

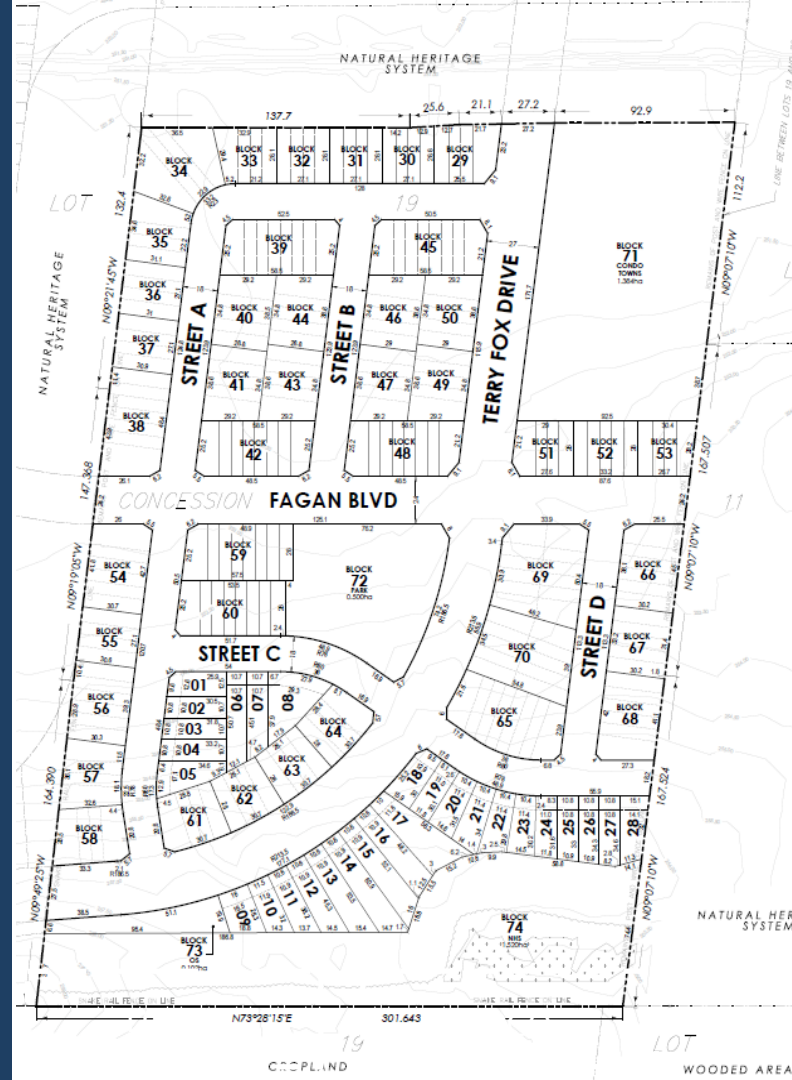
Sandy Creek Estates – Phase 2

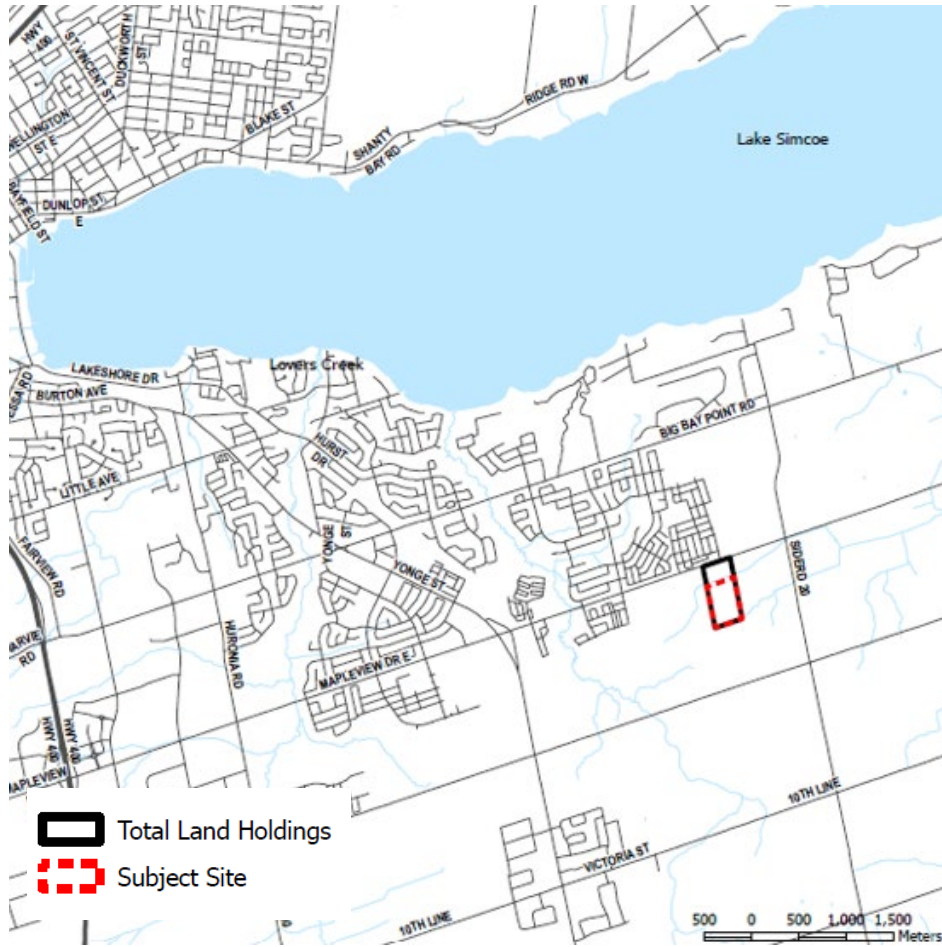
City of Barrie Public Meeting

March 19, 2025



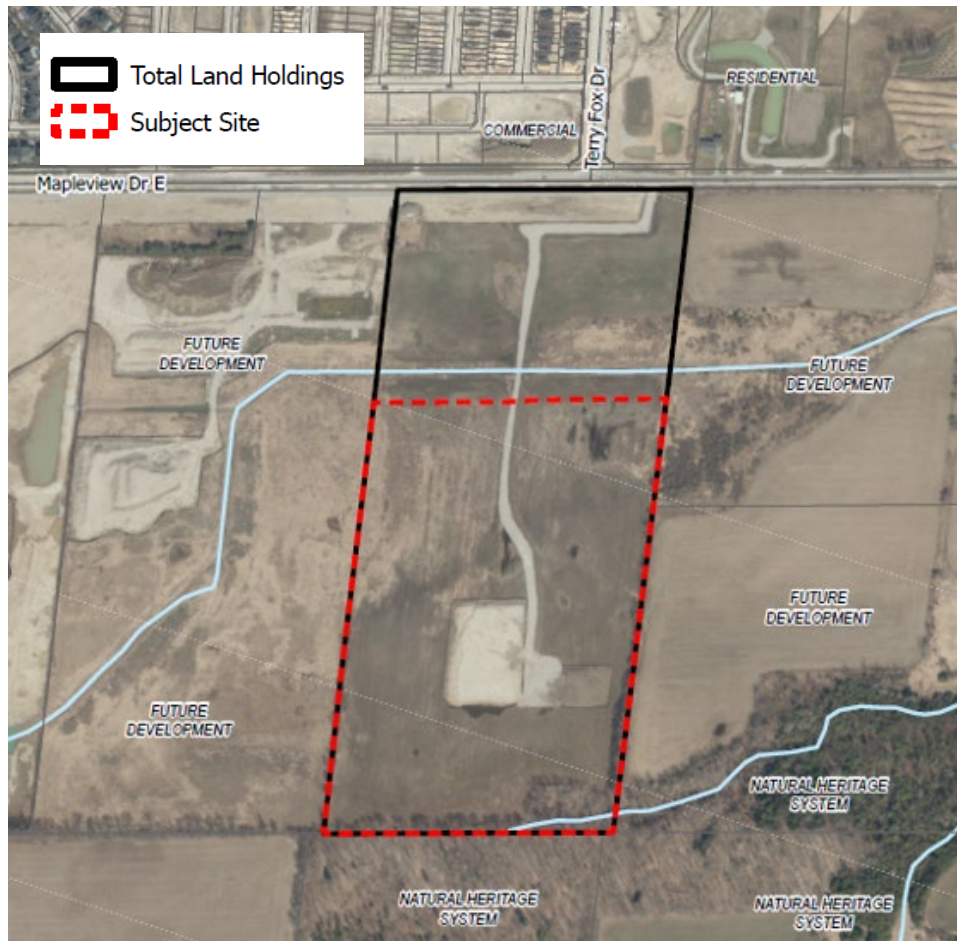
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE





SITE LOCATION

- Former Hewitt's Secondary Plan Area
- South of Mapleview Drive East



SUBJECT SITE

- Total Landholding - 20 ha (49.4 acres)
- Site - 13.4 ha (33.2 acres)

Background

- Active planning applications on “Phase 1”, to implement a mixed-use townhouse development.
 - ZBA approved on December 22, 2022
 - Draft Plan Approval granted on June 13, 2023
 - Preliminary Site Plan Approval granted January 23, 2025
- The site is identified as a “Future Development Block” on the approved Draft Plan for Phase 1.

Proposed Development

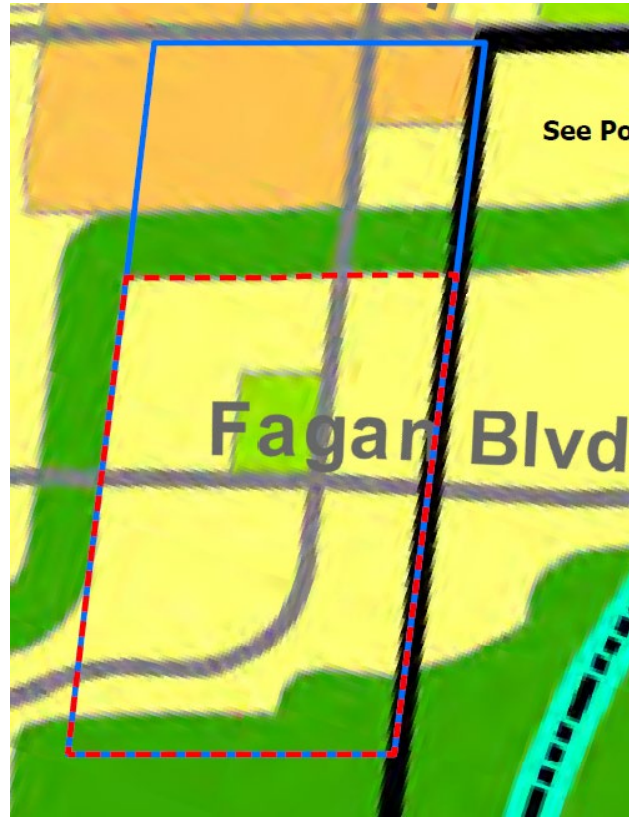
- 328 Residential Units:
 - 28 single-detached units
 - 209 street townhouse units
 - 22 back-to-back townhouse units
 - 69 condominium townhouse units
- 0.5 ha of Parkland
- 1.62 ha of Natural Heritage/Open Space
- Draft Plan of Subdivision and ZBA Applications submitted



Studies and Plans Completed

- Draft Plan of Subdivision
- Planning Justification Report
- Affordable Housing Report
- Stage 1-2 Archaeological Assessment
- Soil Investigation Report
- Functional Servicing & Stormwater Management Report
- Hydrogeological Assessment
- Natural Heritage Evaluation
- Phase One Environmental Site Assessment
- Energy Conservation Report
- Urban Design Report
- Transportation Impact Study
- Landscape Drawing Package

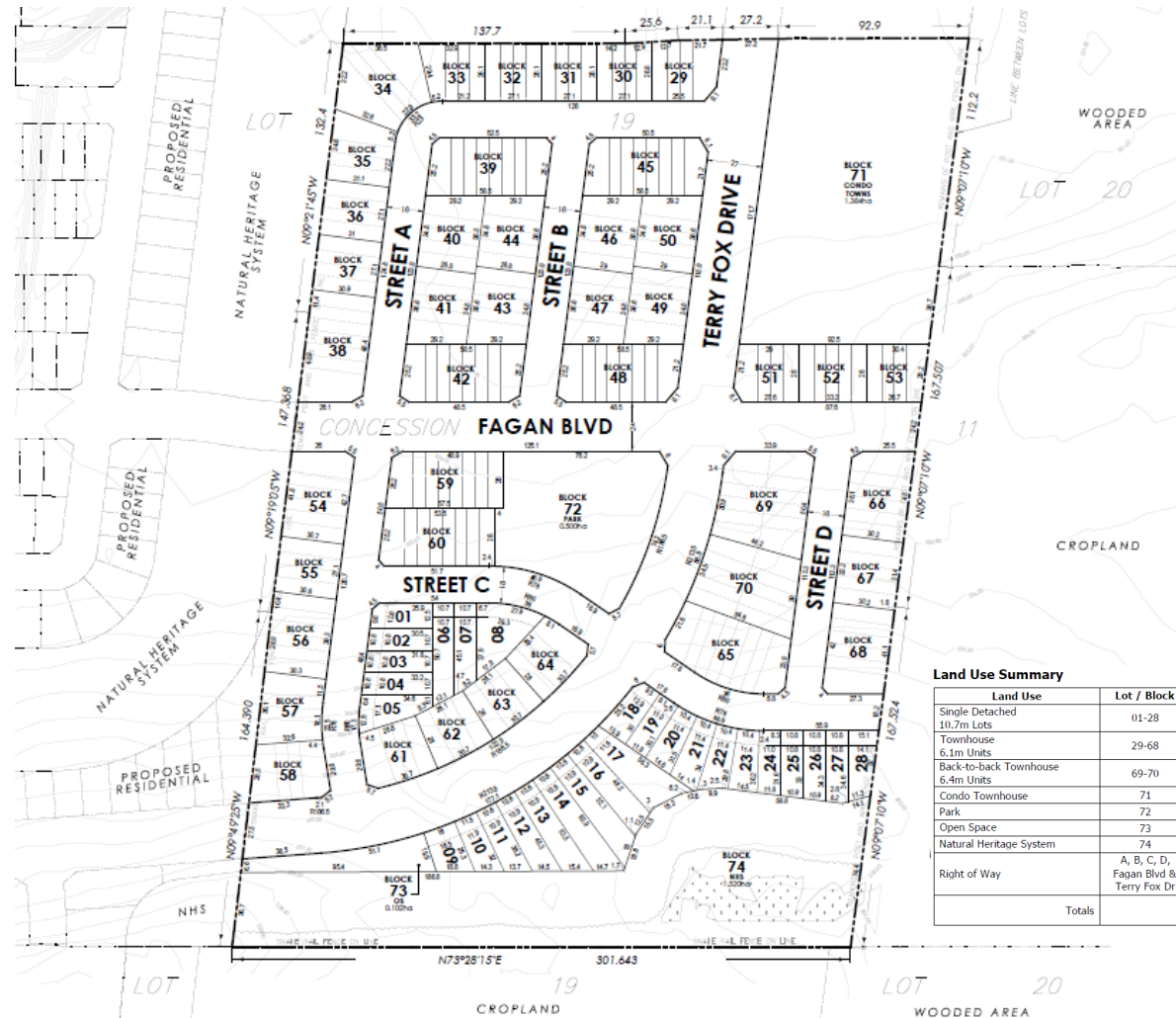
City of Barrie Official Plan



- | | |
|---|--|
|  Total Land Holdings |  Natural Heritage System |
|  Subject Site |  Greenspace |
|  Neighbourhood Area |  Waste Disposal Assessment Area |
|  Medium Density | |

- Within the “Designated Greenfield Area”.
- Designated “Neighbourhood Area”, “Natural Heritage System” and “Greenspace”.
- Proposed Development is a permitted use in the City Official Plan.

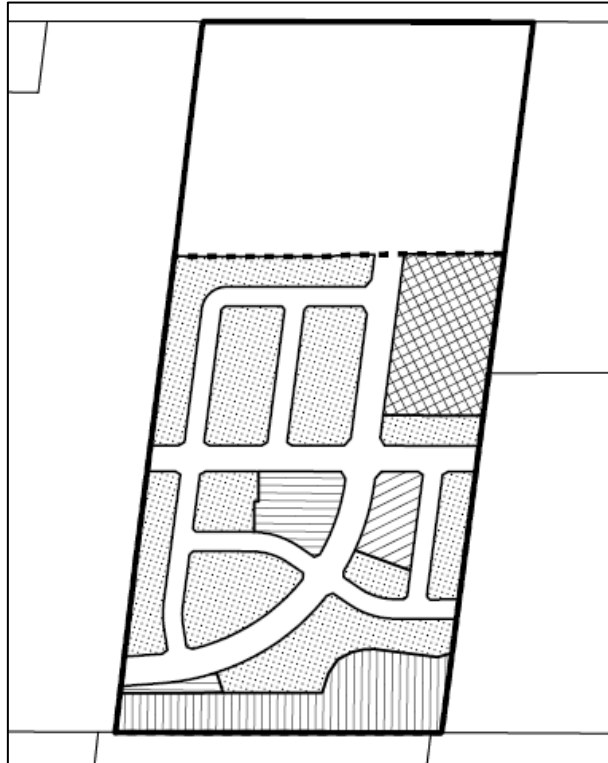
Proposed Draft Plan of Subdivision








Land Use Summary

Land Use	Lot / Block	Units	Area
Single Detached	01-28	28	1.271ha
10.7m Lots			
Townhouse	29-68	209	4.478ha
6.1m Units			
Back-to-back Townhouse	69-70	22	0.388ha
6.4m Units			
Condo Townhouse	71	(69)	1.384ha
Park	72		0.500ha
Open Space	73		0.102ha
Natural Heritage System	74		1.520ha
Right of Way	A, B, C, D, Fagan Blvd & Terry Fox Dr		3.776ha
Totals		259 (328)	13.419ha

Proposed Zoning By-Law Amendment



-  Lands to be Rezoned Environmental Protection (EP) Zone
-  Lands to be Rezoned Open Space (OS) Zone
-  Lands to be Rezoned Neighbourhood Residential Multiple Zone 3 Exception (RM3-XX) Zone
-  Lands to be Rezoned Neighbourhood Residential Multiple Zone 3 Exception (RM3-XY) Zone
-  Lands to be Rezoned Neighbourhood Residential 5 Exception (R5-XX) Zone

Proposed Residential Zones:

- RM3-XX – Condo Townhouse
- RM3-XY – 6.4m Back-to-Back Townhouse
- R5-XX – 6.1m Street Townhouse & 10.7m Single Detached

Proposed R5-XX & RM3-XY Zones

6.1m Street Townhouse, 10.7m Single Detached & 6.4m Back-to-Back Townhouses

Proposed R5-XX & RM3-XY Zone Provisions

	Current Zone Requirement	Proposed Requirement
Parking Spaces (min.)	1.5 space/unit	1 space/unit

Proposed RM3-XX Zone

Condominium Townhouses		
Proposed RM3-XX Zone Provisions		
	Current Zone Requirement	Proposed Requirement
Parking Spaces (min.)	1.5 space/unit	1 space/unit
Rear Yard (min.)	5 m	3.5 m
Lot Frontage (min.)	5.5 m (Back-to-Back) 4.5 m (Street Townhouse)	n/a

Example of Envisioned Built Form



Example of Envisioned Built Form



Thank you!



Any questions?

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