

**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 –  
259 SALEM ROAD & 910 ESSA ROAD**

**DATE: APRIL 26, 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 259 Salem Road and 910 Essa Road and are legally described as Part of Lots 2 and 3, Part of the North Half of Lot 4, Part of the South Half of Lot 4, Concession 10, Former 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) and 'Environmental Protection' (EP) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential' (R5), 'Environmental Protection' (EP), 'Open Space' (OS) and 'Mixed Use' (MU1) in the City of Barrie Zoning By-law 2009-141.

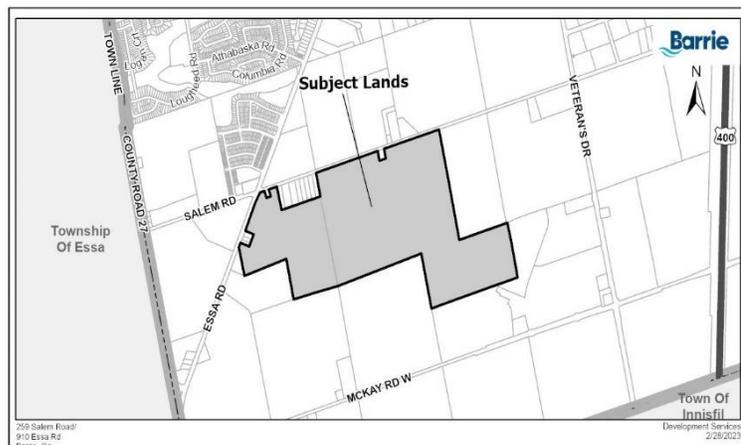
The application is being reviewed concurrently with an application for a Draft Plan of Subdivision which would facilitate the development of a residential subdivision with 319 single detached residential units, 112 townhouse units, 1 open space block and 2 mixed use blocks and will include lands for a municipal park, stormwater management and natural heritage system.

The complete submission package is available for viewing on the City's Proposed Developments webpage under [Ward 7 – 259 Salem Road](#).

### **Background**

The subject lands generally are irregular in shape and are located on the south side of Salem Road, between Veteran's Drive and Essa Road.

The lands comprise two vacant parcels of land within the former geographic Town of Innisfil and comprise the northerly portion (the "Phase Two North") of the overall Watersand Subdivision lands.



---

The site is 114.68 hectares in size with approximately 950 metres of frontage along Salem Road.

The subject lands are designated 'Residential', 'Mixed Use Node and Corridors' and 'Environmental Protection Area' on Schedule '8C' – Land Use Plan Salem Secondary Plan in the City of Barrie Official Plan.

The subject application was submitted to the City and deemed complete on February 23, 2023. 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 limited number of properties within the 240 metre circulation radius. Most 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) and 'Environmental Protection' (EP) to 'Neighbourhood Residential' (R5), 'Environmental Protection' (EP), 'Open Space (OS) and 'Mixed Use Node' (MU1) to permit the proposed single detached and townhouse residential units as well as the open space and mixed use blocks. The draft Zoning By-law Amendment Schedule "A" is attached to this memorandum as Appendix "B" for information purposes.

### **Planning and Land Use Matters Under Review**

The subject application currently is 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;
- 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; and
- Confirmation of development limits as it relates to natural heritage features.

### **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 the application.



**DEVELOPMENT SERVICES  
MEMORANDUM**

Page: 3  
File: D30-006-  
2023  
Pending #:

---

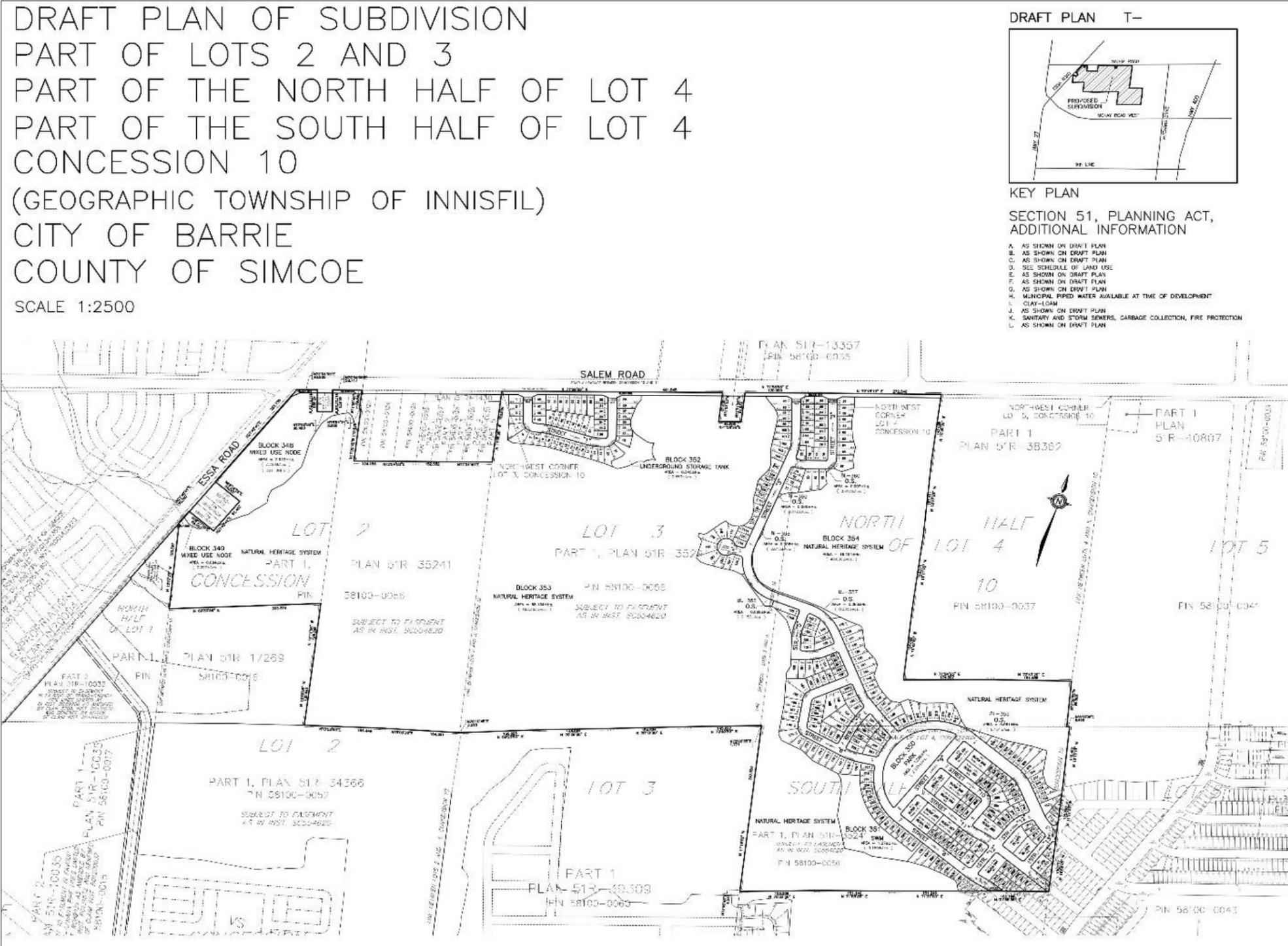
A staff report to the General Committee is anticipated to be brought forward in the third quarter of 2023 for consideration of the proposed Zoning By-law Amendment. Should Council approve the proposed Zoning By-law Amendment, Planning staff would be in a position to issue draft plan approval for the concurrent draft plan of subdivision application. Subsequent applications for site plan control for the mixed use blocks would be required to facilitate the development.

For more information, please contact Michele Freethy, RPP, Senior Planner at 705-739-4220 ext. 4117 or by email at [michele.freethy@barrie.ca](mailto:michele.freethy@barrie.ca).

Attached:       Appendix "A" – Proposed Draft Plan of Subdivision  
                  Appendix "B" – Draft Zoning By-law Amendment Schedule A

APPENDIX "A"

Proposed Draft Plan of Subdivision



APPENDIX "B"

Draft Zoning By-law Amendment Schedule A

