



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

DiPoce (Innisfil) Inc. Subdivision
8001 County Road 27

PUBLIC MEETING

ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF SUBDIVISION

Monday June 10, 2019

Kris Menzies, BES, BEd, MCIP, RPP

PROJECT TEAM

DiPoce (Innisfil) Inc.

**DI POCE (INNISFIL)
INC.**

MHBC Planning,
Urban Design & Landscape Architecture



Schaeffers
Consulting Engineers



Michalski Nielsen
Associates Limited



Cunningham Environmental
Associates



LOCATION



COMPLETED PLANS/STUDIES

Planning Justification Report and Park Block Concept Plan
MHBC Planning

Functional Servicing Report
Schaeffers Consulting Engineers

Environmental Impact Study
Michalski Nielsen Associates Limited &
Cunningham Environmental Associates

Tree Inventory and Preservation Plan and Report
Kuntz Forestry Consulting Inc.

Archaeology Reports
This Land Archaeology

Transportation Impact Study
Nextrans Consulting Engineers

Geotechnical Investigation and Slope Stability Assessment
GeoPro Consulting Limited

Phase One Environmental Site Assessment
GeoPro Consulting Limited

Hydrogeological Study
R.J. Burnside & Associates

Noise Feasibility Study
HGC Engineering

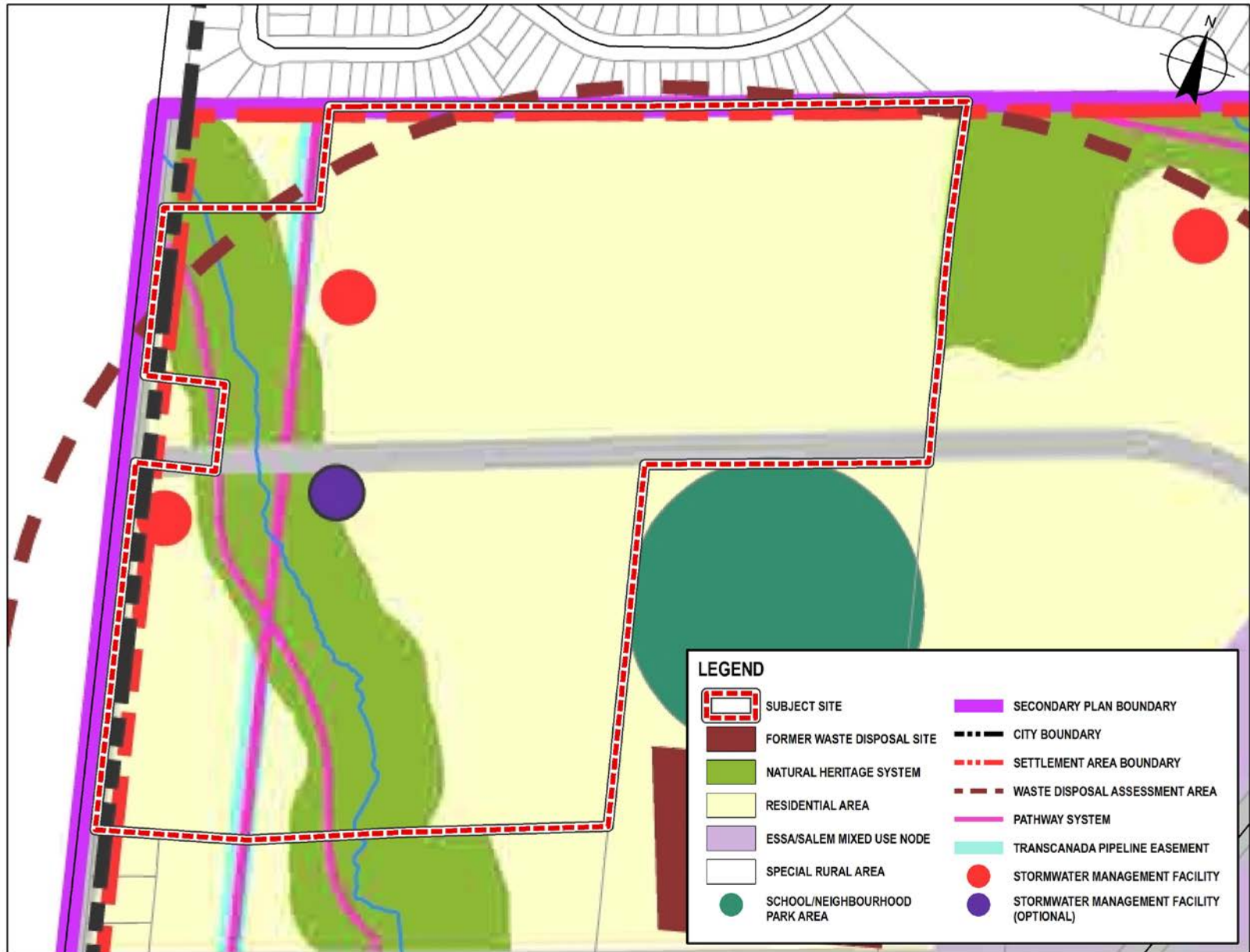
Landfill Impact Assessment
Terraprobe

Geomorphic Assessment
Beacon Environmental



GeoPro Consulting Limited
Geotechnical-Hydrogeology-Environmental-Materials-Inspection

SALEM SECONDARY PLAN



PROPOSED DRAFT PLAN (DP)



PROPOSED DRAFT PLAN



SURROUNDING DEVELOPMENT



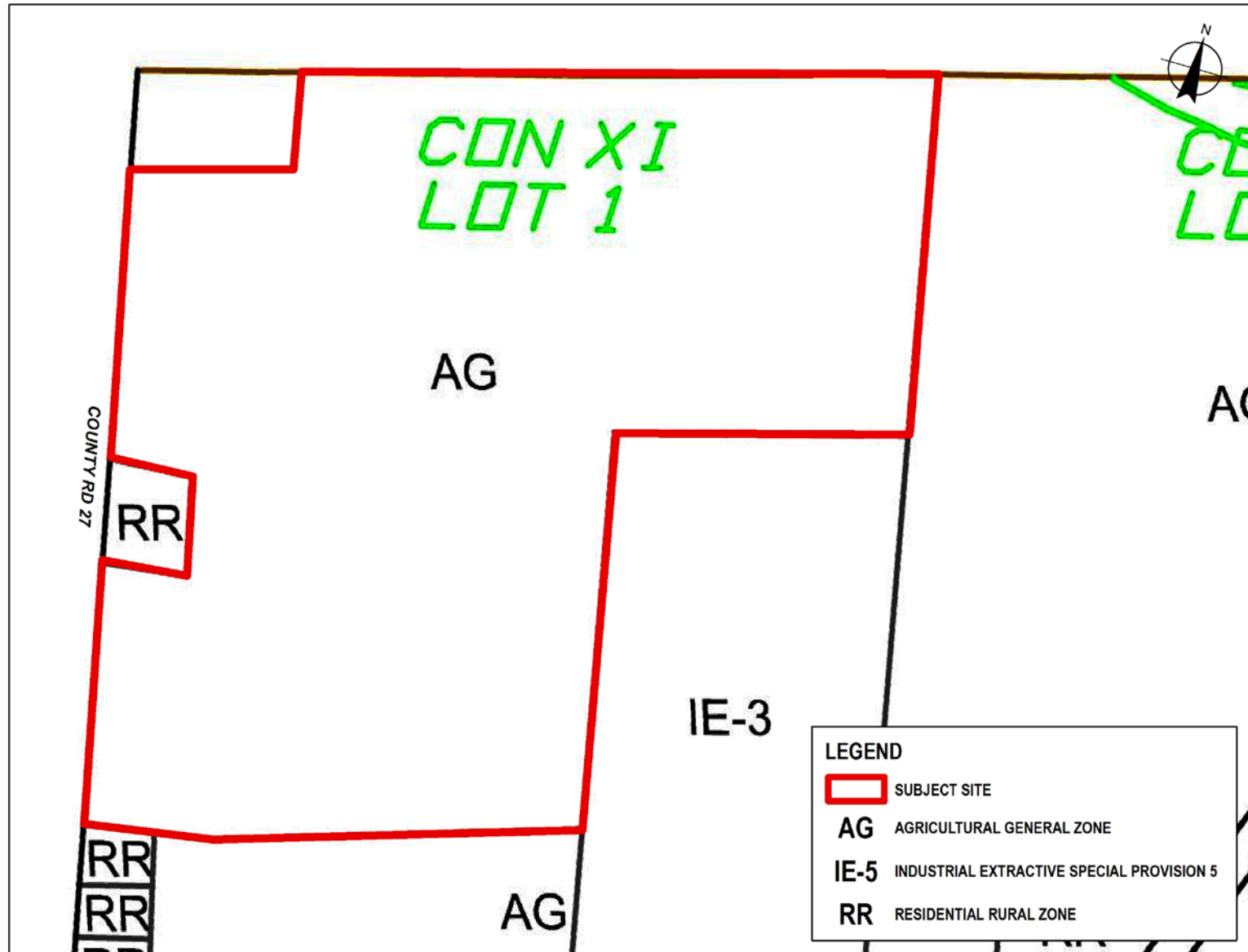
URBAN DESIGN - TOWNHOUSES



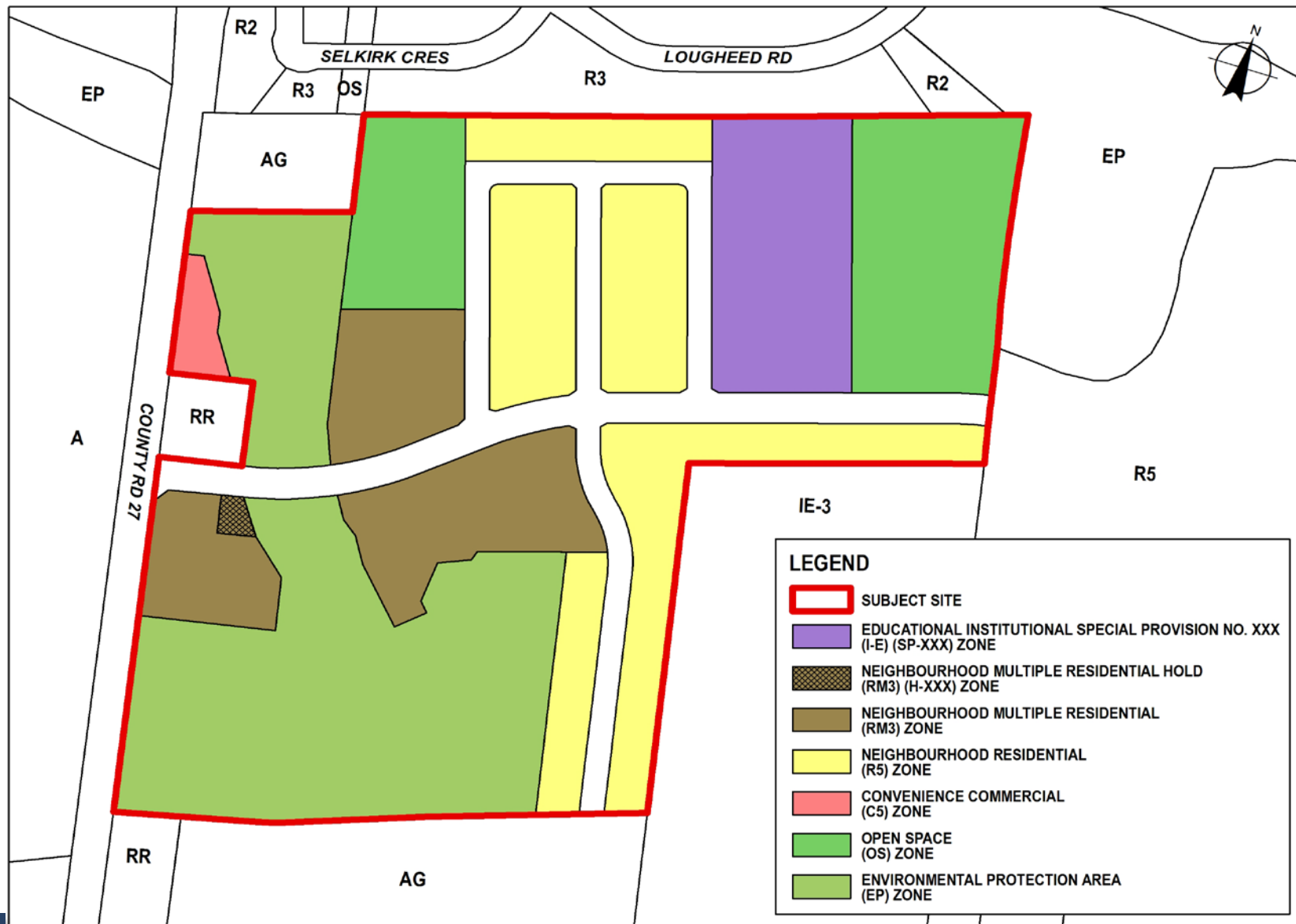
PROPOSED ZONING BY-LAW AMENDMENT (ZBA)



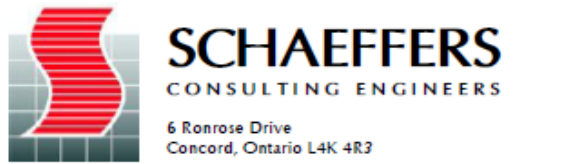
CURRENT ZONING



PROPOSED ZONING



SERVICING AND STORMWATER MANAGEMENT



SERVICING AND STORMWATER MANAGEMENT

Proposed water and sanitary servicing networks to connect into existing City Infrastructure.

Existing sloping and general drainage pattern of the site to be maintained. Elevations along boundaries with all existing lands will be maintained.

Stormwater Management (SWM) Pond to treat, infiltrate and control site runoff in accordance with the NVCA, MECP, and City Standards.

Low Impact Development Techniques (LIDs) will be implemented to promote groundwater infiltration and runoff filtration.

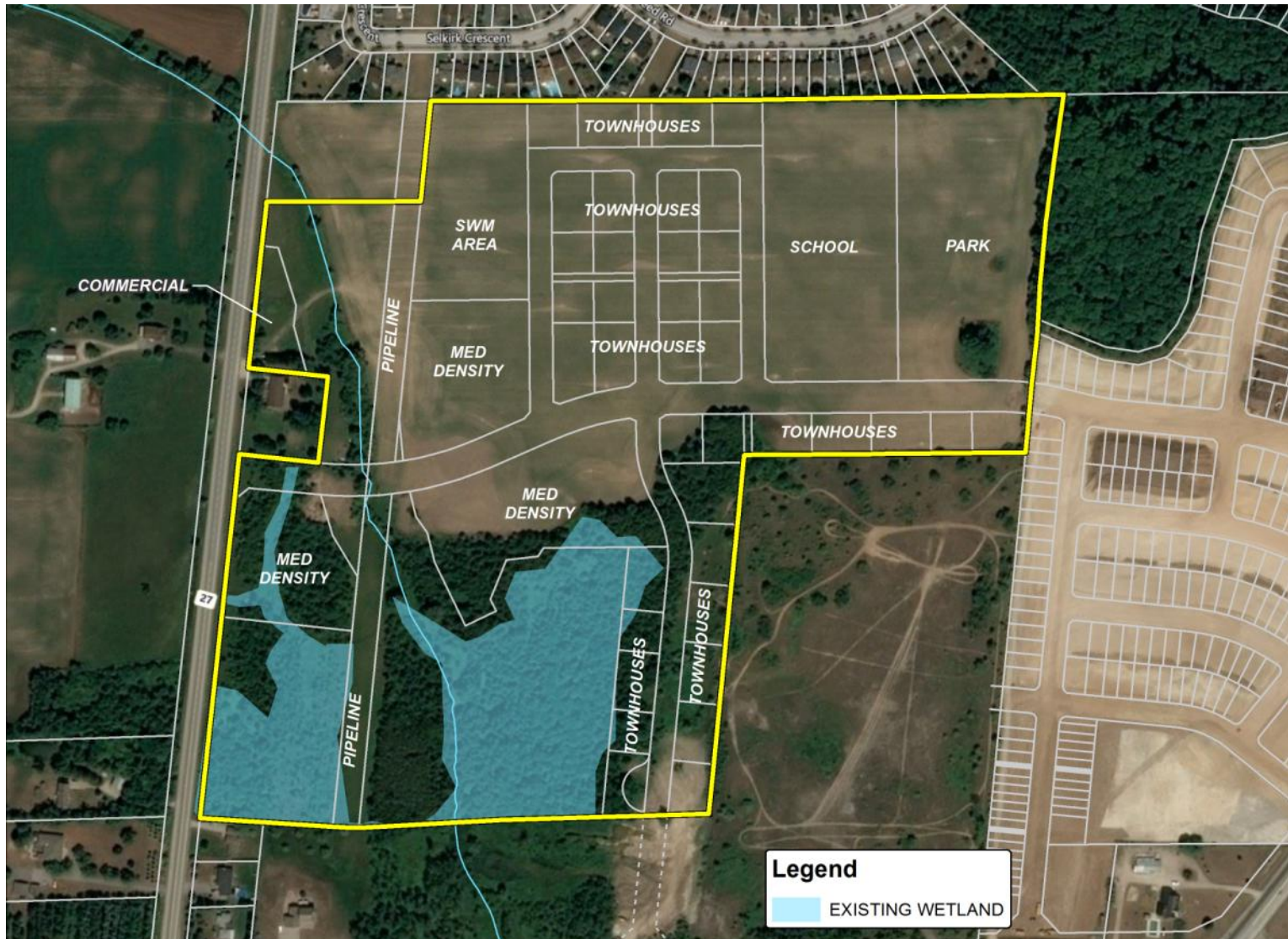
LID techniques include pre-screening filtration units for storm sewer network and a centralized infiltration bed in SWM Pond

Multi-barrier treatment train approach to controlling and treating stormwater runoff.

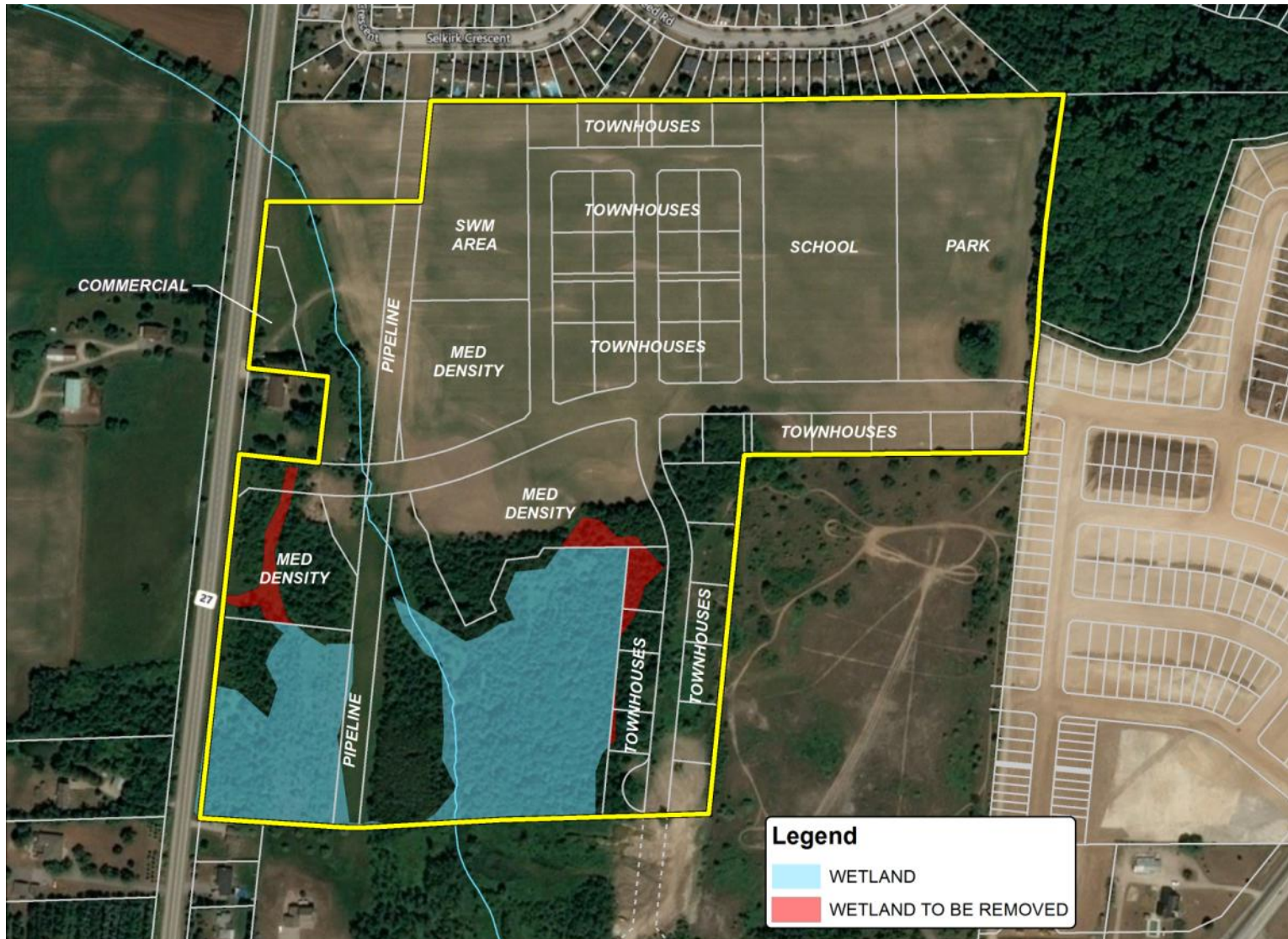
NATURAL HERITAGE



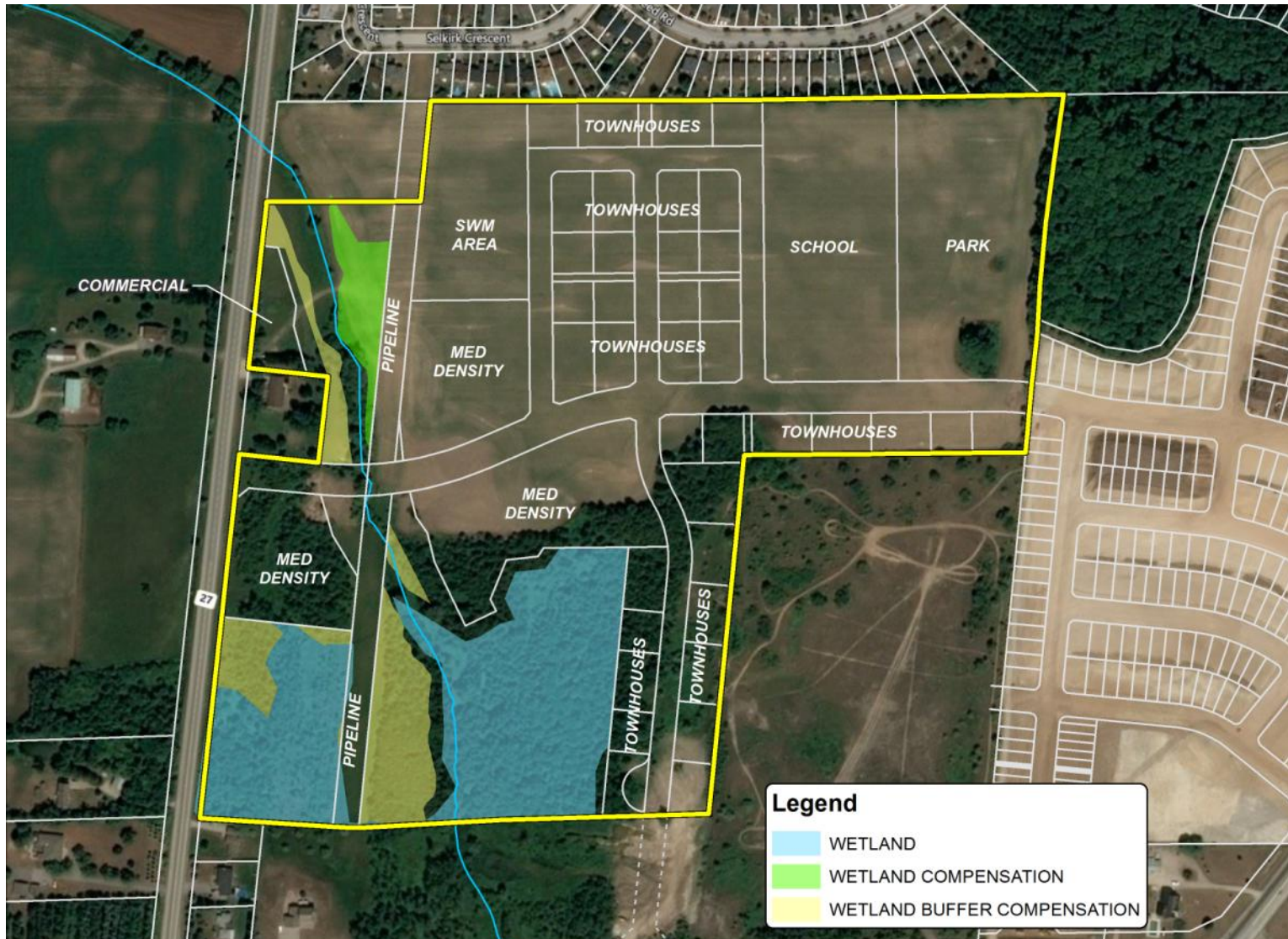
NATURAL HERITAGE



NATURAL HERITAGE



NATURAL HERITAGE



SUMMARY

Application is to develop lands already designated for residential uses in the Salem Secondary Plan for Urban Land Uses;

Proposed Zoning implements development using residential zones that were established specifically for the Salem Secondary Plan Area. In addition, all other proposed zones already exist within City's Comprehensive Zoning By-law;

Site accommodates two uses (school and park) originally proposed for an adjacent site;

Proposed municipal water and sanitary servicing to connect in with existing City infrastructure;

Additional wetland area identified and protected;

Consistent and conforms with Provincial Policy, and conforms with City Official Plan.

THANK YOU

Kris Menzies, BES, BEd, MCIP, RPP

OPEN SPACE

RESIDENTIAL

OTHER LANDS
OWNED BY APPLICANT

STORMWATER MANAGEMENT

ENVIRONMENTAL PROTECTION

**FUTURE
COMMERCIAL**

EXISTING
RESIDENTIAL

FUTURE
MEDIUM
DENSITY

ENVIRONMENTAL PROTECTION

FUTURE
MEDIUM
DENSITY

FUTURE
MEDIUM
DENSITY

ENVIRONMENTAL PROTECTION

STREET 'C'

STREET 'D'

STREET 'A'

**ELEMENTARY
SCHOOL**

PARK

NATURAL
HERITAGE

RESIDENTIAL

RESIDENTIAL

ESSA ROAD

RESIDENTIAL

SALEM ROAD

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11

RURAL AREA

FUTURE RESIDENTIAL