



APPLICATIONS FOR  
ZONING BY-LAW AMENDMENT  
&  
DRAFT PLAN OF SUBDIVISION

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500 SALEM ROAD  
CITY OF BARRIE

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Public Meeting  
April 26<sup>th</sup> 2023



**INNOVATIVE PLANNING SOLUTIONS**

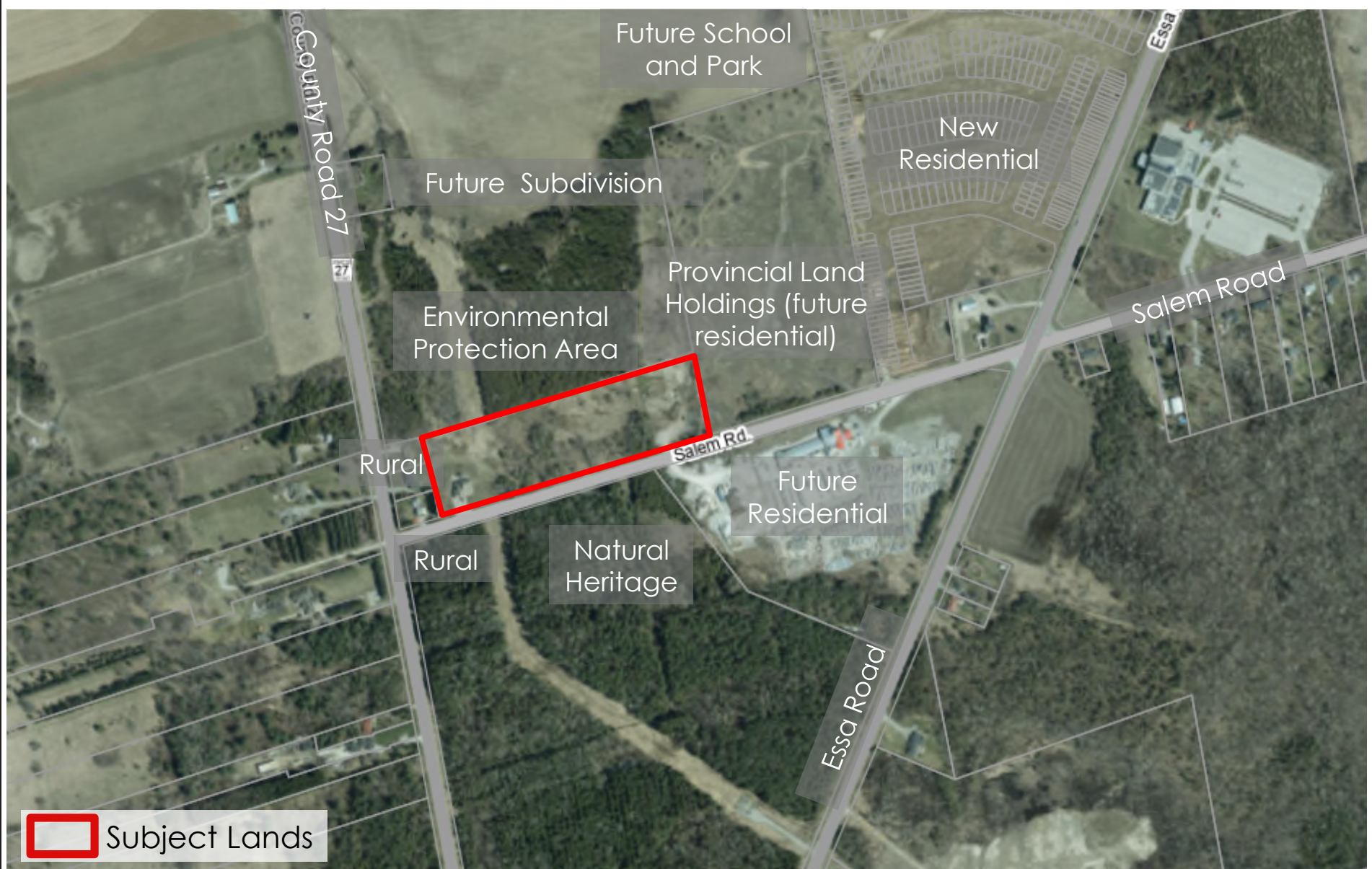
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

# SITE DESCRIPTION



- Lot Area: ~3.3 ha (8.2 ac)
- Frontage: ~340m along Salem Road
- One single-detached dwelling
- Trans-Canada Pipeline easement
- Sporadic vegetation and tree cover; wetland and Bear Creek tributary
- Vacant developable lands at the east end

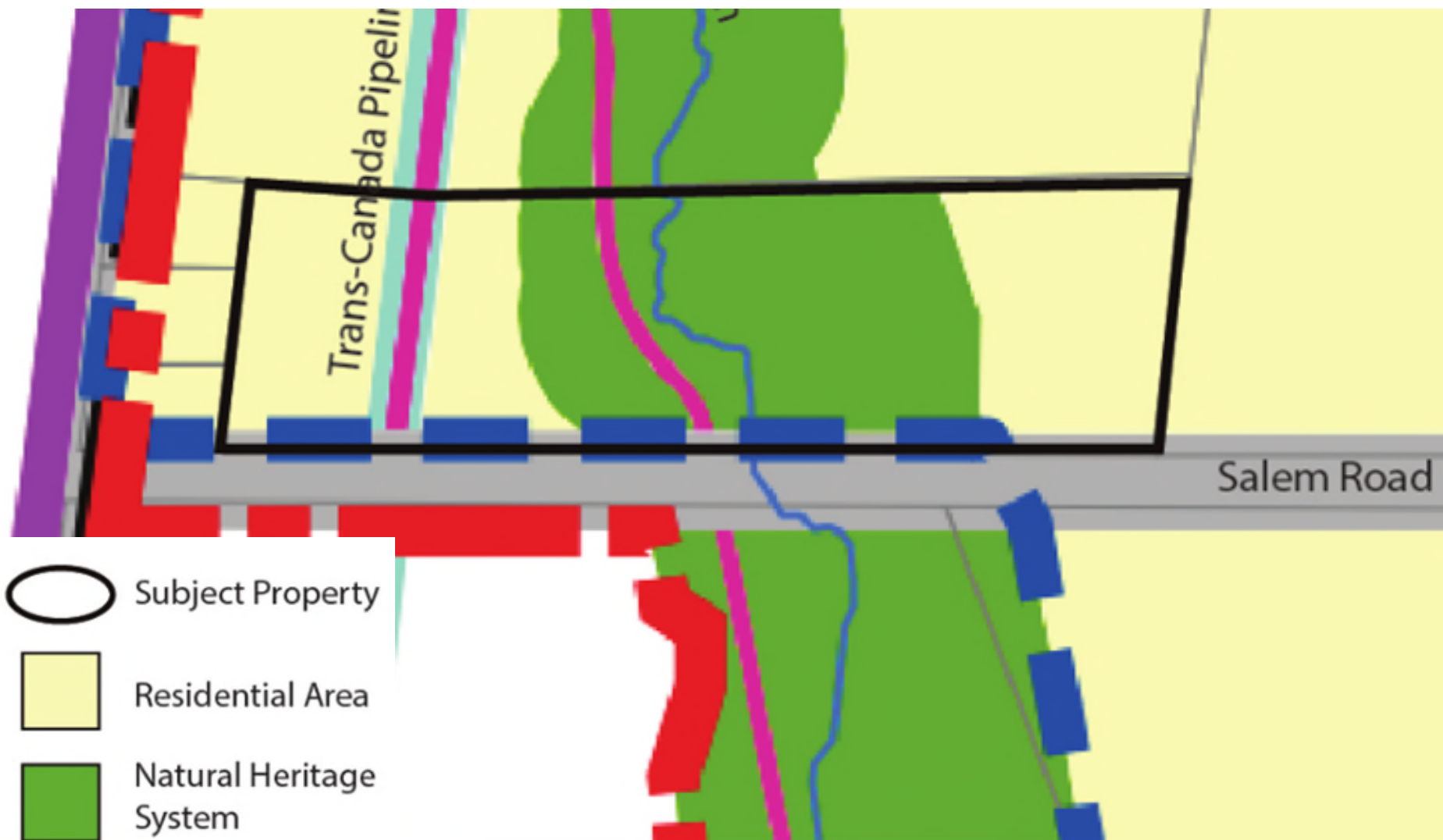
# SURROUNDING LAND USES



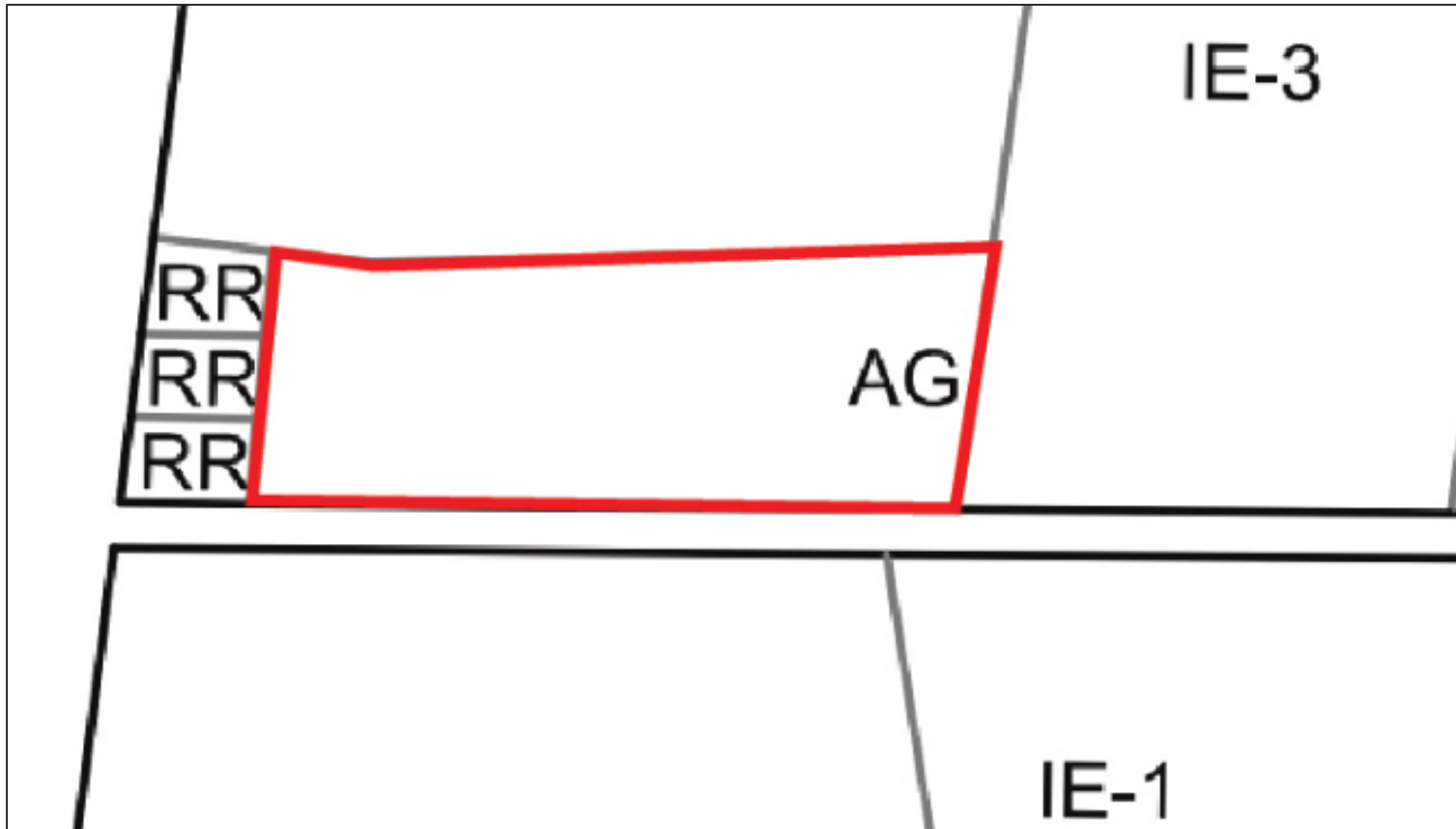
## Schedule A – Land Use Plan



## Schedule 8A – Community Structure



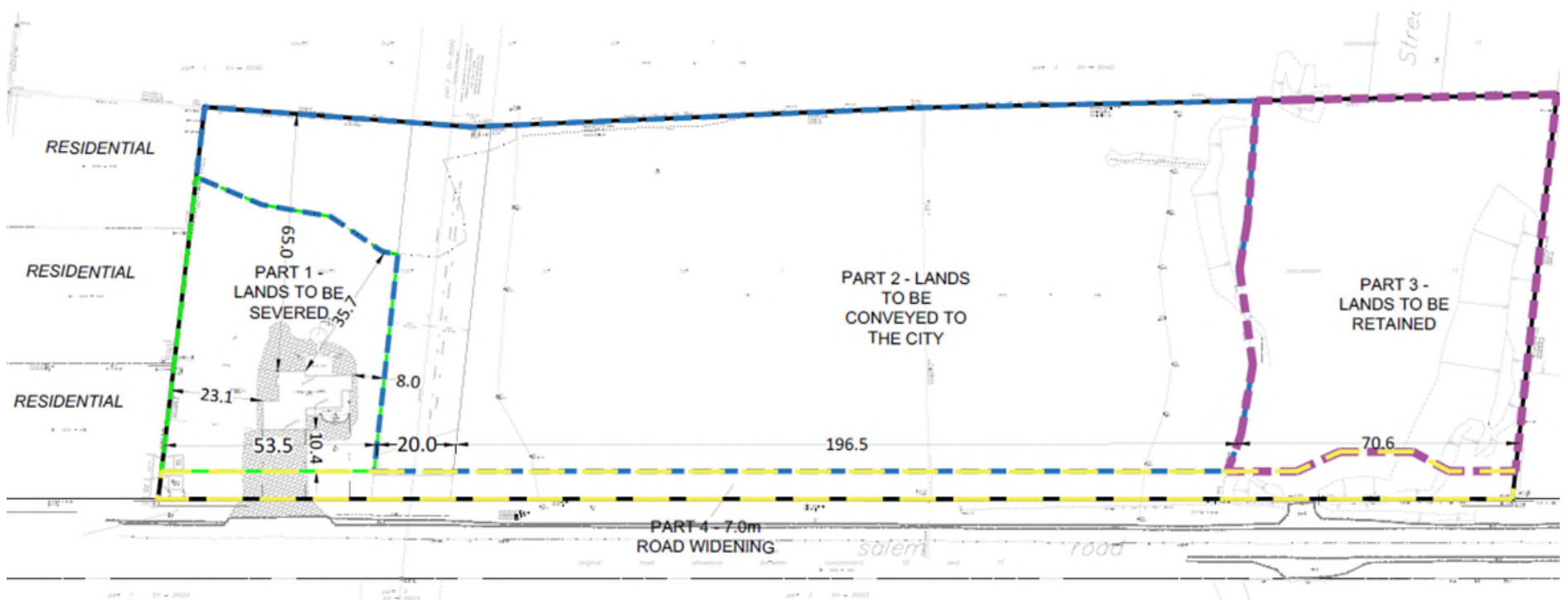
## Innisfil Zoning By-Law 054-04



○ Subject property, zoned 'Agricultural General' (AG)

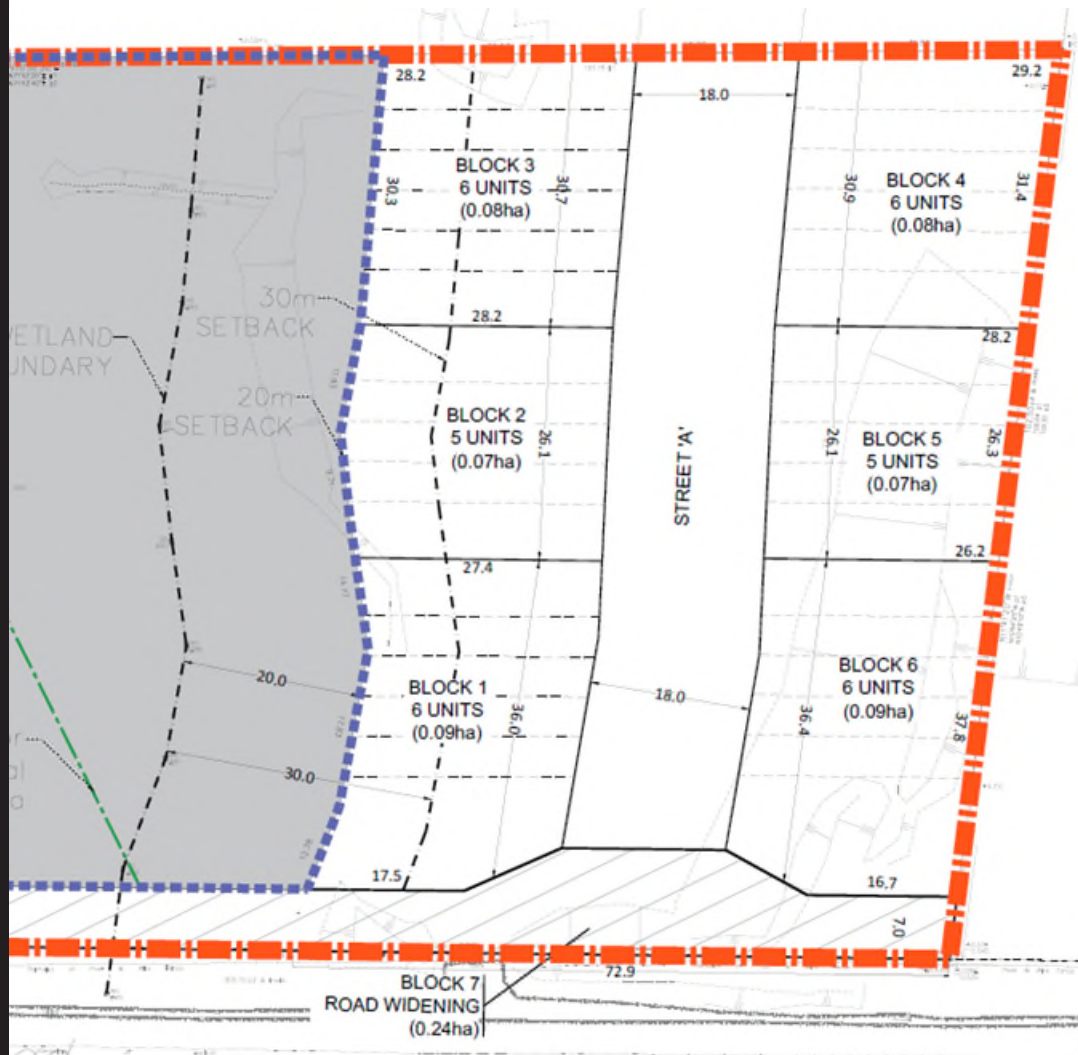
# PLANNING BACKGROUND

- Conformity clearance issued in May 2022
- Consent to sever applied for in October 2022
- Committee of Adjustment in February and April 2023
- Open space and natural heritage dedication
- Neighbourhood Meeting in November 2022



# DEVELOPMENT CONCEPT

## Draft of Subdivision Plan



- Site area of 0.67 ha (0.48ha of residential lots and a 0.19ha new municipal street)
- 34 three-storey street townhouse units in six blocks
- Gross floor area of (1,600 sq.ft) per unit
- 2 parking spaces per unit
- New internal street from Salem Road, connecting to the subdivision to the north



# ZONING BY-LAW AMENDMENT

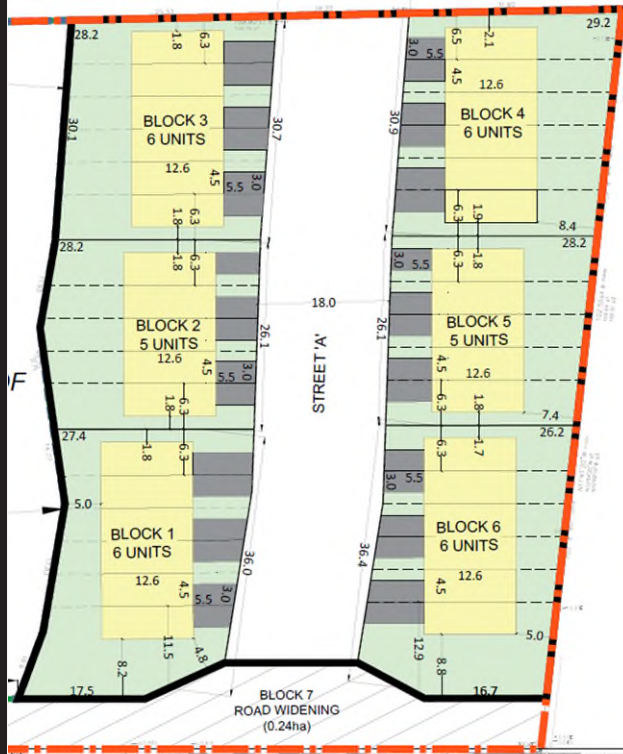
Rezoning: from 'Agricultural General (AG)' to 'Neighbourhood Residential (R5)'



# ZONING BY-LAW AMENDMENT

## R5 Zoning Matrix

The proposal complies with all R5 zone standards.



NEIGHBOURHOOD RESIDENTIAL (R5) ZONE (SALEM AND HEWITT'S COMMUNITIES PROVISIONS)		
Provisions	Required	Provided
Lot Frontage (min.)	4.5m	4.5m
Front Yard Setback (min.)	3.0m (5.5m Driveway Length)	5.5m
Exterior Side Yard Setback (min.)	2.0m	4.8m
Interior Side Yard Setback (min.) one side	0.0m	0.0m
Interior Side Yard Setback (min.) Opposite Side	0.0m	0.0m
Rear Yard (min.)	5.0m	5.0m
End Unit Interior Side Yard Setback (min.)	1.2m	1.7m
Landscaped Open Space (min.% of lot area)	--	35%
Lot Coverage (max. % of lot area)	70%	49%
Dwelling Unit Floor Area (min.)	--	56.8m <sup>2</sup>
Gross Floor Area (max.% of lot area)	--	148.1%
Maximum Height Number of Storeys	3 Storeys	3 Storeys
Maximum number of contiguous units in a row	8 Units	6 Units
Parking	1.5 Spaces per Dwelling Unit	2 Spaces per Dwelling Unit (1 Driveway Space & 1 Garage Space)

# SUPPORTING MATERIALS

The following supporting materials are currently under review as part of the applications:

- Planning Justification Report & Urban Design Brief;
- Archaeological Study;
- Noise Impact Study;
- Traffic Impact Study;
- Civil Engineering Plans;
- Functional Servicing & Storm Water Management Report;
- Geotechnical & Hydrogeological Reports;
- Environmental Impact Study;
- Tree Inventory/Assessment, Preservation/Removal Plan;
- Conceptual Landscape Plan;
- Boundary & Topographic Survey.

**IRVIN HERITAGE**  
INC.



***Soil Engineers Ltd.***

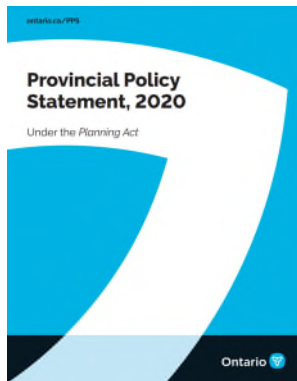
**R. BOUWMEESTER & ASSOCIATES**

**Wilson  
Associates**

***Cunningham Environmental Associates***

***Azimuth Environmental Consulting Inc.***





- Provides appropriate, compact residential growth in the Salem Secondary Plan area
- Supports greenfield residential density targets
- Provides street connection from the subdivision to the north to Salem Road
- Efficient and cost-effective use of municipal infrastructure and services
- Contributes to a mix of housing types and sizes in the City to support complete communities
- Reflects the area's intended and planned character
- Protects and preserves the Natural Heritage System

## **Proposed Draft Plan of Subdivision;**

- Within Salem Secondary Plan area
- 6 townhouse blocks with 34 townhouse units
- New municipal street providing neighbourhood connectivity

## **Zoning By-law Amendment;**

- Rezone subject lands from 'Agricultural General (AG)' to 'Neighbourhood Residential (R5)' zone
- Full compliance with R5 zoning provisions
- Preserves adjacent Natural Heritage lands
- Applications and proposed development comply with all levels of planning policy and represent good planning

# THANK YOU

Questions Welcome

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