

Site Alteration By-Law (2014-100) Request for Deviation

Hewitt's Secondary Plan Landowners' Groups
Presentation to Building Committee, May 14, 2019

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Presentation

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1.0 Introduction

- Current By-Law 2014-100 (Site Alteration By-Law)

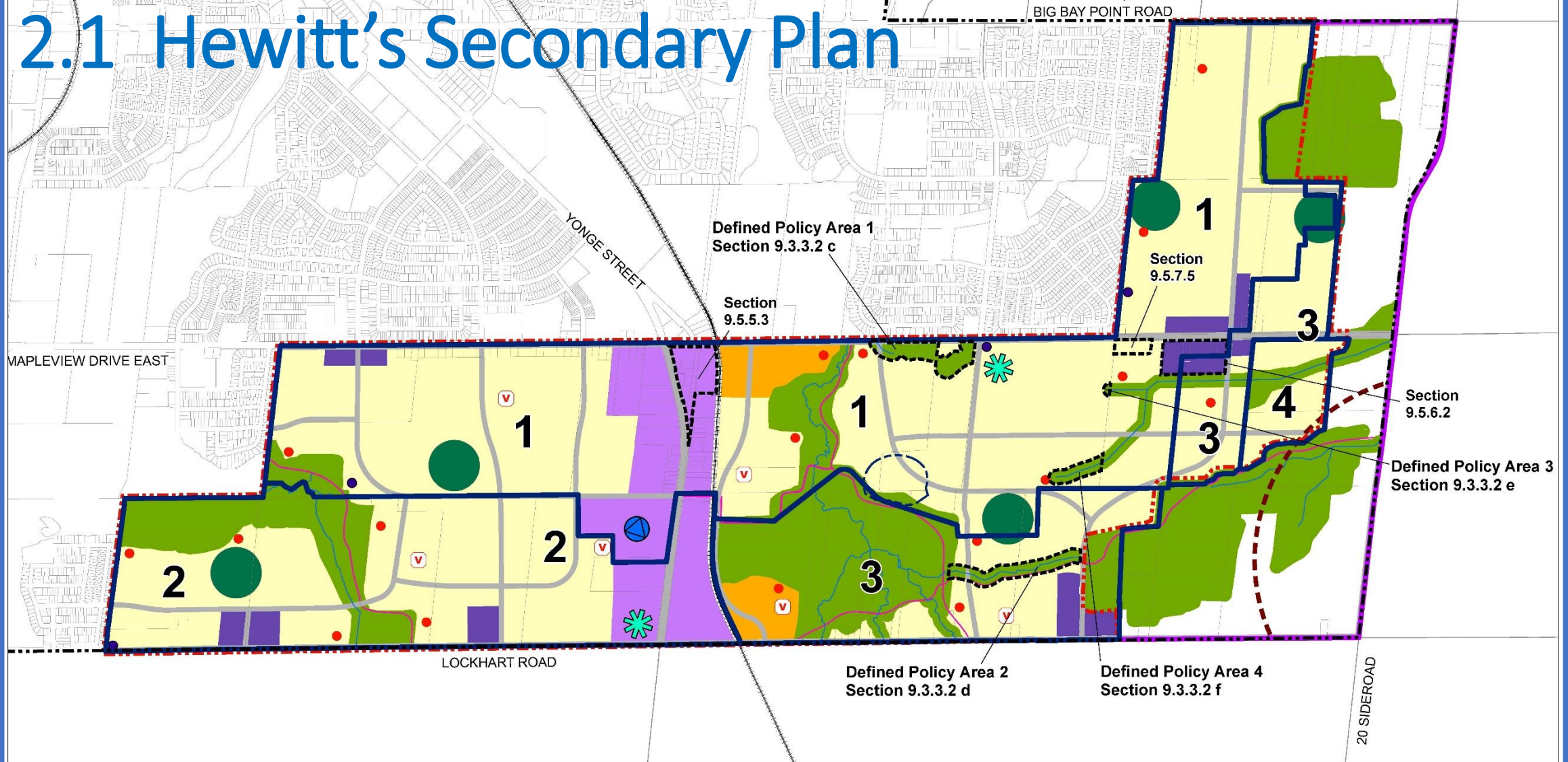
5.7 No Site Alteration shall occur on any lands zoned Agricultural unless the owner provides a certificate, signed by a Qualified Person, confirming that the Site Alteration will result in maintaining or improving the overall fertility of the Agricultural Lands.

- Request: Deviation from By-law Clause 5.7 such that re-zoning from Agricultural is not required within the Hewitt's SPA.
- All other requirements of the By-law to remain in effect
- An additional specific Justification to be provided with the SAP application

Why are we making this request?

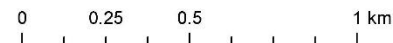
- **To move earth to and from agricultural land not yet zoned for urban use.**
- To achieve more logical, localized earth moving, avoid double-handling, excessive earth import / export on City roads and associated environmental impacts.
- This is in line with the intent of the MECP ESMR proposed in April, 2018 as this facilitates localized use of excess soil.
- This will remove 60,000 dump truck loads from Hewitt's roads.
 - Less traffic
 - Less road life cycle impacts
 - Fewer environmental emissions
 - Construction efficiencies and associated cost savings
 - Less disturbance to residents

2.1 Hewitt's Secondary Plan



- | | | | | |
|--------------------------|---|-----------------------------------|---------------------|---|
| --- City Boundary | Existing and Proposed Roads | Natural Heritage System | Special Rural Area | ★ Secondary School |
| Secondary Plan Boundary | Pathway System | Residential Area | Defined Policy Area | ● Recreation Centre/Community Park/School |
| Settlement Area Boundary | Geotechnical Study Area | Med/High Density Residential Area | | ● School/Neighbourhood Park Area |
| Phase Boundary | Waste Disposal Assessment Area | Yonge Street Mixed Use Corridor | | V Village Square |
| Existing Parcel Fabric | Stormwater Management Facility | Neighbourhood Mixed Use Node | | |
| Railway | Stormwater Management Facility (Optional) | | | |
| Stream | | | | |

Hewitt's Secondary Plan Landowners Group – March 19
Delegation to Building Committee

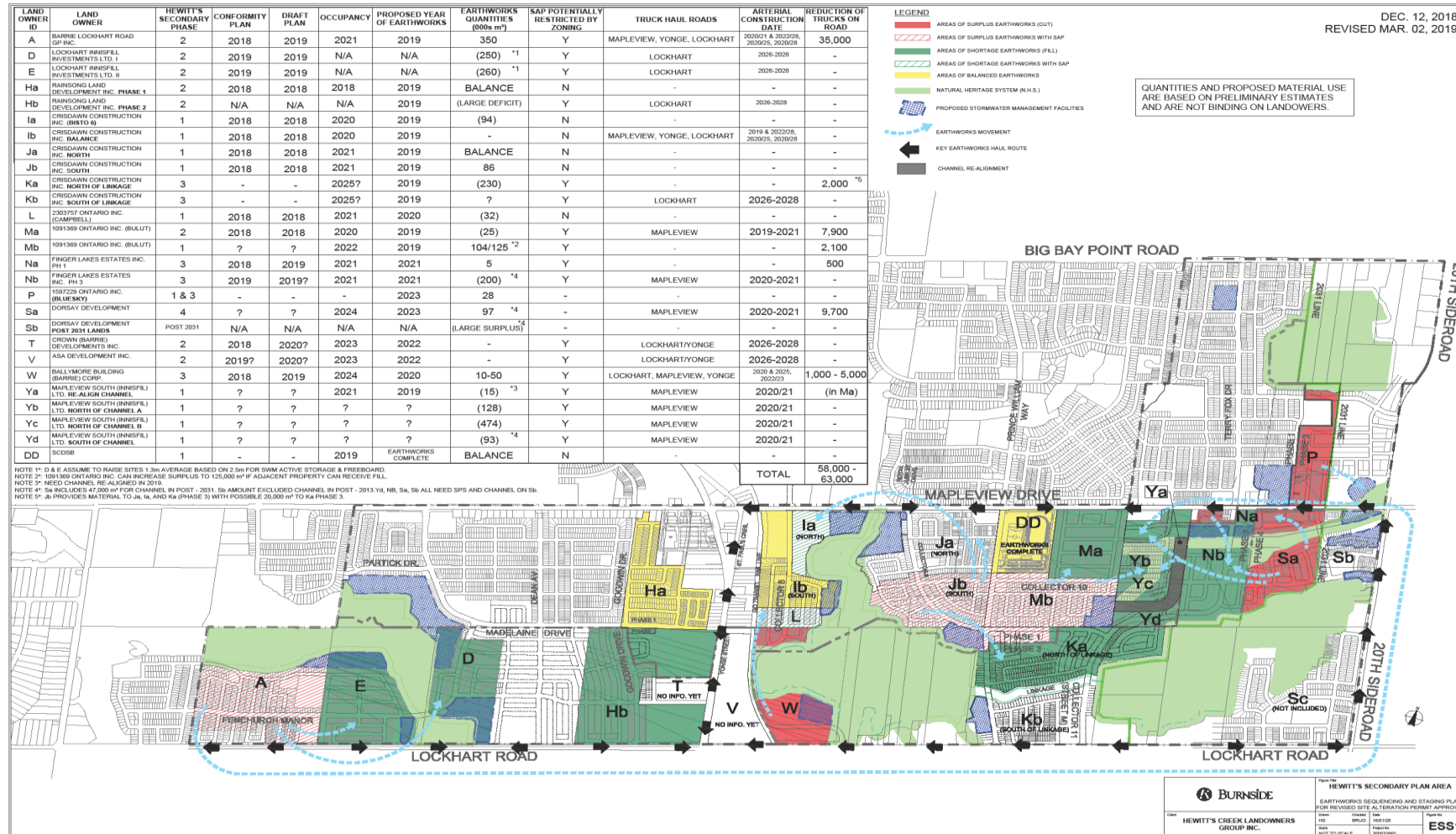


Schedule 9E
Development Phases

City of Barrie
Hewitt's Secondary Plan

November 2016

3.0 Background – Hewitt’s 60,000 Truck Loads



4.0 Compliance with Current Permitting Requirements

Developers to comply with all requirements (except re-zoning) of the current By-Law, including provision of securities.

In addition Developers must provide justification with each Site Alteration Permit Application, such as

- Reduction in truck traffic on existing / proposed road network
- Reduced construction related impacts to residents (noise, vibration)
- Earthworks efficiencies;
- Comprehensive Erosion Control and Site Stabilization;
- Projected timeline of development

to the satisfaction of City staff, resulting in more scrutiny than for zoned site applications

5.0 Summary

- **The Deviation will allow movement of earth to and from agricultural land not yet zoned for urban use.**
- There is an overall deficit of material in the Hewitt's SPA. This Deviation will allow the SPAs to be developed with a more logical, earth moving effort, reduce double-handling and earth import / export and reduce 60,000 truck loads on Hewitt's roads.
- Requires compliance of all aspects of current SAP By-law other than the zoning deviation
- This Request provides a methodology to maintain City control without re-zoning, conditional on justification acceptable to City staff.

6.0 Recommendations

- 1) That the Building Committee grant a Deviation from the re-zoning requirement in By-law 2014-100 in order to issue SAPs without prior re-zoning. This is conditional on Developers providing justification acceptable to City staff and complying with all other requirements of SAP By-law 2014-100.
- 2) That the Building Committee report to General Committee, requesting this Deviation be granted in time for earthworks to proceed in Spring 2019.

THANK YOU

- Questions?