



**PLANNING AND BUILDING SERVICES
MEMORANDUM**

FILES: D12-444/D14-1674

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: B. CHABOT, PLANNER

NOTED: A. MILLER, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES (ACTING)
A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT - 750 LOCKHART ROAD (BALLYMORE BUILDING (BARRIE) CORP.) (WARD 10)

DATE: SEPTEMBER 9, 2019

OVERVIEW:

The purpose of this Memorandum is to advise members of Council of a public meeting for applications for Draft Plan of Subdivision and Zoning By-law Amendment submitted by Ballymore Building (Barrie) Corp. c/o Ballymore Homes and represented by KLM Planning Partners Inc. for lands known municipally as 750 Lockhart Road, Barrie.

The subject lands, shown in Appendix 'A' - Site Location Map, are 26.4 ha (65.3 acres) in area. Of the total lands, approximately 4.6 ha (11.4 acres) are within Phase 1 of the Hewitt's Secondary Plan and are the subject of these applications. Additionally, required infrastructure in Phase 3, such as the extension of Kneeshaw Drive, a stormwater management pond, and the widening of Lockhart Road, are being included as part of this application to support the subject development and other developments within Phase 1 of the Hewitt's Secondary Plan.

The subject lands are located on the north side of Lockhart Road, west of Hewitt's Creek, east of the Metrolinx/GO Transit rail corridor, and have 281 metres (921.9 feet) of frontage on Lockhart Road. The subject property currently contains one single detached residential dwelling and accessory structures for agricultural uses (barn and sheds) which would be removed.

The subject property is designated Residential Area and Environmental Protection in the Hewitt's Secondary Plan and is zoned Agricultural General (AG) and Environmental Protection (EP) pursuant to Zoning By-law 054-04 (Innisfil), as amended. The applicant is proposing to amend the zoning of the subject property to Neighbourhood Residential with Special Provisions (R5)(SP-XXX) and Environmental Protection (EP) to permit the development of 87 townhouse units, as identified in Appendix 'B' – Concept Plan. The applicant is seeking the following Special Provisions (SP) to facilitate the proposed development:

| Standard | | Required by R5 Zone | Requested SP |
|---|-----------------------------------|----------------------------|--------------------------------------|
| Porches | Front yard setback (min.) | 3.0 m | 1.4 m |
| | Exterior side yard setback (min.) | 1.5 m | 0.8 m |
| Steps associated with a porch | Front yard setback (min.) | 3.0 m | 0.8 m |
| | Exterior side yard setback (min.) | 1.5 m | 0.8 m |
| Encroachment of steps into a required parking space | | Not permitted | 1 step (2 risers) into parking space |
| | Front yard setback (min.) | 3.0 m | 2.4 m |



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| Bay, bow, or box window with or without foundation | Exterior side yard setback (min.) | 2.0 m | 1.4 m |
| | Rear yard setback (min.) | 5.0 m | 4.4 m |
| Bay, bow, or box window with or without foundation | Maximum width | Not a provision | 4.5 m |

The lands associated with the Hewitt's Creek ecosystem along the eastern and central portion of the subject property have been identified as Environmental Protection (EP). Should Council approval the subject Zoning By-law Amendment, the EP lands would be conveyed, at no cost, to the City of Barrie through the Draft Plan of Subdivision approval process to ensure protection of this feature in perpetuity.

BACKGROUND:

The subject application was submitted to the City on March 28, 2019 and was deemed complete on April 26, 2019. The application has been circulated to all applicable City departments and external agencies for detailed review and comment.

A Neighbourhood Meeting was held on June 27, 2019. Eight (8) members of the public were in attendance. Primary comments from the public included:

- Concern for increased traffic and the need for road improvements along Lockhart Road;
- Concern for the development impacting the enjoyment of private property; and,
- Interest in the timing of construction and development of the area in general.

PLANNING AND LAND USE MATTERS UNDER REVIEW:

The application is currently undergoing a detailed review by City staff and partner agencies. A detailed analysis of the application will be provided at a later date when a staff report is brought forward for General Committee's consideration. The primary planning and land use matters being considered at this time include:

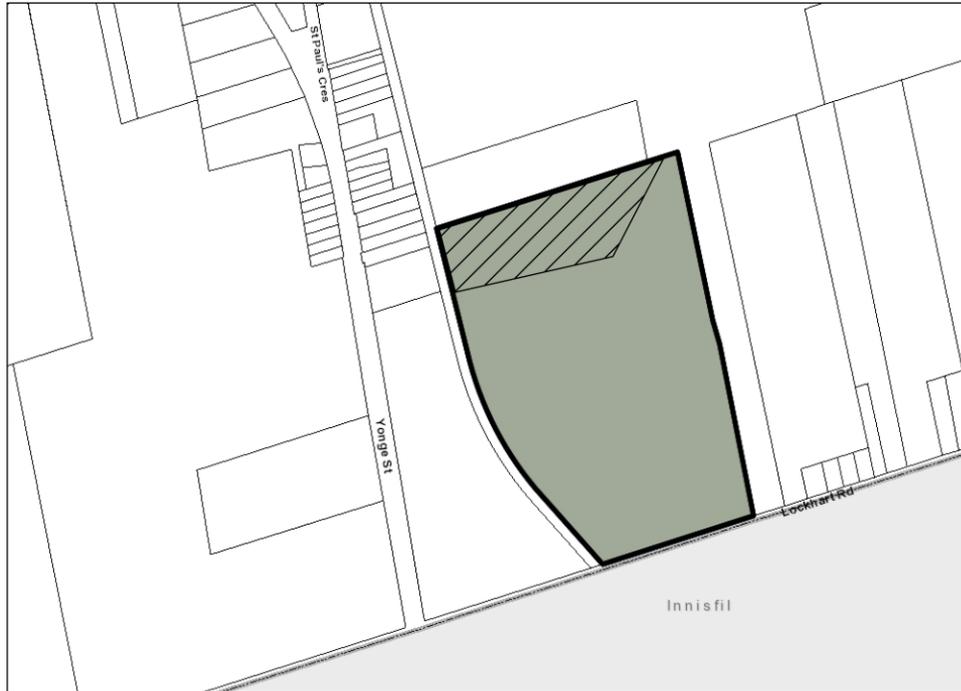
- The appropriateness of the site-specific zoning provisions being requested for the property;
- Site servicing, grading, and drainage;
- Delineation of the appropriate limits of development associated with the Hewitt's Creek ecosystem feature on the subject lands; and,
- An understanding of the functionality of the site as proposed, including drainage and vehicular circulation.

NEXT STEPS:

All comments received during the technical review process, as well as comments provided at the Neighbourhood and Public Meetings will be included and addressed in the Planning staff report that will be brought forward for General Committee's consideration of the application in the Winter of 2020.

For more information, please contact the Planning File Manager, Bailey Chabot at 705-739-4220 extension 4434 or bailey.chabot@barrie.ca.

APPENDIX 'A'
SITE LOCATION MAP



File #: D12-444/D14-1674

Address: 750 Lockhart Road

 SUBJECT PROPERTY 
 DEVELOPMENT AREA

APPENDIX 'B'
CONCEPT PLAN

