
TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: ANDREW GAMEIRO, RPP, SENIOR PLANNER, EXT. 5038

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 A ZONING BY-LAW AMENDMENT – 500
SALEM ROAD**

DATE: APRIL 26, 2023

The purpose of this Memorandum is to advise members of Affordability Committee of a Public Meeting for an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc., on behalf of LSR Salem Inc., for lands known municipally as 500 Salem Road and legally described as Part of South Half of Lot 1, Concession 11, Former Township of Innisfil, now in the City of Barrie.

The Zoning By-law Amendment application proposes to amend the zoning on the eastern portion of the subject property from 'Agriculture General' (AG) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential' (R5) in the City of Barrie Zoning By-law 2009-141.

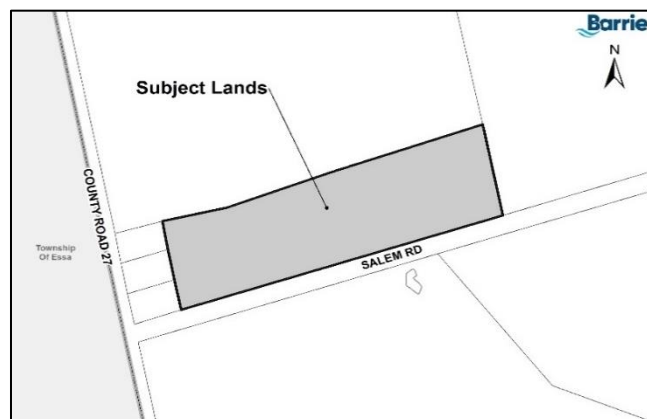
The application is being reviewed concurrently with an application for a Draft Plan of Subdivision for the development of thirty-four (34) street townhouse units and a municipal road as identified in Appendix "A" – Draft Plan of Subdivision.

The submission materials associated with the subject application are available for viewing on the City's [Proposed Development webpage](#) under [Ward 7 – 500 Salem Road](#).

Background

The subject property is located on the north side of Salem Road, approximately 50 metres east of County Road 27 within the Salem Secondary Plan Area.

The subject property is generally rectangular in shape and approximately 3.32 hectares with 340 metres of frontage along Salem Road.



The subject property is surrounded by the following land uses:

- North: Environmental Protection (EP) lands associated with an existing wetland feature, water course and woodlot, and a Draft Approved Plan of Subdivision on lands known municipally as 8001 County Road 27 ([File: D12-443](#)).
- East: Vacant industrial lands currently owned by the Ministry of Transportation (MTO) which are designated for future development in the Salem Secondary Plan. Lands further east toward the northwest corner of Essa Road and Salem Road contain a registered plan of subdivision.
- South: Agriculturally zoned lands which are heavily treed and industrial lands occupied by a paving stone production and sales facility.
- West: Lands zoned Rural Residential (RR) which are occupied by existing single-detached dwellings.

The eastern and western portions of the subject property are designated as 'Residential Area' while the central portion is designated 'Natural Heritage System' in the [Salem Secondary Plan](#) – Schedule '8C' - Land Use Plan in the City of Barrie Official Plan.

The 'Residential Area' land use designation is intended to accommodate a range of low and medium density forms of residential development while lands designated Natural Heritage System are to be protected and preserved to ensure the long-term sustainability of the City's natural heritage resources. Finally, the subject lands are located within Development Phase 1, as identified on Schedule 8E of the Salem Secondary Plan.

The subject application was submitted to the City and deemed complete on March 10, 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.

Related Applications – Consent (Severance) and Minor Variance

The subject property was recently subject to Consent (severance) and Minor Variance applications (Files: A23/22 and B25/22) to create a new residential lot on the western portion of the property (see Appendix "B" – Severance Plan). The purpose of the severance was to maintain the existing single detached residential dwelling located on the western portion of the property, while facilitating the development of the eastern portion of the property through Zoning By-law Amendment and Draft Plan of Subdivision applications.

The applications were conditionally approved by the Committee of Adjustment on February 28, 2023, subject to the property owner conveying a road widening along Salem Road to the City, together with environmental protection and open space blocks located in the central portion of the property. The environmental protection and open space blocks correspond to a wetland feature and the TransCanada Pipeline Corridor. In accordance with the *Planning Act*, the conditions of approval for the consent must be satisfied within two years of the Committee's decision, or the approval will lapse.

Neighbourhood Meeting

A neighbourhood meeting was held on November 8, 2022, with approximately fifteen (15) members of the public, along with Ward 7 Councillor Gary Harvey, the applicants and their representatives, and Planning staff.

The following matters were raised by members of the public at the meeting:

- Forecasted timeline for obtaining *Planning Act* approvals, site alteration and tree removal permits, installation of services and infrastructure, and issuance of building permits;
- Concerns with increased traffic on existing streets as a result of the proposed development, and opportunities for the provision of traffic calming infrastructure within the subdivision;
- Expressed desire for the reconstruction and expansion of Salem Road to accommodate increased traffic generated by new developments in the area;
- Ensuring that the wetland feature located on the property is preserved and protected;
- Provision of adequate services and infrastructure with connections to existing and future developments in the surrounding area;
- Provision of required public amenities and services in the Salem Secondary Plan area, such as a recreation centre, parks, and emergency services.

Zoning By-law Amendment

The Zoning By-law Amendment application proposes to amend the zoning on the eastern portion of the subject property from 'Agriculture General' (AG) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential' (R5) in the City of Barrie Zoning By-law 2009-141.

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 related items being considered include:

- Conformity with the policies of the Salem Secondary Plan;
- Site servicing, grading, and stormwater management as it relates to conformity with City standards and the Master Studies prepared for the Salem Secondary Plan;
- Protection of the Natural Heritage System and associated features in the Salem Secondary Plan Area;
- Efficient use of land and resources that optimize the use of existing and planned services and infrastructure;
- Connectivity between the subject lands and existing and planned developments in the surrounding area, particularly as it relates to vehicular and pedestrian circulation;
- Preservation of private and shared boundary vegetation; and,
- Impacts that the development may have on traffic operations in the area.

Next Steps

Planning staff will continue to work with both the applicant and members of the public to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of the subject applications by staff and agency partners.

All technical comments received, as well as comments provided at the Neighbourhood and Public Meetings, will be considered as part of the recommendation in the Planning staff report. Planning staff are targeting the third or fourth quarter of 2023 to bring a staff report forward for General Committee's consideration of the proposed Zoning By-law Amendment. Should Council approve the proposed Zoning By-law



DEVELOPMENT SERVICES MEMORANDUM

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Pending #:

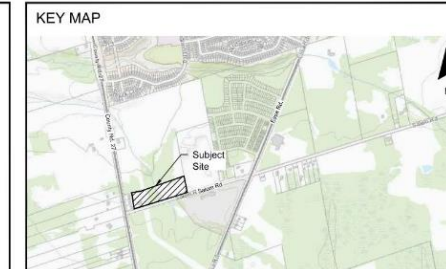
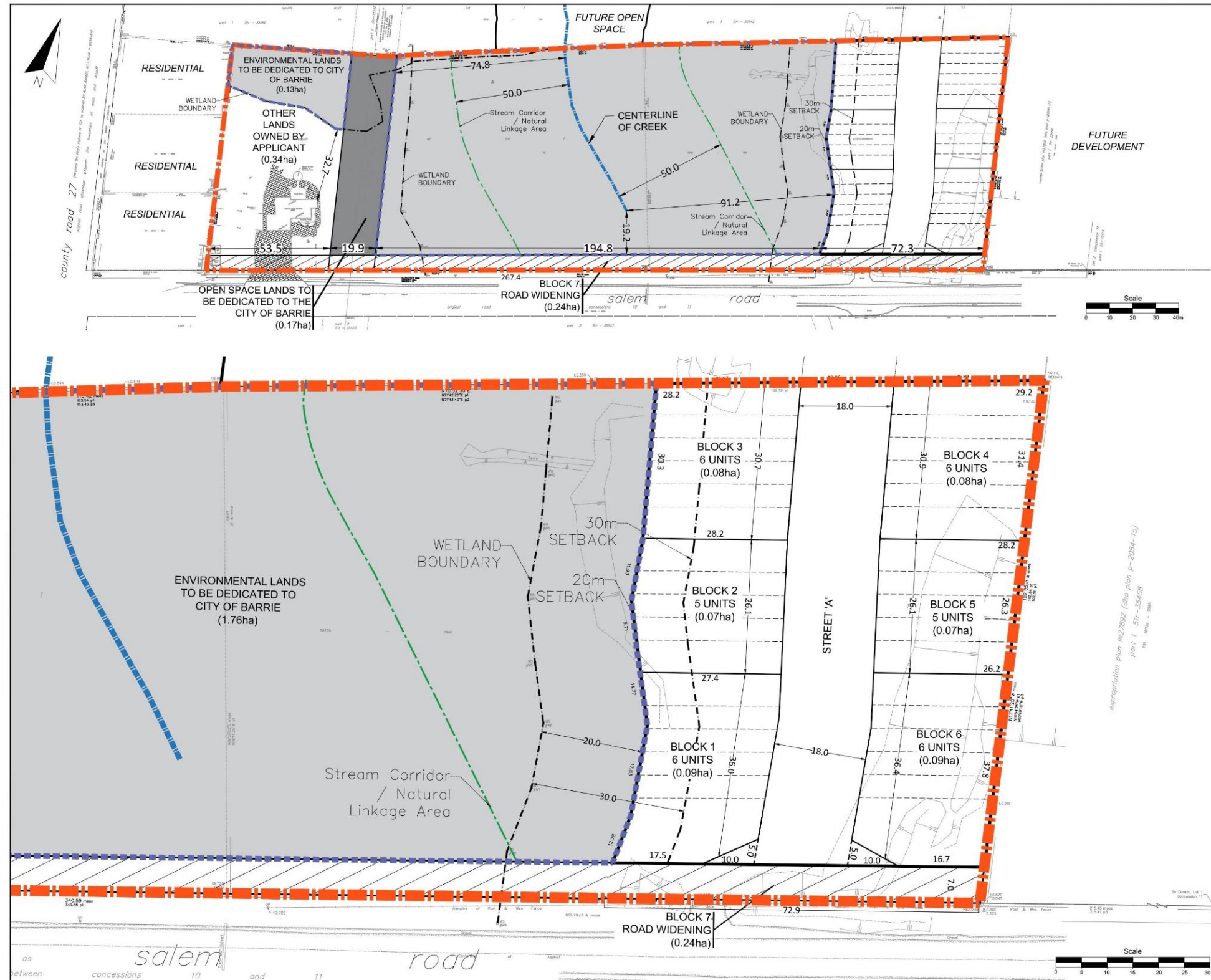
Amendment, Planning staff would be in a position to issue draft plan approval for the concurrent draft plan of subdivision application.

If you have any questions, please contact the planning file manager, Andrew Gameiro, RPP, Senior Planner at 705-739-4220 extension 5038 or via email at andrew.gameiro@barrie.ca.

Attachments: Appendix "A" – Draft Plan of Subdivision
 Appendix "B" – Severance Plan

APPENDIX "A"

Draft Plan of Subdivision



DRAFT PLAN
OF SUBDIVISION

PART OF SOUTH HALF OF LOT 1, CONCESSION 11,
GEOGRAPHIC TOWNSHIP OF INNISFIL,
TOWN OF INNISFIL,
COUNTY OF SIMCOE

LEGEND

- SUBJECT LANDS
 - AREA: 3.32ha
 - FRONTAGE: 340.5m (incl. develop. limit)
- DEVELOPMENT LIMIT (AREA: 0.68ha excluding road widening)
- WETLAND BOUNDARY
- WETLAND SETBACK
- STREAM CORRIDOR / NATURAL LINKAGE AREA
- ENVIRONMENTAL LANDS TO BE DEDICATED TO THE CITY OF BARRIE
- OPEN SPACE LANDS TO BE DEDICATED TO THE CITY OF BARRIE

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE OWNER'S NAME:

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

DATE NEIL A. LEGROW, O.L.S.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- | | |
|------------------|-----------------------------|
| c) SHOWN ON PLAN | g) SHOWN ON PLAN |
| d) SHOWN ON PLAN | h) MUNICIPAL WATER |
| e) SHOWN ON PLAN | i) SAND, SILT, CLAY |
| f) SHOWN ON PLAN | j) SHOWN ON PLAN |
| | k) MUNICIPAL WATER & SEWAGE |
| | l) NONE |

LAND USE STATISTICS

LAND USE	LOT / BLK No.	UNITS	AREA (ha)
Residential - Townhouse	1 - 6	34	0.48
Street "A"			0.20
TOTAL	7	34	0.68ha

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM ROAD, UNIT 8, BARRIE, ON, L4N 8B7
Tel: 705-812-3261 Fax: 705-812-5438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	Sept. 9, 2022	Drawn By:	A.S.
File:	20-992	Checked:	T.K.

 INNOVATIVE PLANNING SOLUTIONS PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS 817 WILHAM ROAD, UNIT 9, BARRIE, ON L4N 2G7 Tel: 705 • 812 • 3261 Fax: 705 • 812 • 3438 E: info@innovativeplanning.com Web: www.innovativeplanning.com	
Date: July 18, 2022	Drawn By: A.S.
File: 20-000	Checked: T.K.