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**TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE**

**FROM: C. KITSEMETRY, RPP, SENIOR PLANNER**

**NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES**

**A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH  
MANAGEMENT**

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR AN OFFICIAL PLAN AMENDMENT AND REZONING TO  
PERMIT RESIDENTIAL DEVELOPMENT ON PART OF THE SUBJECT LANDS –  
521 HURONIA ROAD (HURONIA BARRIE LAND INC.)**

**DATE: SEPTEMBER 15, 2020**

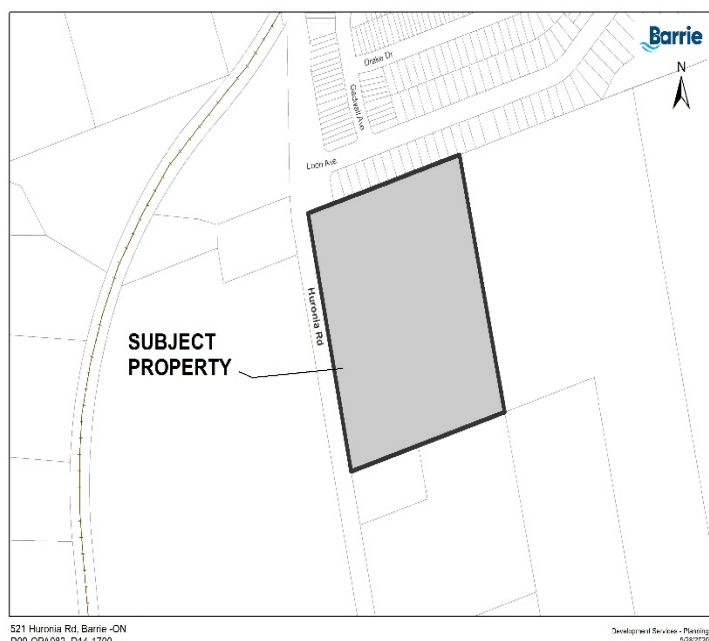
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The purpose of this Memorandum is to advise members of Planning Committee of the Public Meeting regarding an application for an Official Plan Amendment and an Amendment to the Zoning By-law submitted by MHBC Planning Limited on behalf of Huronia Barrie Land Inc. to permit the development of a 1.3 hectare portion of the subject 6.2 hectare property for residential use. The lands are municipally known as 521 Huronia Road, and generally located on the east side of Huronia Road, south of Loon Avenue.

The subject lands are currently designated 'General Industrial' and 'Environmental Protection' on Schedule 'A' – Land Use in the Official Plan.

The lands are also identified on Schedule 'H' – Natural Heritage Resources (NHR) as a Level 1 NHR and a Level 1 NHR with development permissions in the Official Plan. The lands are identified as Level 1 to recognize the Lover's Creek Provincially Significant Wetland (PSW) and supporting features.

As the lands have remained vacant, the historic zoning of 'Agriculture' (A) is still represented on part of the subject lands with lands zoned as 'Environmental Protection' (EP) intended to define the limits of the Lover's Creek Provincially Significant Wetland.



To achieve permissions for the proposed residential development, the Official Plan Amendment application is required to change the designation of the lands from 'General Industrial' and 'Environmental Protection' to 'Residential' and 'Environmental Protection'. This property was identified as a parcel that could be considered for conversion as part of the analysis completed by the City for the drafting of the new Official Plan. A memorandum regarding applicable sites to be considered for Employment Land Conversion was provided the Council on June 23, 2020. Those lands that are determined not to be developable due to the Level 1 NHR are intended to be designated as Environmental Protection.

The Zoning By-law Amendment application is to rezone the lands from 'Agriculture' (A) and 'Environmental Protection' (EP) to 'Residential Multiple Second Density with Special Provisions' (RM2)(SP) and 'Environmental Protection' (EP). The requested SPs include an increased density from 53 units per hectare to 80 units per hectare for townhouses, and an increase in height from 10 metres to 14 metres. Those lands that are determined not to be developable due to the Level 1 NHR are intended to be zoned as 'Environmental Protection' (EP) and dedicated to the City. The proposed concept, illustrated below, includes 104 townhouses on a private road.



The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 9](#).

A Neighbourhood Meeting was held on July 8, 2020 using a virtual platform. The meeting had 23 registrants as well as the applicant, Ward 9 Councillor Sergio Morales, and Planning staff. Additional email correspondence has also been received and will be considered as part of the review process. The comments from residents can be summarized as follows:

- General questions about why and how development is allowed on this property;



## DEVELOPMENT SERVICES DEPARTMENT MEMORANDUM

FILE: D09-OPA082, D14-1700

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- Comments regarding the proposed location of the access road adjacent the rear yards of the residences to the north, as well as the width of buffer, retention of trees and potential for a fence adjacent to the existing residential lands;
- Comments and discussion about the importance of the Lover's Creek Wetland with particular focus on the preservation of the feature, vegetation, and wildlife habitat;
- Comments about the impacts from noise and headlights created by traffic within the proposed development and potential impacts from streetlights on adjacent residents and natural areas;
- Safety concerns raised regarding the right-in/right-out access constraints resulting in U-turns on Huronia Road as well as people using Loon Avenue and residential driveways to turn around to go south on Huronia Road; and,
- Concerns that the proposed development will result in a drop in property values.

### Planning and Land Use Matters Under Review

The subject applications are currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- Confirmation of a developable area, including acceptable buffering and preservation of the Lover's Creek PSW;
- Transition and integration of the proposed concept into the existing neighbourhood, including potential for development on adjacent vacant lands;
- Consideration of the effective operation of right-in/right-out vehicular access, pedestrian connections, and service infrastructure for this site; and,
- Justification for the requested changes to the Official Plan and the appropriateness of the site specific amendments to the Zoning By-law to accommodate the proposed development.

### Next Steps

Staff will continue to work with both the applicant and residents to address the feedback received through the public consultation process, as well as those comments raised through the technical analysis of these applications by staff and our agency partners. These items may require revisions or updates to the plans and reports submitted in support of these applications. A staff report to Planning Committee is anticipated to be brought forward in late 2020 for the municipality to make a decision on the Official Plan Amendment and Zoning By-law Amendment applications.

For more information, please contact Celeste Kitsetmetry, Senior Planner at ext. 4430 [celeste.kitsetmetry@barrie.ca](mailto:celeste.kitsetmetry@barrie.ca).