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**TO:** **PLANNING COMMITTEE**

**SUBJECT:** **ZONING BY-LAW AMENDMENT – 620 LOCKHART ROAD**

**WARD:** **9**

**PREPARED BY AND KEY CONTACT:** **T. BUTLER, PLANNER, EXT. 5446**

**SUBMITTED BY:** **M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES**

**GENERAL MANAGER APPROVAL:** **B. ARANIYASUNDARAN, P.ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** **M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

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### **RECOMMENDED MOTION**

1. That the Zoning By-law Amendment application submitted by The Jones Consulting Group, on behalf of Mattamy (Lockhart) Limited to rezone lands municipally known as 620 Lockhart Road, from 'Agriculture' (AG) to 'Neighbourhood Residential' (R5), 'Neighbourhood Multiple Residential' (RM3), 'Neighbourhood Mixed Use' (NMU) and 'Open Space' (OS), be approved.
2. That the written and oral submissions received relating to this application, have been on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV004-22 and there was one written and oral submission received from a member of the public, in addition to comments from technical staff and agencies.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law.

### **PURPOSE & BACKGROUND**

#### **Report Overview**

4. The purpose of this Staff Report is to recommend approval of a Zoning By-law Amendment application submitted by The Jones Consulting Group, on behalf of Mattamy (Lockhart) Limited, for lands known as 620 Lockhart Road (see Appendix "A" – Proposed Zoning By-law Amendment).
5. The effect of the application would be to permit the development of residential subdivision with a total of 613 residential units consisting of the following:
  - a) 347 single detached units
  - b) 172 street townhouse units (Blocks 348 – 372)
  - c) 66 back-to-back townhouse units (Blocks 373 - 377)
  - d) 28 part lot/blocks (Blocks 378 - 410)

- e) 1 Neighbourhood Mixed Use Block (Block 411)
- f) 1 Open Space Block (Block 412)
- g) Stormwater Management Block (Blocks 413 - 416)
- h) 16 Municipal Streets (Street "A" to Street "P")

**Table 1. Draft Plan of Subdivision Statistics**

<b>DRAFT PLAN OF SUBDIVISION STATISTICS</b>		
<b>Residential Uses</b>	<b>No. of Residential Units</b>	<b>Area (ha)</b>
11.0 metre singles	113	3.65
11.0 metre singles (end unit)	49	1.86
9.15 metre singles	185	5.03
Street Townhouses	172	3.46
Back-to-Back Townhouses	66	0.82
Part Lots/Blocks	28	0.93
<b>Other Land Uses</b>		
Open Space	-	2.51
Mixed Use	-	0.36
Stormwater Management	-	0.13
Roads & Road Widening	-	9.2
<b>Total</b>	<b>613</b>	<b>27.95</b>

6. The proposed Draft Plan of Subdivision is detailed in Appendix "B" to this report. Subject to Council approval of the proposed Zoning By-law Amendment application, the proposed development would proceed to Draft Plan of Subdivision approval through the delegated approval process (Council Motion 10-G-346). The lands to be zoned 'Neighbourhood Mixed Use' will be developed under a separate site plan application should the proposed Zoning By-law Amendment be approved.
7. With the conclusion of the technical review and public consultation process, which included a public meeting on October 26, 2021, staff have determined that the proposal has regard for matters of provincial interest as outlined in the *Planning Act*, is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), the City of Barrie Official Plan (2010), and the Hewitt's Secondary Plan. As such, this application is being recommended for approval.

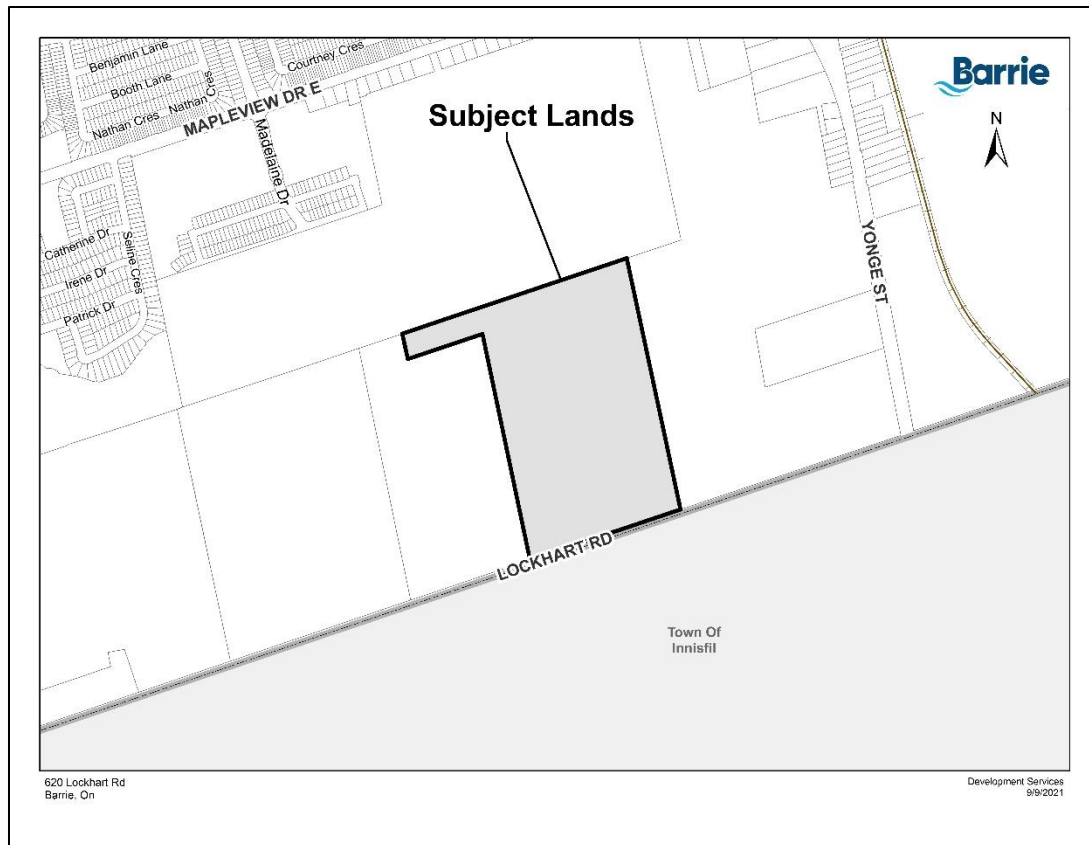
#### Site and Location

8. The subject lands are legally described as Part Lots 12 and 13, Concession 11, Formerly Town of Innisfil, known municipally as 620 Lockhart Road. The lands are 27.95 hectares (69.06 acres) in area with approximately 406 metres of frontage along Lockhart Road. The property is located on the north side of Lockhart Road, west of Yonge Street, within Phase 2 of the Hewitt's Secondary Plan Area.
9. The existing land uses surrounding the subject property are as follows:  
 North: The GG (9 Mile) Limited lands (D12-432) which have been draft approved for residential development. The subdivision includes a mixture of uses including residential units, a school, municipal parks, and stormwater management.

**South:** Lockhart Road and existing agricultural lands that are located outside of the City of Barrie within the Town of Innisfil.

**East:** Existing agricultural lands owned by Rainsong Land Development Inc. (D12-433) and Crown (Barrie) Development Limited (D30-005-2021) that are intended to develop in accordance with the Hewitt's Secondary Plan. The draft plan approved portion of the Rainsong lands contains blocks for the future use of a recreation centre, library, and elementary school.

**West:** Existing agricultural lands within Phase 2 of the Hewitt's Secondary Plan Area owned by Lockhart Innisfil Investment Ltd., that are subject to separate development applications that are currently under review. These properties are known municipally as 460 Lockhart (D30-022-2021; 395 dwelling units) and 560 Lockhart Road (D30-021-2021; 198 dwelling units).



**Figure 1. Location Map**

#### Existing Policy

10. The Official Plan includes the Hewitt's Secondary Plan and designates the subject property as 'Residential Area' and 'Neighbourhood Mixed Use Node' within Phase 2 (see Appendix "C" – Hewitt's Secondary Plan Phasing). The subject parcel is currently zoned 'Agricultural General' (AG) pursuant to the Town of Innisfil Zoning By-law 054-04.

11. The predominant use of the 'Residential Area' designation shall be for a range of low and medium density residential uses which will be predominately ground related development in addition to related uses such as parks, schools, and places of worship. The predominant uses of the 'Neighbourhood Mixed Use Node' include medium and high density residential, commercial, and institutional uses. The proposed Zoning By-law Amendment application is required to implement the land use framework of the Hewitt's Secondary Plan.

#### Background Studies

12. In support of the application, the following reports were submitted. Copies of the submission material is available online on the City's Proposed Developments webpage under [Ward 9](#).
- Planning Justification Report (The Jones Consulting Group Ltd. dated August 2021)
  - Functional Servicing and Stormwater Management Report (R.J. Burnside & Associates Ltd. dated July 26, 2021)
  - Archaeological Property Assessment (Stage 1-2) (Amick Consulting Ltd. dated September 10, 2015)
  - Hydrogeological Assessment (R.J. Burnside & Associates Ltd. dated July 2021)
  - Phase 2 Environmental Site Assessment (DS Consultants Ltd. dated May 19, 2021)
  - Traffic Impact Study (JD Engineering Inc. dated July 28, 2021)
  - Environmental Noise Assessment (YCA Engineering Ltd. dated July 2021)
  - Environmental Impact Study Phase 1 (R.J. Burnside & Associates Ltd. dated July 27, 2021)
  - Pedestrian Circulation Plan (The Jones Consulting Group Ltd. dated June 7, 2021)
  - Tree Inventory and Preservation Plan (JDB Associates Inc. dated December 18, 2020)

#### Neighbourhood Meeting

13. A Neighbourhood Meeting was not scheduled for the proposed development as all lands located within 240 metres of the subject property have either received draft plan approval for plans of subdivision or are in the process of obtaining approvals.

#### Public Meeting

14. A statutory Public Meeting was held on October 26, 2021, to present the subject application to Planning Committee and the public. One member of the public spoke and asked questions of the applicant's planning consultant relating to the built form and density proposed for the site.

#### Department and Agency Comments

15. The subject application was circulated to staff in various departments and to external agencies for review and comment.
16. The Lake Simcoe Region Conservation Authority (LSRCA) provided comments indicating they have no objection to the approval of the proposed Zoning By-law Amendment and Draft Plan of Subdivision. The required information with respect to the Natural Heritage review has been provided and the LSRCA will address the technical review comments through the conditions of the subsequent Draft Plan of Subdivision approval.
17. Development Services – Approvals staff noted no concern with the proposed rezoning and indicated the application adequately demonstrates that the proposal is in conformity with the overall master development plans for the area and that the development can be provided with the required municipal servicing when the overall area, and adjacent lands are developed.

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18. Development Services – Parks Planning staff noted no concern with the proposed rezoning and noted that detailed design of the associated municipal park will be addressed through the Draft Plan of Subdivision approval process.
  19. Environmental Sustainability (Business Performance and Environmental Sustainability) provided comments indicating the proposed development will be eligible for Municipal Curbside Collection Services, including recycling and organics programs.
  20. Environmental Compliance (Business Performance and Environmental Sustainability) noted that information regarding internal stormwater management and site drainage, erosion and sediment controls, and sanitary connections must be provided for full review. These matters will be addressed through the Draft Plan of Subdivision process. It is noted that a Site Alteration Permit, Discharge Agreement, and a Fill Management Plan will be required.
  21. The City's Fire Services Department indicated no concerns with the proposed rezoning.
  22. The City's Finance Department provided applicable development charges/fees associated with the future development of this site.
  23. The Infrastructure Department - Water Operations Branch have indicated no concerns with the proposed rezoning and noted that a detailed review will be provided through the Draft Plan of Subdivision process.
  24. Development Services - Transportation Planning is supportive of the application and provided comments regarding interim traffic measures on Lockhart Road including road widening requirements. Detailed design will be dealt with through the Draft Plan of Subdivision process and will require the submission of a Neighbourhood Traffic Calming Management Plan to identify locations for permanent traffic calming measures.
  25. Transit Staff noted that they are supportive of the proposed development and have provided design requirements for the location of transit stops within the proposed development.
  26. InnPower provided no objections to the application. The developer is to contact InnPower to discuss hydro requirements for this development to ensure adequate power supply is available.
  27. The Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board provided comments indicating no objection to the proposed Zoning By-law Amendment. Both school boards confirmed that their standard notification clauses would be required through the Draft Plan of Subdivision process advising prospective purchasers that pupils generated by the proposed development may need to be transported to/accommodated in facilities outside of the neighbourhood, if required.
  28. Bell Canada and Canada Post outlined conditions to be incorporated into the conditions of approval of the Draft Plan of Subdivision and have no objection to the application.

## **ANALYSIS**

### **Policy Planning Framework**

29. The following provides a review of the application in accordance with applicable Provincial and municipal policy documents.

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Ontario Planning Act, R.S.O. 1990

30. Section 2 of the *Planning Act* requires that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, shall have regard to, among other matters, matters of provincial interest such as, but not limited to, the protection of ecological systems, including natural areas; the adequate provision and efficient use of transportation; sewage and water services and waste management systems; the adequate provision of a full range of housing, including affordable housing; the resolution of planning conflicts involving public and private interests; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; the promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and the mitigation of greenhouse gas emissions and adaptation to a changing climate. The *Planning Act* can be found in its entirety at the following link: <https://www.ontario.ca/laws/statute/90p13>
31. The proposed development is consistent with this legislation in that it is located within the settlement area of Barrie; will utilize planned and available infrastructure (sewage, water and waste management systems) and public service facilities such as transit and schools; provides for a variety of residential units; provides a compact form of development that minimizes impacts to climate change; and is designed with a pedestrian-oriented built form with pedestrian connections to the municipal sidewalk to support active transportation.

Provincial Policy Statement (2020) (PPS)

32. The Provincial Policy Statement (2020) (PPS) provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS encourages planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs. Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. The PPS can be found in its entirety at the following link: <https://www.ontario.ca/page/provincial-policy-statement-2020>
33. The PPS contains policies that provide direction for communities to manage and direct land uses to achieve efficient development and land use patterns. This is achieved by ensuring that sufficient land is available through intensification to accommodate an appropriate range and mix of residential and employment uses; avoiding land use patterns which may cause public health and safety concerns and promotes efficient and cost effective development.
34. The PPS further states that new development should occur adjacent to and within existing built-up areas, have a compact form, mix of uses and densities that allow for the efficient use of land, planned infrastructure and public service facilities (i.e. transit) to accommodate projected needs. Intensification and redevelopment are promoted to meet projected population growth for the next 20 years.
35. Although not included in detail, staff have reviewed the relevant policies and are of the opinion that the proposed development is consistent with the applicable policies of the Provincial Policy Statement (2020).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), as amended

36. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), as amended, is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high



quality of life. It provides a framework for implementing Ontario's vision for building strong, prosperous communities by managing growth and it establishes the long-term framework for where and how the region will grow. The Growth Plan can be found in its entirety at the following link: <https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

37. The Growth Plan is intended to provide direction for municipalities in areas related to intensification of existing built-up areas with a focus on strategic growth areas, including urban growth centres and major transit station areas. The primary focus of the Growth Plan is on building complete communities that are well-designed to meet people's daily needs, offer transportation choices, accommodate people at all stages of life by providing an appropriate mix of jobs, local services, public service facilities and a full range and mix of housing options to meet various incomes and household sizes.
38. Section 2.2.7 of the Growth Plan requires that all new development taking place in designated greenfield areas will be planned, designated, zoned, and designed in a manner that supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services. The minimum density target applicable to the City's designated greenfield area is no less than 50 residents and jobs combined per hectare. The minimum density target is measured over the entire designated greenfield area of each upper or single-tier municipality excluding natural heritage features and systems, floodplains, rights-of-way, employment areas and cemeteries.
39. Based on the foregoing, staff are of the opinion that the proposed development conforms to the Growth Plan as it would make efficient use of land and utilize available and planned infrastructure, including the City's transit service. The proposal provides a density of approximately 63 persons and jobs per developable hectare which exceeds the minimum requirements of the Growth Plan. The proposal provides alternative housing options through the provision of a variety of single detached, townhouse, and back-to-back townhouse dwelling units and employment opportunities to support the achievement of a complete community.
40. Although not included in detail, staff have reviewed the relevant policies in detail and are of the opinion that the development conforms with all of the applicable policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019).

#### Lake Simcoe Protection Plan (LSPP)

41. The Lake Simcoe Protection Plan (LSPP) is a policy and implementation document that guides efforts to protect and restore the ecological health of the Lake Simcoe watershed. The subject application has been reviewed in detail by the Lake Simcoe Region Conservation Authority (LSRCA) for conformity with the LSPP. The LSRCA has provided comments noting that they do not have any objections to the approval of the subject application. Planning staff are of the opinion that the subject application is consistent with the policies of the LSPP.

#### City of Barrie Official Plan (OP)

42. The Official Plan provides guidance for consideration of land use changes, the provision of public works, actions of local boards, municipal initiatives, and the actions of private enterprise. It gives direction for implementing by-laws, guidelines for more detailed planning and the means for controlling growth so that the City's capacity to provide a healthy community environment is not exceeded. The OP can be found in its entirety at the following link: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Official%20Plan%20-%20January%202017.pdf>

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43. There are a number of policies in the Official Plan that generally support the proposed development. Section 2.3 Assumptions, 3.1 Growth Management, 3.3 Housing, and 4.2 Residential, relate to the provision of increased densities, directing growth to take advantage of existing services and infrastructure and the provision of a range and mix of housing types at appropriate locations.
44. Section 2.3 (g) of the Official Plan identifies that mixed land uses, and increased density represent an opportunity to develop complete communities, as intended by the Growth Plan. The proposed development is consistent with this policy in that it proposes a medium density development with appropriate built form, utilizes existing and planned infrastructure and services, and would support the use of public transit.
45. Policies 3.3.2.1(a), (b), and (g) encourages a varied selection of housing types with regard to size, density, and tenure, the support of programs and policies encouraging a wide range of housing opportunities including rental housing, and directs new residential development be at densities that are consistent with the Official Plan.
46. This proposal conforms to this policy as the applicant is proposing a mix of housing types, which include single detached units with a range of lot frontages, a range of townhouse unit types, and potential apartments / multi-unit residential in the future mixed use block. Housing types such as townhouse units and apartments are considered to be more attainable forms of housing than traditional single detached dwelling units. The applicant has identified that second suites and possibly additional detached accessory dwelling units can be accommodated on some of the single detached lots, which will further increase the availability of more affordable forms of housing and will contribute to the City's rental housing stock.
47. Section 3.3.2.2 identifies a goal that a minimum target of 10% of all new housing units be affordable with respect to home ownership. The criteria for affordable housing is identified as the least expensive of:
- Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or,
  - A Housing unit for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

This policy represents a target of the Official Plan, not a requirement. However, as noted above the developer has included more attainable forms of housing such as townhouse units and potential apartment units in the mixed use blocks as well as second suite packages to prospective homebuyers as a means of increasing affordable options in the area by creating additional dwelling units at the time of the initial building permit.

#### Hewitt's Secondary Plan

48. The Hewitt's Secondary Plan establishes a detailed planning framework for the future urban development of the Hewitt's Secondary Plan Area. The Hewitt's Secondary Plan Area is comprised of five residential districts and the Yonge Street mixed use corridor. The Hewitt's Secondary Plan can be found in its entirety here: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Official%20Plan%20-%20January%202018.pdf>
49. Policy 9.2.4.3 identifies that Mixed Use Nodes and Corridors are the most urban component of the Hewitt's Secondary Plan area providing for the most dense development and highest order of activities including medium and high density residential, retail and service commercial, business,



live-work, institutional and cultural uses. Mixed use development is encouraged but development may also occur in single purpose buildings. The proposal conforms to this policy as future development of the mixed use block (0.36 hectares) would provide for a mix of residential and street level commercial uses to service the planned community.

50. Policy 9.2.4.4 identifies that lands designated Residential Area permit a range of low and medium density residential uses which will be predominantly ground related development. It also identifies that residential areas be organized so that residents are generally within a five (5) minute walk of park facilities. The proposal conforms to this policy as the development provides for a mix of housing types (347 single detached units, 172 street townhouse units, 66 back-to-back townhouse units and 28 part lot/blocks) within a five minute walk of a proposed park. Additionally, this proposal will provide street and sidewalk connections to existing and proposed subdivisions adjacent to the subject lands.
51. Policy 9.2.8 identifies that the average density for population and employment for the Hewitt's and Salem Secondary Plan Areas is 50 persons and jobs per hectare for both the developable plan areas combined. The proposal conforms to this policy as the development provides a density of approximately 63 persons and jobs per developable hectare with 613 units resulting in a total of 1,667 persons based on 2.72 persons per unit and 92 jobs from a home based businesses assuming an average of 5.5% per population. The application proposes a mixed use block with approximately 0.35 hectares which will be developed through a future site plan control application and is expected to contain commercial uses.
52. Policies 9.6.4 and 9.6.5 require that all new urban development in the Hewitt's Secondary Plan Area shall be connected to full municipal services and comply with the City's Master Plans, Municipal Class Environmental Assessments (Class EAs), Stormwater Management Master Plan and Subwatershed Impact Studies. Further, the provision of water and wastewater services relate to the phasing of development as set out in Section 9.7.3.2 of the Hewitt's Secondary Plan. Development shall not proceed until the availability of water and wastewater services are confirmed and the City shall be satisfied that development can be undertaken in a financially responsible manner in conformity with the principle that growth pays for growth to the greatest extent possible. In this regard, Development Services – Approvals and Finance staff have indicated no concern with the proposed rezoning and have confirmed that matters related to infrastructure improvements/extensions would be adequately addressed at the time of detailed design should Council approve the subject application.
53. Staff have reviewed the relevant policies in detail and are of the opinion that the range of housing opportunities, variety of uses and the overall neighbourhood design of the proposed development achieves the required density targets in the Hewitt's Secondary Plan. The proposal also achieves the design goals of the Secondary Plan, including the development of compact built-form across an integrated grid-street pattern to support efficient service delivery, neighbourhood access, and overall connectivity and walkability. As such, staff are satisfied that the proposed development is consistent with the Hewitt's Secondary Plan.

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Comprehensive Zoning By-law 2009-141

54. As noted above, the application proposes to rezone the lands from Agricultural General (AG) in the Town of Innisfil Zoning By-law 054-04 to Neighbourhood Residential (R5), Neighbourhood Multiple Residential (RM3), Neighbourhood Mixed Use (NMU) and Open Space (OS) in accordance with the provisions and standards of the City's Comprehensive Zoning By-law 2009-141, as amended. The Neighbourhood Multiple Residential (RM3) zone proposed will facilitate the development of 613 residential dwellings while the Neighbourhood Mixed Use (NMU) zone will permit the future development of a mixed use block that will be developed in accordance with Table 5.4.1 and Section 14.6.2 and the Open Space (OS) zone proposed will permit a community park. The applicant is not requesting any special provisions and intends to develop the property in accordance with the requirements of the Zoning By-law.

Draft Plan of Subdivision and Site Plan Control

55. Subject to Council approval of the proposed Zoning By-law Amendment application, the proposed development would proceed to Draft Plan of Subdivision approval through the delegated approval process (Council Motion 10-G-346), and staff would be in a position to approve the associated Draft Plan of Subdivision.
56. The associated mixed use block would be subject to Site Plan Control per Section 41 of the *Planning Act* and in accordance with By-law 99-312. Site Plan Control will address the development and design of the mixed use block with regard to built form, setbacks, building orientation/placement/massing, parking, landscaping and lighting. The Site Plan process will ensure the development complies with all municipal standards and provides an appropriate interface with adjacent properties and streets. Growth management conditions related to the development will be incorporated into the Draft Plan of Subdivision approval process.
57. In terms of the subdivision process, the developer will be responsible for the initial capital costs and maintenance for a two year period for all new infrastructure required to support this development. Following assumption of this subdivision at the end of the maintenance period, the infrastructure will then be transferred into City ownership. At this time, the costs associated with asset ownership including maintenance and operations, lifecycle intervention expenses, and the contributions to reserves to support the ultimate replacement and possible disposition of the assets in the long-term, will be carried by the community.

Summary

58. Staff have reviewed the comments received and considered the proposed Zoning By-law Amendment application, having regard to conformity with relevant Provincial and City planning policies. In staff's opinion, the provisions of 347 single detached units, 172 street townhouse units, 66 back-to-back townhouse units and 28 part lot/blocks and a future mixed use block, is considered appropriate, is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), Lake Simcoe Protection Plan, the City's Official Plan and the Hewitt's Secondary Plan.
59. At this time, there are no further matters that impact the processing of the subject rezoning application and as such, it is being recommended for approval.

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## **ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

60. There are no environmental and climate change impact matters related to the recommendation.

## **ALTERNATIVES**

61. The following alternatives are available for consideration by Planning Committee:

**Alternative #1** Planning Committee could refuse the proposed Zoning By-law Amendment application and maintain the existing 'Agricultural General' (AG) zoning over the subject property.

This alternative is not recommended as this proposal forms part of the lands that were annexed on January 1, 2010, with the intent to allow the City of Barrie to expand in a compact and sustainable manner. The proposed development is consistent with all Provincial and municipal policies as noted throughout the analysis section of this report.

## **FINANCIAL**

62. The subject application, if approved, would permit the development of 347 single-detached units, 172 street townhouse units, 66 back-to-back townhouse units and 28 part lot/blocks for a total of 613 residential dwelling units. The current property tax revenue generated from the subject lands is \$2,578.11 given its current agricultural use. It is not possible to estimate the assessed value of the subject property following development, however, assessed value of the future development is anticipated to be far greater than the current assessed value of the property and will therefore increase the amount of property tax that is collected on the subject site as of the time of writing this report.
63. Building permit application fees for the proposed development are estimated to be approximately \$1,778,559.00. If approved, building permit fees will be collected at the time of submission of building permit applications.
64. Current development charges for the proposed development are \$71,073.00 per single/semi-detached unit, and \$56,260.00 per townhouse unit. The development charge revenue for the proposed development is estimated to be in the order of \$39,627,491.00. Development charges are calculated and paid at the time of issuance of building permit.
65. The education levy for residential uses is currently \$3,559.00 per unit, representing a total education levy of approximately \$2,181,667.00.
66. The cash in lieu of parkland contribution will be required and is currently \$5,726.00 per residential unit.
67. A Finance Administration fee will be collected at the time of issuance of the building permit at a rate of \$80.00 per dwelling unit.
68. The City will also incur additional operating costs associated with extending municipal services to the area including fire protection, policing, snow clearing, and boulevard landscaping maintenance. Taken together, these are all normal growth-related expenses that are being actively planned for through the City's Capital Planning process.

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**LINKAGE TO 2018–2022 STRATEGIC PLAN**

69. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:

- ☒ Fostering a Safe and Healthy City
  - i) Build a greener Barrie while mitigating and adapting to climate change.
- ☒ Building Strong Neighbourhoods
  - ii) Build walkable, diverse neighbourhoods that encourage community connections.
  - iii) Grow Responsibly.
- ☒ Improving the Ability to Get Around Barrie
  - iv) The modified grid street system and sidewalks allow for route variation for vehicles and support active and public transportation options.

Attachments: Appendix "A" – Proposed Zoning By-law Amendment  
Appendix "B" – Draft Plan of Subdivision  
Appendix "C" – Hewitt's Secondary Plan Phasing

APPENDIX "A"

Proposed Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2022-XX

**A By-law of The Corporation of the City of Barrie to amend Town of Innisfil By-law 054-04, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures, formerly in the Town of Innisfil, now in the City of Barrie.**

**WHEREAS** the Council of The Corporation of the City of Barrie deems it expedient to amend Town of Innisfil By-law 054-04 to rezone lands being Part Lots 12 and 13, Concession 11, Formerly Town of Innisfil, known municipally as 620 Lockhart Road, shown on Schedule "A" to this By-law from Agricultural General (AG) to Neighbourhood Residential (R5), Neighbourhood Multiple Residential (RM3), Neighbourhood Mixed Use (NMU), and Open Space (OS) in City of Barrie By-law 2009-141.

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 22-G-XXX.

**NOW THEREFORE** the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change from Agricultural General (AG) in Town of Innisfil By-law 054-04 to Neighbourhood Residential (R5), Neighbourhood Multiple Residential (RM3), Neighbourhood Mixed Use (NMU), and Open Space (OS) in City of Barrie By-law 2009-141, in accordance with Schedule "A" attached to this By-law.
2. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands shown in Schedule "A" to this by-law shall apply to the said lands except as varied by this By-law.
3. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this \_\_\_\_ day of \_\_\_\_, 2022.

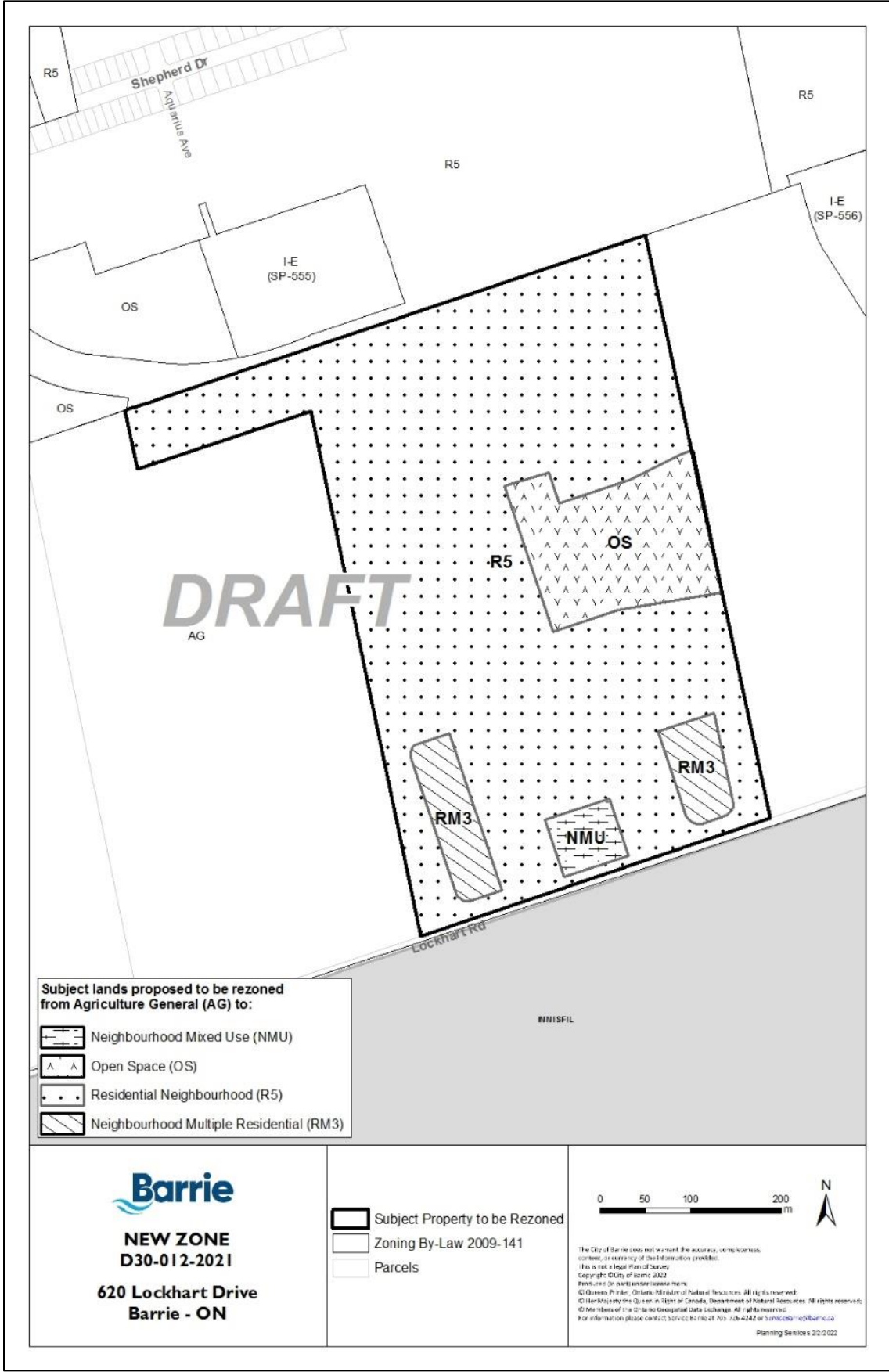
**READ** a third time and finally passed this \_\_\_\_ day of \_\_\_\_, 2022.

THE CORPORATION OF THE CITY OF BARRIE

\_\_\_\_\_  
MAYOR – J.R. LEHMAN

\_\_\_\_\_  
CITY CLERK – WENDY COOKE

Schedule “A” to attached By-law 2022-

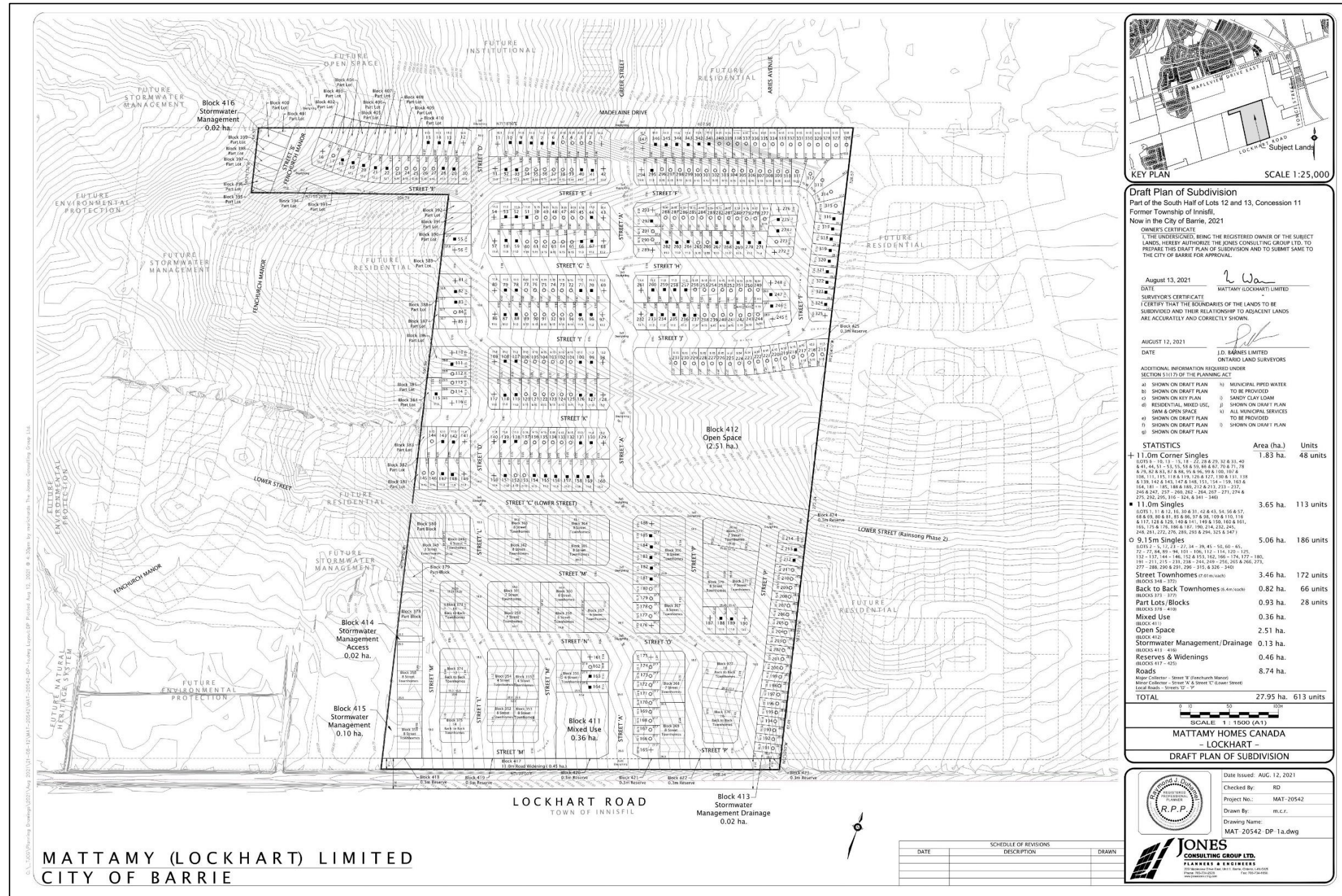


MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE



## Draft Plan of Subdivision





## APPENDIX "C"

### Hewitt's Secondary Plan Phasing

