



DEVELOPMENT SERVICES MEMORANDUM

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File: D30-017-
2022
Pending #:

TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: M. FREETHY, RPP, SENIOR PLANNER, EXT. 4117

WARD: 7

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES
B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW –
301 MCKAY ROAD WEST (WARD 7)

DATE: FEBRUARY 15, 2023

The purpose of this Memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by KLM Planning Partners Inc., on behalf of Watersand Construction Ltd. The subject lands are known municipally as 301 McKay Road West and are legally described as Part of the North Half of Lot 3, all of the North Half of Lot 4 and Part of Lot 5, Concession 9, Geographic Township of Innisfil, now City of Barrie. The subject lands are located within the Salem Secondary Planning Area.

The Zoning By-law Amendment application proposes to amend the zoning on the subject lands from Agricultural General (AG) to Neighbourhood Residential (R5), Environmental Protection (EP), Educational Institution Special Provision (I-E) (SP-XX) and Neighbourhood Mixed Use (MNU). The application is being reviewed concurrently with an application for a Draft Plan of Subdivision which would facilitate the creation of two hundred and four (204) single detached residential dwelling units, forty-nine (49) townhouse units, an elementary school and a recreation centre.

The complete submission package is available for viewing on the City's [Proposed Developments](#) webpage under [Ward 7 – 301 McKay Road West](#).

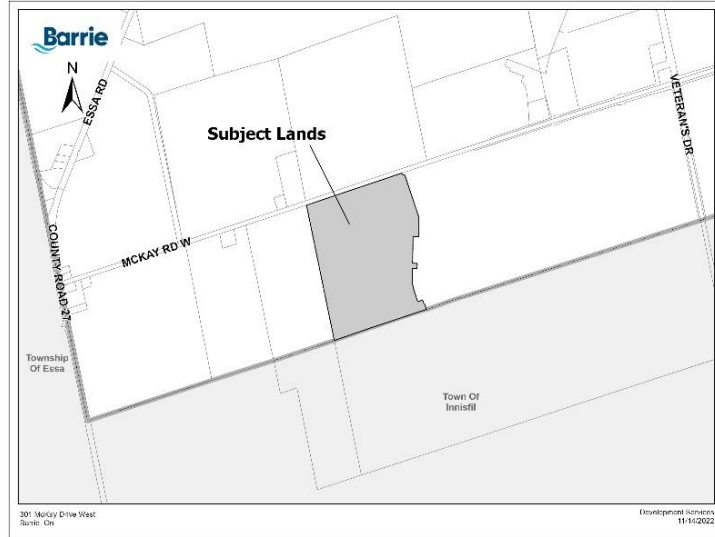
Background

The subject lands are irregular in shape and are located on the south side of McKay Road West, between Veteran's Drive and County Road 27.

The lands comprise a vacant parcel of land within the former geographic Township of Innisfil and comprise the westerly portion of the overall Watersand Subdivision lands.

The site is 30.47 hectares in size with approximately 475 metres of frontage along McKay Road West.

The subject lands are designated 'Residential', 'Neighbourhood Mixed Use Node', 'Environmental Protection Area' and 'School/Neighbourhood Park Area' on Schedule 'A' – Land Use Plan in the City of Barrie Official Plan.



The subject application was submitted to the City and deemed complete on November 10, 2022. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has been circulated to all applicable City departments and external agencies for review and comment.

The proposed draft plan of subdivision is attached to this memorandum as Appendix "A" for information purposes.

Neighbourhood Meeting

A Neighbourhood Meeting was not held for this project due to the number of limited properties within the 240 metre circulation radius. The majority of surrounding property owners are party to the Salem Secondary Plan Landowners Group and have either received draft plan approval for plans of subdivision or are in the process of obtaining approvals.

Zoning By-law Amendment – Site-Specific Provisions

The proposed Zoning By-law Amendment is being requested to rezone the subject lands from Agricultural General (AG) to Neighbourhood Residential (R5)(SP-XX), Environmental Protection (EP), Educational Institution Special Provision (I-E) (SP-XX) and Neighbourhood Mixed Use (NMU) to permit the proposed single detached and townhouse residential units, an elementary school and a recreation centre. In order to accommodate the development as proposed, two site-specific provisions are being requested as follows:

1. To permit the Neighbourhood Residential (R5) Zone uses and development standards as established in Section 14.5.2 and 14.5.6 (Salem and Hewitt's Communities Provisions). This request will permit the future development of a public elementary school with a special provision to permit uses in accordance with the R5 Zone provisions should the school board not acquire the elementary school

block. This zoning approach has been applied consistently across the Hewitt's and Salem Secondary Plan Areas to ensure that school blocks may be developed with residential uses, should a school board decide not to purchase an allocated site.

2. That the provisions of Section 8.3.5.2 Landscaped Open Space shall not apply to the elementary school site which requires that elementary schools provide a landscaped open space of 1 ha in area which equates to 41% for the new elementary school site. Subsequently, Section 8.3.1 will apply to the new proposed school which requires a minimum landscaped open space of 35%. This request will permit the school board to meet the demand for parking, kiss and ride drop off lanes, bus loading areas, portable pads and an asphalt play area without the requirement for a future Zoning By-law Amendment application. A subsequent Site Plan Control application would be required prior to the development of the elementary school site.

Planning and Land Use Matters Under Review

The subject application is currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Conformity with the Salem Secondary Plan;
- Site servicing, grading, and stormwater management as it relates to the Master Studies prepared for the Salem Secondary Plan;
- The efficient use of land and resources that optimize the use of existing and planned services and infrastructure;
- Appropriateness of the proposed draft plan of subdivision design to ensure connectivity between the subject lands and existing and planned developments in the surrounding area, particularly as it relates to vehicular and pedestrian circulation;
- Confirmation of environmental protection area limits; and,
- Justification and appropriateness of the requested site-specific provisions.

Next Steps

Staff will continue to work with both the applicant and residents to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners. All technical comments that are received, as well comments provided in the Public Meeting, will be considered during the review of this application. This review may result in revisions or updates to the plans and reports submitted in support of these applications.

A staff report to the Affordability Committee is anticipated to be brought forward in the second quarter of 2023 for consideration of the proposed Zoning By-law Amendment application. Should Council approve the proposed Zoning By-law amendment, Planning staff would be in a position to issue draft plan approval for the concurrent draft plan of subdivision application. Subsequent applications for site plan control for the recreation and elementary school blocks would also be required to facilitate the development.

For more information, please contact Michele Freethy, Senior Planner at 705-739-4220 ext. 4117 or by email at michele.freethy@barrie.ca.

Attached: Appendix "A" – Proposed Draft Plan of Subdivision

APPENDIX "A"
Proposed Draft Plan of Subdivision

DRAFT PLAN OF SUBDIVISION
ALL OF THE NORTH HALF OF LOT 3,
PART OF THE NORTH HALF OF LOT 4
AND PART OF LOT 5, CONCESSION 9
(GEOGRAPHIC TOWNSHIP OF INNISFIL)
CITY OF BARRIE
COUNTY OF SIMCOE
SCALE 1:2000

DRAFT PLAN T-



KEY PLAN

SECTION 51, PLANNING ACT,
ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: APRIL 20, 2022

GARY B. VANDERVEEN
ONTOARIO LAND SURVEYOR

HOLDING JONES VANDERVEEN INC.

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BARRIE FOR APPROVAL.

OWNER

WATERSAND CONSTRUCTION LTD.

C/O

DO GROUP
30 FLORAL PARKWAY
SUITE 300
CONCORD, ONTARIO
L4K 4R1

ROBERT DE GASPERIS
A.S.D.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND = 117,698±Ha. (290,838±Ac.)

PHASE 2

TOTAL AREA FOR PHASE 2 = 30,468±Ha. (75,288±Ac.)

LOTS FOR SINGLE FAMILY DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Ac.	
LOTS 70-84 MIN. LOT FRONTAGE=10.0m, MIN. AREA=400.0sq.m.	15	15	0.732	1.809		
LOTS 7-9, 30-35, 38-41, 46, 52-57, 66-69, 85, 93-96, 101-102, 115-116, 125-131, 156-159, 170-172, 197-198, 207 and 209-212 MIN. LOT FRONTAGE=10.0m, MIN. AREA=400.0sq.m.	48	48	2.086	5.155		
LOTS 1-6, 10-31, 36-38, 42-43, 47-51, 58-62, 65, 68-69, 87-100, 103-106, 110-111, 117-127, 132-155, 165-169, 174-183, 185-192, 199, 205-206 and 208 MIN. LOT FRONTAGE=10.0m, MIN. AREA=400.0sq.m.	115	115	4.319	10.672		
LOTS 44-45, 63-64, 66-68, 107-108, 112-114, 160-164, 173, 180-189, 200-201 and 204 MIN. LOT FRONTAGE=10.0m, MIN. AREA=400.0sq.m.	26	26	0.848	2.095		
MEDIUM DENSITY STREET TOWNHOUSES BLOCKS 184-185, 193-196 and 202-203 MIN. LOT FRONTAGE=10.0m	8	49	0.975	2.429		
SUBTOTAL	8	204	253	8.950	22.140	
BLOCK 213 - S.W.K.	1		0.299	0.739		
BLOCK 214 - ELEMENTARY SCHOOL	1		2.419	5.977		
BLOCK 215 - RECREATIONAL CENTRE	1		8.094	20.000		
BLOCKS 216 and 217 - VALLEY	2		5.640	13.837		
BLOCK 218 - ROAD WIDENING	1		0.347	0.859		
BLOCKS 219 - 222 - 0.3m WALKWAY	4		0.032	0.080		
BLOCKS 223 and 224 - 3.0m WALKWAY	2		0.018	0.044		
STREETS			4.695	11.588		
24.0m WIDE TOTAL LENGTH: 657m, MIN. 15.0m 18.0m WIDE TOTAL LENGTH: 180m, MIN. 15.0m TOTAL						
TOTAL	20	204	253	30.468	75.288	

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM



PROJECT No. P-2899
SCALE 1:2000
SEPT. 20, 2022
(2899DES) X-REF: (2899MAS3 & 2899TOPO)
DWG. No. - 22:1
PLANNING PARTNERS INC.
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