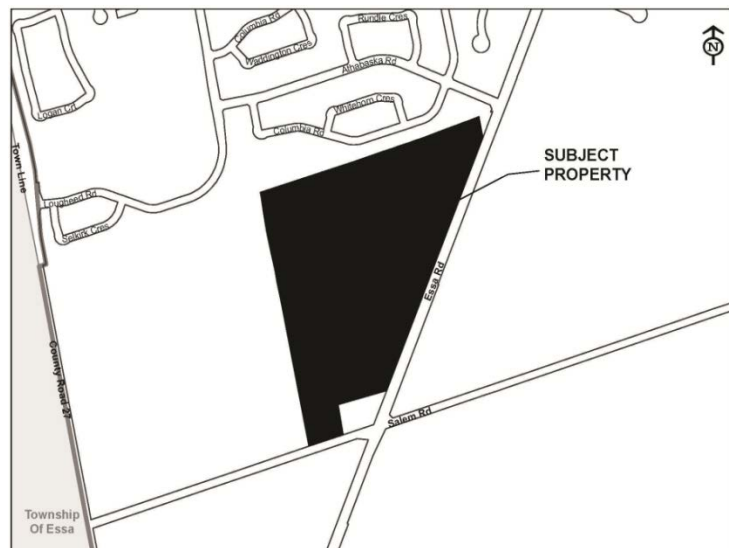
Report Overview

2. The following is a comprehensive report recommending approval for a Rezoning application that if approved, will provide the framework for the future approval and implementation of a 477 unit residential Draft Plan of Subdivision on this site in the Salem Secondary Plan area (Appendix B: Proposed Development Concept).

3. The overall development plan is comprehensive and has been designed to accommodate a range of housing types, integrate passive recreational opportunities, as well as convenient commercial uses to build a complete neighbourhood for future residents. Overall, there is a 0.34+ hectare block for everyday commercial convenience uses, two 4-storey apartment buildings with 96 units, 243 single detached lots with four different lot sizes to support broader offerings of this type of housing, 49 townhouse units, and 84 more affordable townhouse units that include back-to-back and laneway built forms.
4. In terms of supporting infrastructure, this application will also facilitate the eventual transfer of the existing 6+ hectare natural heritage feature at the north end into public ownership, as well as a 2+ hectare stormwater management block adjacent to this natural heritage feature with a community pedestrian connection through it. When it comes to new streets and sidewalks, approval of this rezoning application will also facilitate the eventual creation of approximately 2.76 km of new public streets and 3.38 km of new public sidewalks that have been designed using an inter-connected grid to facilitate more efficient service delivery and build stronger neighbourhood connectivity, which is a cornerstone of the vision in the Salem Secondary Plan (Appendix C: Proposed Draft Plan of Subdivision).
5. Overall, this rezoning application proposes a net density of 25 units per net hectare for the low density area and 70 units per net hectare for the medium density area which are consistent with the density ranges required in the Salem Secondary Plan area. At this time, staff are recommending approval of the subject rezoning application as the proposal is consistent with the Provincial Policy Statement (PPS) and the Salem Secondary Plan.
6. With the conclusion of the zoning-related technical review and community consultation processes, which included a Neighbourhood Meeting on January 25, 2017 and a formal Public Meeting on April 3, 2017, there are no outstanding zoning related matters, such as the developable area, density, permitted land uses, or proposed standards, to resolve. As such, this application is being recommended for approval which will facilitate the future approval of the implementing Draft Plan of Subdivision application (D12-422) that is being processed concurrently.

Subject Site Location

7. The subject site is approximately 26.1 hectares (64.4 acres) in size and is located generally north-west of the intersection of Essa Road and Salem Road in the northwest quadrant of the Salem Secondary Plan area (Appendix D: Salem Secondary Plan – Land Use Schedule).
8. The subject site is known municipally as 851 Essa Road and is legally described as Part of the South Half of Lot 2, Concession 11, Innisfil being Part 1 ONPL 51R35414.



9. Surrounding Land Uses

North: There is an existing residential subdivision, consisting of primarily single family homes, which is separated from the proposed subdivision by the existing natural heritage feature.

East: There is a mix of uses including institutional, agricultural and pockets of environmentally protected lands.

South: There is a mix of uses including agricultural, rural residential, rural commercial, and industrial land uses.

West: There is a mix of uses including agricultural and industrial land uses.

Existing Policy

10. Development of the subject site is guided by the vision within the Salem Secondary Plan, specifically, the land use designations which include Residential Area, Neighbourhood Mixed Use Node, and Natural Heritage System. Together, these land use designations and the policy that describes their intended uses provide the framework for the implementing development standards found in the zoning by-law.

11. Given the subject site is currently zoned Agriculture (AG) and Environmental Protection (EP) under the Innisfil Zoning By-law 054-04, the site must be rezoned in accordance with the expectations for development in order to permit the eventual Draft Plan of Subdivision (Appendix A: Draft Zoning By-law Amendment).

Growth Management Program

12. The subject site was annexed as part of the Barrie-Innisfil Boundary Adjustment Act, 2009 (Bill 196) that was enacted on January 1, 2010. Since this time, an extensive growth management program has taken place that involved the integration of land use, infrastructure, and financial planning to ensure the 2,293 hectares (5,666 acres) of new greenfield lands in the Salem and Hewitt's Secondary Plan areas would be built-out in an accordance with Provincial and local expectations for efficient development in the community.

13. With the Secondary Plans approved and in place, applications for rezoning and Draft Plan of Subdivision in Phase 1 lands, such as this one, are now moving ahead in tandem with infrastructure investments guided by the Infrastructure Implementation Plan (IIP). For additional information about the growth management program that has led to moving forward with active planning applications today, please see the [Growth Management website](#).

Submitted Reports and Studies

14. In support of this rezoning application and the Draft Plan of Subdivision application being processed concurrently, the following list of reports and studies were submitted. For additional information with respect to each one, please see the descriptions in Appendix E: Technical Study Descriptions.

- Subwatershed Impact Study (SIS) (September 2016)
- Stage 1-2 Archeological Assessment (January 2015)
- D4 Landfill Impact Study (December 2011)
- Groundwater Monitoring Wells Study (December 2011)
- Functional Servicing Report (September 2016)
- Preliminary Environmental Noise Report (September 2016)

- Pedestrian Circulation Plan (September 2016)
- Species at Risk (October 2016)
- Traffic Study (October 2016)

Neighbourhood & Public Meetings:

15. A Neighbourhood Meeting was held on January 25, 2017 and was attended by approximately 50 residents, planning staff, members from the applicant's consulting team, and Councillor Prince. Following this, a formal Public Meeting was held on April 3, 2017 which saw one resident speak to General Committee.
16. The concerns expressed by residents included the future use of the Natural Heritage System, which will be retained in its entirety and transferred into public ownership, and the impact of development on existing residents. Please see Appendix F: Public Input and Staff Responses for specific question and answers with respect to resident inquiries through the public engagement process.

Rezoning Application: Department & Agency Comments

17. This rezoning application has been circulated and reviewed concurrently with the implementing Draft Plan of Subdivision application. The rezoning application defines the developable footprint and sets the development standards for private property. The Draft Plan of Subdivision application is still under review and will ultimately implement the framework for development that is defined through the rezoning application.
18. Given there are no outstanding issues with the developable area, development standards, or the layout of this subdivision, the rezoning application can proceed ahead of the Draft Plan of Subdivision application. To provide clarity with respect to the development related items that these two applications address, please see Appendix G: Rezoning and Draft Plan of Subdivision Applications.

Draft Plan of Subdivision Application: Department & Agency Comments

19. For information purposes, there are a number of technical items that are being worked through with staff, external agencies and the applicant to move forward with the Draft Plan of Subdivision application. These include the technical requirements to address stormwater management and utilizing low impact development standards where possible, hydrogeology, phosphorus loading pre and post-development, natural heritage features, as well as traffic calming requirements and traffic flow features. All of these issues and more will be addressed in detail through the conditions that will be issued as part of the Draft Plan of Subdivision approval process (File Number D12-422).
20. In response to the technical nature of the Draft Plan of Subdivision process, City Council has delegated approval authority to the Director of Planning & Building Services and their department planning managers (Council Motion 10-G-346). In this regard, should Council approve the subject Zoning By-law Amendment application, the technical details of the proposed development will continue to be evaluated and addressed through the review process for the Draft Plan of Subdivision application by staff and supporting agencies, until the Draft Plan of Subdivision conditions are ready to be issued; this is expected by the fall of 2017.
21. Draft Plan of Subdivision conditions are extensive and include the requirement for all of the detailed design standards for all site servicing including the construction of the required infrastructure to support the proposed development, the extension of municipal water and sanitary services, tree compensation plantings, the design and extension of municipal sidewalks and trails, and the design

and construction of municipal roadways, including the installation of traffic calming measures where needed.

ANALYSIS

Provincial Policy

22. The Provincial Policy Statement (PPS) contains policies that provide direction for communities to manage and direct land uses to achieve efficient development and land use patterns, while avoiding significant or sensitive resources. The Places to Grow Growth Plan for the Greater Golden Horseshoe (The Growth Plan) provides direction for municipalities in areas related to greenfield development with a focus on compact communities that reduce the rate at which land is consumed and densities that are transit supportive. This application is consistent with provincial growth requirements and a detailed planning analysis is available in Appendix H: Overview of the Provincial Policy Review.

City of Barrie Official Plan & the Salem Secondary Plan (OPA 38)

23. The subject site contains a range of land use designations that implement the vision set out in the Official Plan and the Salem Secondary Plan area for this site. The policy requires that residential areas should be developed with density targets of 20% medium density and 80% low density and provides minimum and maximum density targets for both areas:
- a) Low Density: a minimum of 20 units per net hectare to a maximum of 40 units per net hectare. The proposed concept plan achieves an overall low density of 25 units per net hectare and as such is consistent with the Secondary Plan target.
 - b) Medium Density: minimum of 30 units per net hectare to a maximum of 70 units per net hectare. The proposed concept plan achieves an overall medium density of 70 units per net hectare and as such, is consistent with the Secondary Plan target.
24. The range of housing opportunities, the commercial space creation, access to natural heritage features, and the overall neighbourhood design proposed in the implementing Draft Plan of Subdivision achieve the required density targets in the Salem Secondary Plan. The proposal also achieves the design goals of the Plan, including the development of compact built-form across an integrated grid-street pattern to support greater efficiencies in service delivery, neighbourhood access, and overall connectivity and walkability. A detailed planning analysis of the Official Plan and Secondary Plan can be found in Appendix I: Overview of the Official Plan Review.

Zoning By-law

25. The subject lands are currently zoned Agriculture (AG) and Environmental Protection (EP) pursuant to Zoning By-law 054-04 Innisfil. The applicant has applied to amend the current zoning of the property in accordance with the schedule found in Appendix A: Draft Zoning By-law Amendment, to a mix of the following zones that will implement the land use designations found in the Salem Secondary Plan area:
- a) Environmental Protection (EP) zone;
 - b) Neighbourhood Residential (R5) zone;
 - c) Neighbourhood Multiple Residential (RM3) zone; and,
 - d) Neighbourhood Mixed Use (NMU) zone.

26. The Environmental Protection (EP) zone will protect the Natural Heritage System that is identified and designated along the northern portion of the subject property. This area is to remain naturalized and will be dedicated to the City of Barrie through the future subdivision process. There is also a large block proposed adjacent to the EP zone at the northeast corner of the subject property that is to allow for stormwater management infrastructure and will also be eventually dedicated to the City through the future subdivision process.
27. The Neighbourhood Residential (R5) zone will allow the development of the proposed single detached units and two unit dwellings and will accommodate the range of frontages for these lots, proposed from 9.0 metres to 13.7 metres. It is important to note that this zone also permits the development of block / cluster / street townhouses without further planning approvals.
28. The Neighbourhood Multiple Residential (RM3) zone will allow for the street townhouses, back-to-back townhouses, laneway townhouses, and apartments to be developed. The street townhouses have a proposed frontage of 6.7 metres and the laneway townhouses have a proposed frontage of 4.5 metres. The back-to-back townhouses have proposed frontages of 7.0 metres, greater than the 5.5 metre minimum. The apartment block has a proposed frontage of approximately 30 metres, greater than the 24.0 metres minimum. The apartment buildings will be required to develop under a future Site Plan Control application and the townhouses will develop through Part-lot lift and building permits, all in accordance with the zone standards defined in the zoning by-law.
29. The Neighbourhood Mixed Use (NMU) zone permits a number of commercial and residential uses and is proposed for the commercial block in the southwest of the subject site. The ultimate site design will be established through a future Site Plan Control application, at which time the built form will be required to comply with the standards in this zone.
30. Planning staff are of the opinion that the proposed zoning and lot configuration is consistent and compatible with the Salem Secondary Plan and the implementing zoning by-law will realize the vision for this neighbourhood.

Summary

31. Planning staff are satisfied that the proposed development is considered appropriate and in keeping with the policies established for development in the Salem Secondary Plan area. At this time, there are no further matters that impact the processing of the Zoning Amendment application and as such, this application is being recommended for approval.
32. Following this, staff will continue to process the implementing Draft Plan of Subdivision application and will provide notification of its approval through a memo to Council with the implementing Draft Plan of Subdivision conditions. This is expected by the fall of 2017.

ENVIRONMENTAL MATTERS

33. There are no specific environmental matters related to this recommendation. The existing woodlot that is included in the Natural Heritage System (NHS) will be retained and transferred into public ownership through the subdivision process. The Ministry of Natural Resources and Forestry established the criteria for compensation for the removal of the one healthy butternut tree that was identified through the Species at Risk Study to accommodate this proposal. The details of this will be addressed through the Draft Plan of Subdivision process.

ALTERNATIVES

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

Alternative #1 General Committee could refuse the subject Zoning By-law Amendment application and maintain the existing Agricultural (AG) and Environmental Protection (EP) zoning over the subject lands.

This alternative is not recommended as this proposal is part of the lands that were annexed 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 all Provincial and Municipal policies.

FINANCIAL

35. The proposed Zoning By-law Amendment, if approved, will result in the ultimate development of the proposed Draft Plan of Subdivision. This proposed subdivision includes 471 residential units as well as accompanying blocks for commercial development, Open Space and the Natural Heritage System. Through the future Draft Plan of Subdivision process, the applicant will be required to enter into a Subdivision Agreement with the City that includes the payment of fees and securities for site development.
36. Through the Subdivision registration process, the City will collect approximately \$18,000,524 in Development Charges, as follows:
- \$10,808,468 for the single detached units (at the rate of \$44,297 per unit, indexed annually).
 - \$4,570,008 for the townhouse units (at the rate of \$33,116 per unit, indexed annually).
 - \$2,622,048 for the apartment units (at the rate of \$27,313 for two-plus bedroom units, indexed annually).
37. Additionally, as per the Memorandum of Understanding, the developer has agreed to pay a capital contribution charge of \$4,500 per unit for all lots in Phase 1, which will add approximately \$2,119,500 in additional revenues (2017 dollars).
38. At this time, it is not possible to provide estimates of the market prices for the range of housing choices that will be available through this future subdivision as building permits are not expected until the end of 2018 at the earliest. As such, it is not possible to give an estimate of the increase in the assessment base, however, it will be greater than what is collected on the subject site today as it is zoned Agriculture and Environmental Protection.
39. In terms of the future subdivision process, the developer will be responsible for the initial capital cost 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. Costs associated with asset ownership include ongoing maintenance and operational costs, lifecycle intervention expenses to ensure that assets reach their maximum potential useful lives, as well as costs to ultimately replace (and possibly dispose) of the assets in the long-term will be carried by the City.
40. The City will also incur additional operating costs associated with extending municipal services to the area including fire protection, policing, snow clearing, boulevard landscaping maintenance, and increased contributions to reserves to plan for the eventual replacement of the assets. These are all normal growth-related expenses that are being actively planned for through the Infrastructure Implementation Plan (IIP) and the City's Capital Plan and Forecasting Plan.

LINKAGE TO 2014-2018 STRATEGIC PLAN

41. The recommendations included in this Staff Report relate to the Inclusive Community, Responsible Spending, and Well Planned Transportation pillars of the 2014-2018 Strategic Plan. More specifically, the recommendations aid in achieving the goals under each respective pillar.

Pillar	Goal	How It's Achieved
Inclusive Community	Encourage affordable housing	The proposal includes a number of more compact, more affordable housing options such as apartments and back-to-back townhouses.
Inclusive Community	Support diverse and safe neighbourhoods	The proposal includes diverse housing types from large lot single detached housing to more compact townhouses to apartments, with street oriented massing to keep eyes on the streets.
Responsible Spending	Build a community that respects both current and future taxpayers	The proposal is built on the principle that growth pays for growth, to the greatest extent possible.
Well Planned Transportation	Improve options to get around	The proposal is built on a grid system with sidewalks allowing for active transportation and choice in routes.

APPENDICES:

- Appendix A – Draft Zoning By-law Amendment
- Appendix B – Proposed Development Concept
- Appendix C – Proposed Draft Plan of Subdivision
- Appendix D – Salem Secondary Plan: Land Use Schedule
- Appendix E – Technical Study Descriptions
- Appendix F – Public Input and Staff Responses
- Appendix G – Rezoning & Draft Plan of Subdivision Applications
- Appendix H – Overview of the Provincial Policy Review
- Appendix I – Overview of the Official Plan Review

APPENDIX "A"

Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2017-XX

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, 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 in the City of Barrie.

WHEREAS the Council of the Corporation of the City of Barrie deems it expedient to amend By-Law 2009-141 to establish zones and provisions that will apply to lands legally described as Part of the South Half of Lot 2, Concession 11, (formerly Town of Innisfil) now in the City of Barrie, County of Simcoe being Part 1, PL 51R-35414 being all of PIN 58729-1193 (LT), located in the Salem Secondary Plan (Official Plan Amendment No. 38) in the City of Barrie.

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 17-G-xxx.

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

1. **THAT** the zoning map is amended to change the zoning from Agricultural (A) to Neighbourhood Residential (R5), Neighbourhood Residential Multiple (RM3), Environmental Protection (EP), and Neighbourhood Mixed Use Node (NMU) in accordance with Schedule "A" attached to this By-law.
2. **THAT** the remaining provisions of By-law 2009-141, as amended, applicable to the above described lands as shown in Schedule "A" to this By-law shall continue to 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 , 2017.

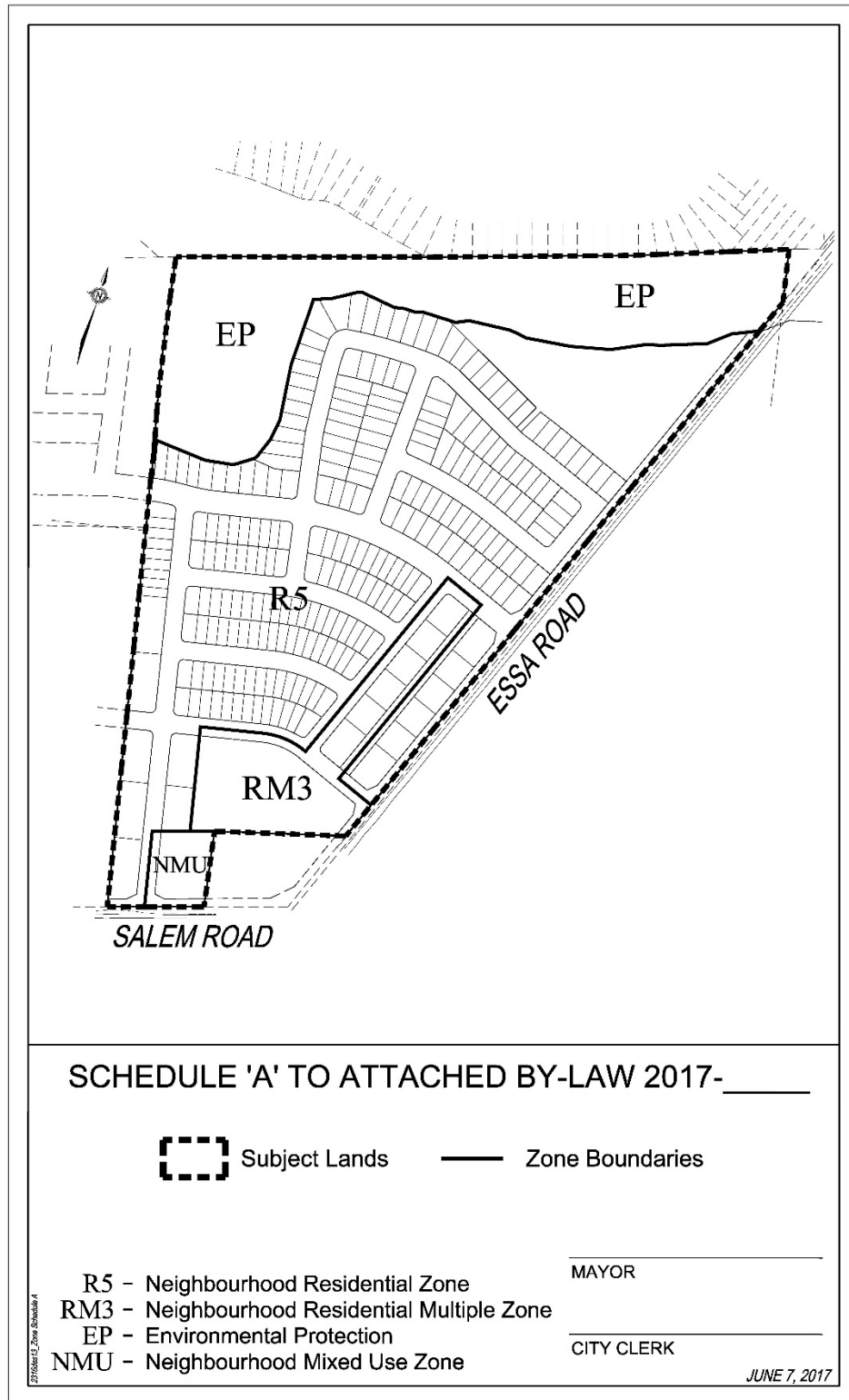
READ a third time and finally passed this day of , 2017.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

Schedule "A" to attached By-law 2017-XX



MAYOR – J.R. LEHMAN

CITY CLERK - DAWN A. MCALPINE

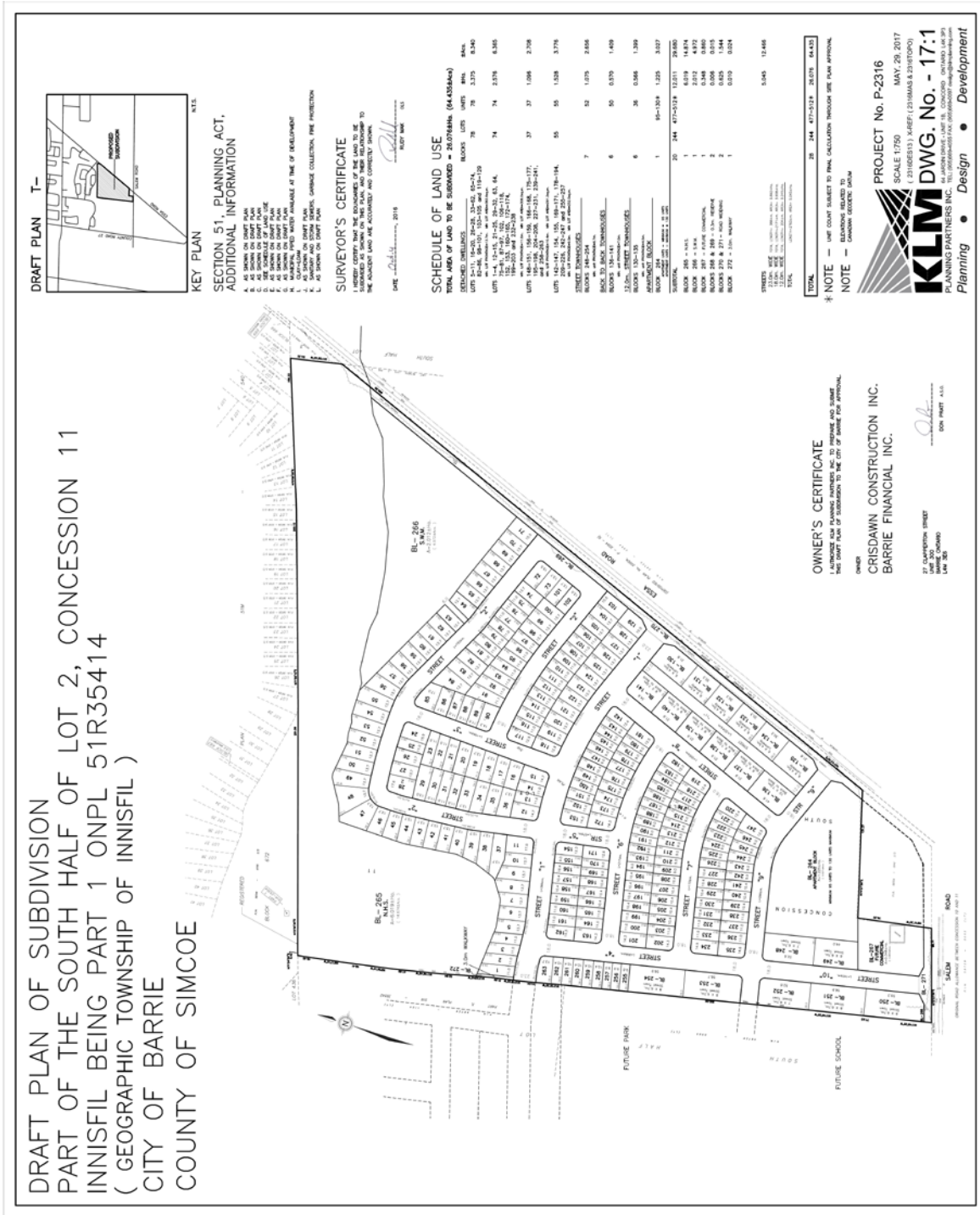
APPENDIX "B"

Proposed Development Concept

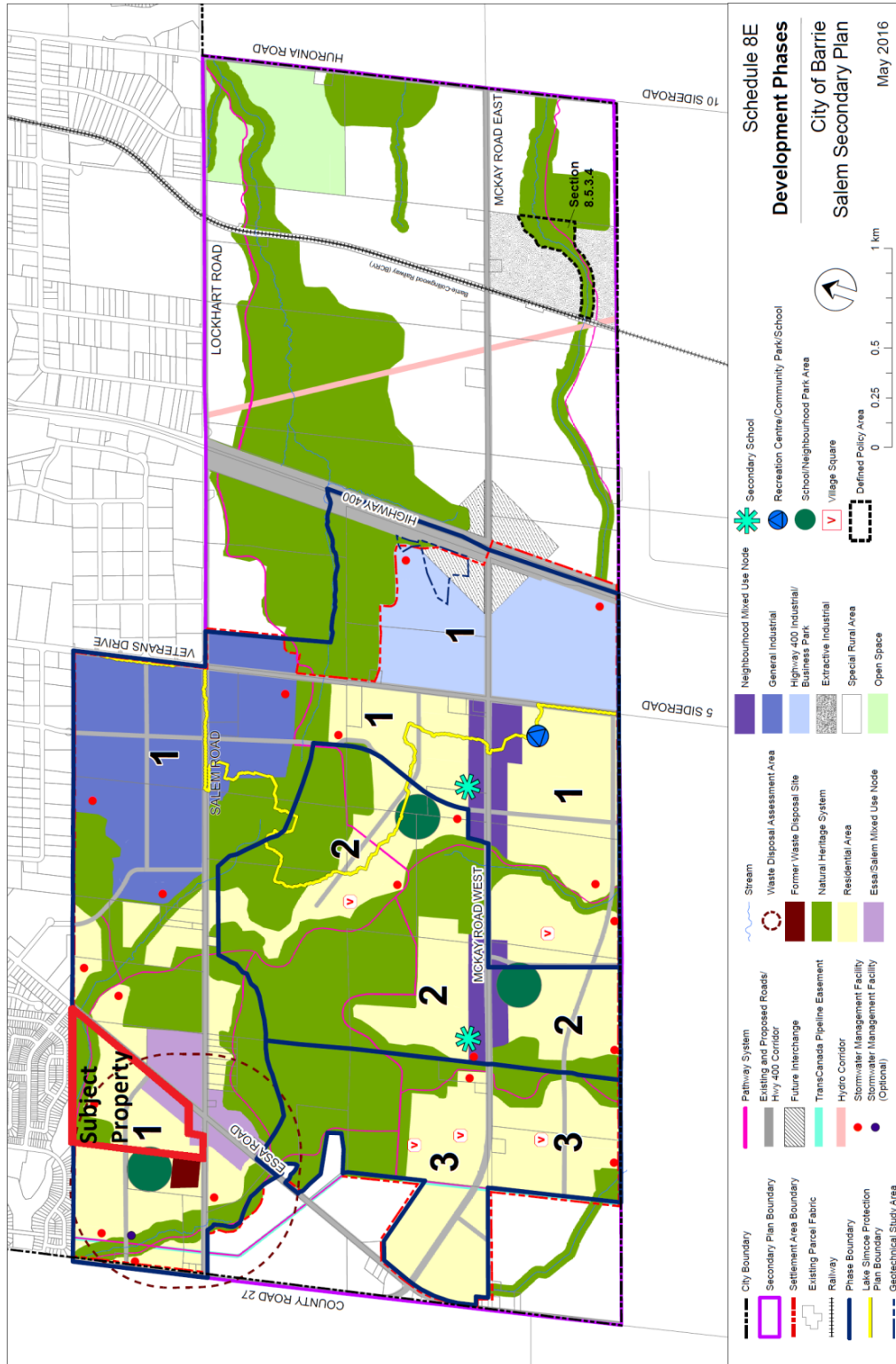


APPENDIX "C"

Proposed Plan of Subdivision



Salem Secondary Plan: Land Use Schedule



APPENDIX "E"

Technical Study Descriptions

Subwatershed Impact Study (SIS) (September 2016): This study identifies site specific constraints and preferred servicing solutions within the limits of the Salem Secondary Plan area. It includes the limits of the proposed development in relation to general terrestrial resources, general aquatic resources, the Natural Heritage System, natural heritage constraints, hydrogeological and geological conditions, surface and groundwater conditions, and includes recommendations for stormwater management and low impact development (LID) measures, erosion and sediment control, grading and earth works, road design, and the storm sewer network.

Stage 1-2 Archeological Assessment (January 2015): This study provides an overview of the survey of the land, including where test pits were taken and where a visual survey was completed. A total of 146 artifacts were found, however, no further investigative studies are recommended. It includes a letter of acceptance from the approval authority, the Ministry of Tourism, Culture and Sport.

D4 Landfill Impact Study (December 2011): This study provides a review of the adjacent site that was previously used as a waste disposal site, and includes a review of the previous uses of the waste disposal site and its remediation. The report confirms that the subject site meets the criteria for residential and parkland use as outlined in the *Guideline for Use and Contaminated Site in Ontario*.

Groundwater Monitoring Wells Study (December 2011): This study provides supplemental information for the D4 Landfill Impact Study noted above. The study reviews groundwater flow direction and quality and supports the findings in the D4 Landfill Impact Study.

Functional Servicing Report (September 2016): This study provides a review of the proposed site servicing and stormwater management associated with the proposed Draft Plan of Subdivision, to ensure consistency with the Subwatershed Impact Study. It reviews the existing conditions, proposed stormwater drainage, phosphorus budget loading, wastewater servicing, water distribution, site grading, and, erosion and sediment control during construction. The report concludes that the stormwater management measures can be implemented to meet all required runoff and surface water criteria.

Preliminary Environmental Noise Report (September 2016): This study provides a review of the expected noise levels for the proposed development and concludes that the noise levels conform to acceptable limits of the Ministry of the Environment and Climate Change noise guideline NPC-300 with proposed mitigation measures.

Pedestrian Circulation Plan (September 2016): This plan provides an overview of where dual and single sidewalks are proposed to be located, based on the recommendation of KLM Planning. In general, all Arterial and Collector Streets are proposed to have sidewalks on one side, and all Local Streets are proposed to have sidewalks on at least one side of the street. The final placement of sidewalks will be addressed through the draft plan of subdivision process.

Species at Risk (October 2016): This study serves to identify species at risk as per Ontario's *Endangered Species Act* through field investigations. The study identified seven butternut trees on the subject site, five of which are proposed to be removed as part of future development. Of the five butternuts, only one tree is of sufficient health to require compensation. Michalski Nielsen Associates Ltd., the consultant retained to complete this work, concluded that the proposed development will not contravene Sections 9 or 10 of the *2007 Endangered Species Act*.

Traffic Study (October 2016): This study provides an overview of the traffic impacts of the proposed development on the proposed infrastructure and the existing infrastructure near the subject property. The report author, the BA Group, concludes that the planned infrastructure in the Salem Secondary Plan area will provide an acceptable level of service for the proposed development.

APPENDIX "F"

Public Input and Staff Responses

Neighbourhood Meeting

A Neighbourhood (Ward) Meeting was held on January 25, 2017 at the Holly Recreation Centre that saw approximately 46 members of the public attend. The general concerns / questions expressed by area residents are identified and addressed below:

1. Natural Heritage System and Trail System

The Natural Heritage System has been identified and staked and will be protected through this process for public enjoyment in the future. The width of the Natural Heritage System varies, but at its minimum it is 35 metres between the rear yard of the existing development and the rear yards of the proposed development. These lands will be dedicated to the City of Barrie and taken as environmentally protected lands with the expectation that a passive trail system will be created as part of the subdivision build-out. It is intended that the NHS system be a contiguous feature and allow for the passage of wildlife and people.

2. Infrastructure

Residents inquired about how the site would be serviced and staff can confirm the subject property is intended to be serviced by water and sewer via Essa Road. All road connections will be through Essa Road and Salem Road as well, with no connections being proposed to the north. This will ensure the Natural Heritage System is retained for use and enjoyment by all and will serve as a buffer between existing residents to the north and new residents in this subdivision. As an aside, electricity will be provided by InnPower.

3. Property Values

Residents expressed a concern that the construction of new housing will negatively impact the value of the existing surrounding residential neighbourhoods. This is not a land use planning matter and as such, Planning staff are unable to provide comment. As an aside, none of the existing homes are adjacent to any of the proposed development directly as they are buffered by the Natural Heritage System.

4. Impacts from Development

Residents expressed general concerns about the community impacts from new development including increase in traffic, noise, and dust. The City of Barrie has a Noise By-law (2006-140) which does not allow the operation of construction equipment between the hours of 7PM to 7AM or on Sundays and Statutory Holidays. The by-law also does not allow the operation of any construction equipment without effective muffling devices in good working order and in constant operation.

Controls for dust and mud will be addressed through the submission of construction plans which is a required draft plan of subdivision condition. A traffic study was submitted as part of the complete application which concludes that the existing and proposed road upgrades are sufficient to accommodate the expected increase in traffic from this subdivision.

Public Meeting

A Public Meeting was held on April 3, 2017 in accordance with the *Planning Act*. The only question expressed by area residents has been identified and addressed below:

5. Market Price of Units

Construction of the residential units is not expected until 2019. As pricing is a market-driven decision by home builders, the applicant is not able to anticipate market prices at this time.

APPENDIX "G"

Rezoning & Draft Plan of Subdivision Applications:

The Functional Issues that are Addressed

Application Type and Explanation	Development Related Matters that are Addressed
<p>Zoning By-law Amendment</p> <p>This planning application is required when a proposal for development does not conform to the standards defined in a municipal zoning by-law for the use of land, the erecting, locating, or using of buildings or structures.</p>	<p>Limits of Development Size and Massing of Buildings Density of the Development Permitted Uses Standards for Development Including: Setbacks Height Frontage Lot Area Parking Landscaping</p>
<p>Draft Plan of Subdivision</p> <p>This planning application creates new municipal infrastructure such as roads and parks through the subdivision of lands, and facilitates new private development such as homes, commercial centres, and places for employment.</p>	<p>New Block and Lot Creation: Housing Streets and Parks Infrastructure</p> <p>New Municipal Infrastructure Locations: Streets, Sidewalks and Trails Parks, Natural Areas and Open Spaces Street Plantings and Landscaping Fencing Servicing (Water / Sanitary / Stormwater) Utilities (Hydro / Gas / Telecommunications)</p> <p>Details of the Development Build-Out: Traffic Management Planning for Streets Environmental Matters Detailed Design for Infrastructure Conveyance of Land or Easements Decommissioning of Existing Wells/Septic Systems Edge Management Planning for NHS areas Financial Contributions / Security Details Street Naming / Final Layout / Design Compliance with Provincial & Federal Agencies Signage / Utility Locations / Street Layout Clauses for Purchase & Sale Agreements Municipal Roadway Improvements</p>

APPENDIX "H"

Overview of the Provincial Policy Review

Provincial Policy

1. The Provincial Policy Statement (PPS) contains policies that provide direction for communities to manage and direct land uses to achieve efficient development and land use patterns, while avoiding significant or sensitive resources. The PPS further promotes efficient development and land use patterns by accommodating an appropriate range and mix of residential, employment, recreational and open space. In addition, the policies promote cost effective development standards to minimize land consumption and facilitate a compact built-form.
2. The Places to Grow Growth Plan for the Greater Golden Horseshoe (The Growth Plan) is intended to provide direction for municipalities in areas related to greenfield development with a focus on compact communities that reduce the rate at which land is consumed and densities that are transit supportive. The primary focus of The Growth Plan is on building complete communities that are well-designed, offer transportation choices, accommodate people at all stages of life and have the right mix of housing, a good range of jobs and easy access to services to meet daily needs. In addition, The Growth Plan promotes the wise management of resources through the utilization of existing services and transportation infrastructure.
3. In staffs' opinion, the proposed development is consistent with the Provincial Policy Statement and The Growth Plan. The application will result in the creation of additional residential units of varying built forms, as well as provide opportunities for everyday convenience uses. The density is higher than previously permitted within the City while being consistent with the density established for the area. Future residents will have access to transit, parks and convenient shopping.

APPENDIX "I"

Overview of the Official Plan Review

Salem Secondary Plan (OPA 38)

1. The subject site contains a range of land use designations that implement the vision set out in the Salem Secondary Plan area. These include Natural Heritage System, Residential Area, and Essa/Salem Mixed Use Node. In accordance with these designations, the applicant is proposing 477 residential units that are a mix of singles, townhouses, and multiple units, a 0.343 ha (0.8 acres) commercial block, 6.0 ha (14.8 acres) of Natural Heritage System, and a 2.012 ha (4.972 acres) stormwater management block.
2. Policy 8.5.10.3 (b) provides that the residential areas should be developed with density targets of 20% medium density and 80% low density. Policy 8.5.10.3 (a) states that low density development be a minimum of 20 units per net hectare to a maximum of 40 units per net hectare while medium density be a minimum of 30 units per net hectare to a maximum of 70 units per net hectare.
3. The Secondary Plan does not identify any specific type of built form that should be used to obtain these densities. As such, the applicant has proposed a number of built forms to achieve the required minimum densities which include a range of single detached lots (varying in frontage from 13.7 metres to 9.0 metres), and street townhouses with 6.7 metres frontages. The unit per net hectare in the Residential Area designation (which is considered low density) is 25, in accordance with Policy 8.5.10.1 (a).
4. Policy 8.5.7.1 of the Secondary Plan provides that the Essa/Salem Mixed Use Node should create mixed use nodes and corridors with medium and high density residential, special needs housing and institutional and commercial facilities that focus on the community and neighbourhoods they serve.
5. Policy 8.5.7.2 (a) identifies achieving density targets with built forms such as stacked townhouses, back-to-back townhouses, street townhouses, and apartments. Policy 8.5.7.3 outlines specific built form requirements for the Mixed Use Corridors and includes:
 - Minimum height of 5 metres for commercial buildings and three storeys for other development;
 - Buildings located on or close to the street line and massed at intersections; and,
 - That surface parking be minimized and located away from the street frontage and shall generally not be permitted in front of buildings.

More specifically, Policy 8.5.8(a) limits the amount of retail and commercial uses to generally not exceed a combined total gross floor area of 4,000 m² and sets the minimum residential density at 45 units per net hectare.
6. The applicant has proposed single purpose buildings within the Essa/Salem Mixed Use Node: 50 three-storey back-to-back townhouse units, 36 three-storey laneway townhouse units, and between 95 and 130 residential units within four-storey apartment buildings. The exact unit count will be determined through the Site Plan Control process. The density for this proposed development is between 76 and 91 units per net hectare, while the minimum height is three storeys. Finally, the apartment blocks are located near the intersection and framing the commercial development, which is consistent with the policies of the Salem Secondary Plan for this Node.

7. Additionally, there is a proposed 0.343 ha (0.8 acres) commercial block along Salem Road to provide convenience uses for residents. The actual development details of this commercial block will be established during the site plan control process and will be required to be consistent with the zone standards for commercial development.
8. Stormwater management blocks are allowed in any designation within the Secondary Plan (save and except within the Natural Heritage System). The stormwater management block at the northeast corner of the subject property is subject to the policies 8.6.5 which require that it complies with the recommendations of the Drainage and Stormwater Management Master Plan. These details will be confirmed through the Draft Plan of Subdivision application, however, at this time there are no technical challenges that would preclude the rezoning application from proceeding.
9. The Natural Heritage System, as established through the Salem Secondary Plan, is based on the protection of important natural heritage, hydrological and hydrogeological features along with protective buffers. The intent is to maintain ecological diversity in a system that is appropriately sized and is continuous and connected with overall watershed functionality. The Natural Heritage System is meant to be a naturalized park for passive recreation, where appropriate, and will be dedicated to the City of Barrie to be protected as such through the future subdivision process.
10. Policy 8.5.10.1 of the Secondary Plan provides that residential communities should provide a diverse range of housing options as well as opportunities for live-work, and create transit-supportive development patterns and densities. The proposal is consistent with this policy in that single detached houses, a variety of townhouse built forms, and apartments are proposed, providing a diversity of housing options, in which home occupations are permitted. Additionally, the compact built form with a focus on increased density toward the intersection of Salem and Essa Roads support transit use.
11. Staff are satisfied that the proposed development is consistent with the Salem Secondary Plan (OPA 38) and therefore an amendment to the Secondary Plan is not required.