

PUBLIC MEETING

460 & 560 LOCKHART ROAD, CITY OF BARRIE

ZONING BY-LAW AMENDMENT & PLAN OF SUBDIVISION

- LOCKHART INNISFIL INVESTMENTS LIMITED
- LOCKHART INNISFIL INVESTMENTS II LIMITED

CITY FILES: D30-022-2021 & D30-021-2021



DATE: FEBRUARY 1ST, 2021

PRESENTATION BY: RAY DUHAMEL, THE JONES CONSULTING GROUP LTD.

LOCATION: 460 & 560 LOCKHART



EXISTING CONDITIONS



AREA CONTEXT: 460 & 560 LOCKHART



North: Lands owned by GG (9 Mile) currently undergoing site alteration



East: Vacant Agricultural lands owned Mattamy Homes

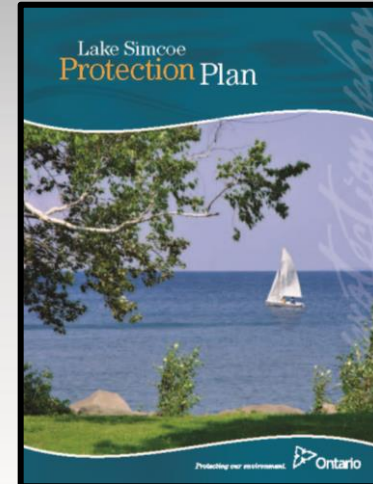
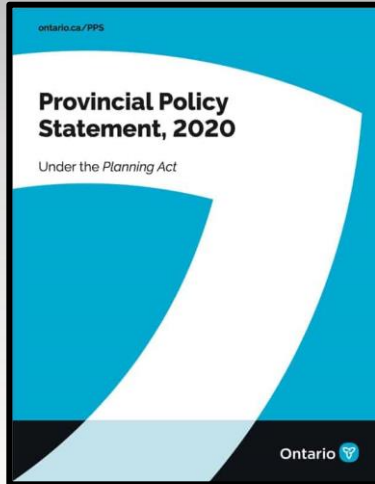


South: Vacant Agricultural lands in the Town of Innisfil



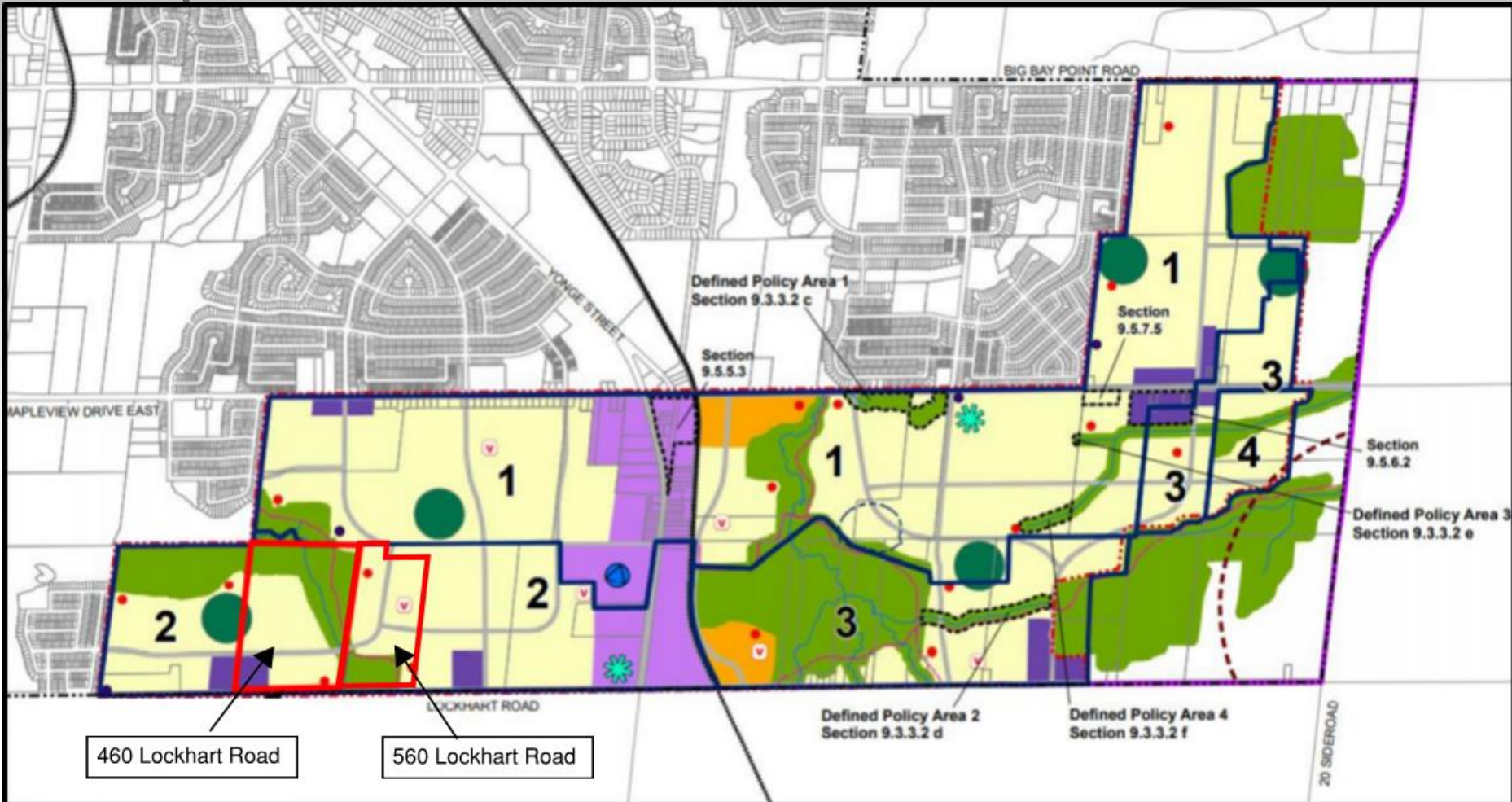
West: Sorbara Lands under construction

PPS, GROWTH PLAN & LSPP



- Optimizes use of planned infrastructure.
- Range and mixture of housing types.
- Meets prescribed density targets.
- Protection of key natural heritage features
- Protection of key hydrologic features.
- Enhanced stormwater management & Low Impact Development.

HEWITT'S SECONDARY PLAN

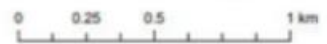


- | | | | |
|---|---|---|--|
| <ul style="list-style-type: none"> --- City Boundary □ Secondary Plan Boundary --- Settlement Area Boundary --- Phase Boundary Existing Parcel Fabric --- Railway Stream | <ul style="list-style-type: none"> Existing and Proposed Roads --- Pathway System --- Geotechnical Study Area Waste Disposal Assessment Area Stormwater Management Facility Stormwater Management Facility (Optional) | <ul style="list-style-type: none"> Natural Heritage System Residential Area Med/High Density Residential Area Yonge Street Mixed Use Corridor Neighbourhood Mixed Use Node | <ul style="list-style-type: none"> Special Rural Area Defined Policy Area Secondary School Recreation Centre/Community Park/School School/Neighbourhood Park Area Village Square |
|---|---|---|--|

Schedule 9E
Development Phases

City of Barrie
Hewitt's Secondary Plan

November 2016



SUPPORTING INFORMATION

460 & 560 LOCKHART ROAD

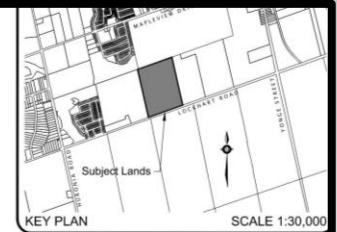
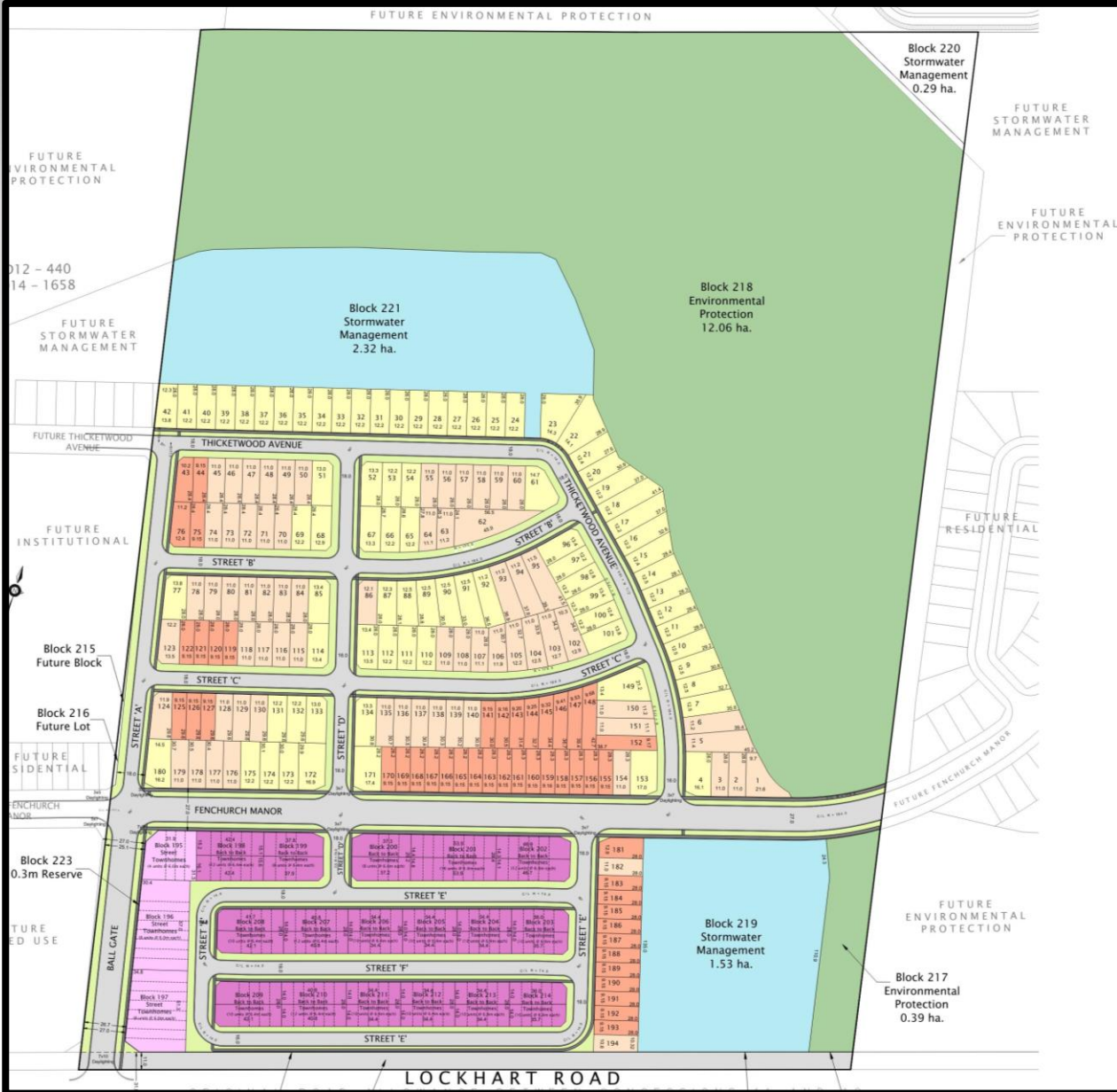
REPORTS:

- Planning Justification Report
- Functional Servicing & Stormwater Management Report
- Archaeological Assessment Stage 1-4
- Hydrogeological Study
- Geotechnical Study
- Traffic Impact Study
- Natural Heritage Evaluation & Species at Risk Screening
- Noise Impact Study/Opinion Letter

PLANS:

- Draft Plan of Subdivision
- Pedestrian Circulation Plan
- Civil Engineering Plans
- Tree Inventory & Preservation Plan

DRAFT PLAN OF SUBDIVISION 460 LOCKHART ROAD



Draft Plan of Subdivision
South Half Lot 13, Concession 11
(Geographic Township of Innisfil)
City of Barrie
2021

OWNERS CERTIFICATE
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING GROUP LTD., TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF BARRIE FOR APPROVAL.

DATE: LOCKHART INNISFIL INVESTMENTS (II) LIMITED

SURVEYORS CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.


JULY 16, 2021
DATE: J. D. BARNES LIMITED ONTARIO LAND SURVEYORS

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT

a) SHOWN ON DRAFT PLAN	h) SHOWN ON DRAFT PLAN
b) SHOWN ON KEY PLAN	i) MUNICIPAL PIPED WATER TO BE PROVIDED
c) SHOWN ON KEY PLAN	j) SANDY CLAY LOAM
d) RESIDENTIAL, SWM, & EP	k) SHOWN ON DRAFT PLAN
e) SHOWN ON DRAFT PLAN	l) ALL MUNICIPAL SERVICES TO BE PROVIDED
f) SHOWN ON DRAFT PLAN	m) SHOWN ON DRAFT PLAN

STATISTICS	Area (ha.)	Units
12.2m Singles	2.99 ha.	78 units
11.0m Singles	2.34 ha.	68 units
9.15m Singles	1.31 ha.	48 units
Street Townhomes (6.0m/unit)	0.47 ha.	20 units
Back to Back Townhomes (6.4m/unit)	1.88 ha.	180 units
Future Lots and Blocks	0.02 ha.	1 units
Environmental Protection	12.43 ha.	
Stormwater Management	4.14 ha.	
Reserves & Widening	0.58 ha.	
Roads	5.94 ha.	
TOTAL	32.10 ha.	385 units

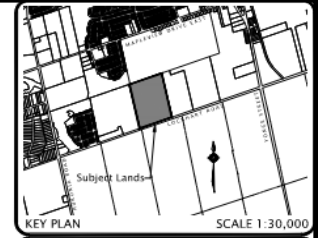
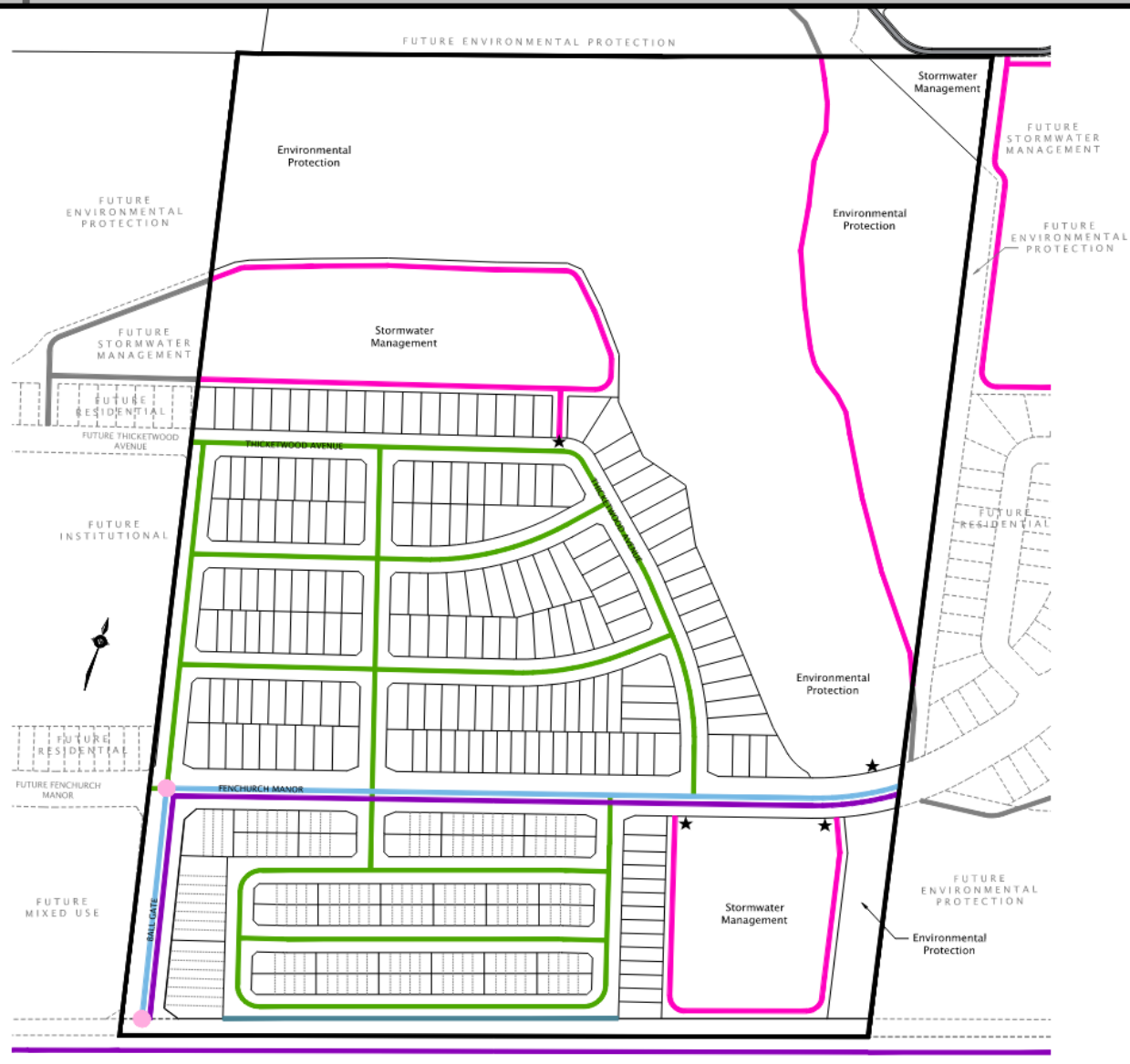
SCALE: 1:1,250 (A1)
Lockhart Innisfil Investments (II) Limited
Draft Plan of Subdivision



Date Issued: NOV 30, 2021
Checked By: RD
Project No.: COL-20538
Drawn By: m.c.r.
Drawing Name: COL-20538-DP-6-C.dwg

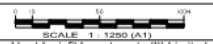
PEDESTRIAN CIRCULATION PLAN

460 LOCKHART ROAD



Pedestrian Circulation Plan
South Half Lot 13, Concession 11
(Geographic Township of Innisfil)
City of Barrie
2021

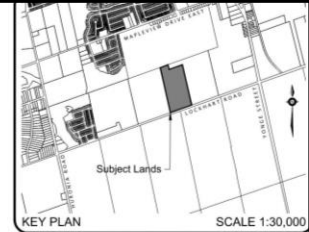
- Legend**
- Draft Plan Boundary
 - Single Sided Sidewalk
 - Double Sided Sidewalk
 - Conceptual Pathway System
 - Potential Transit System Route
 - Enhanced Window Streets
 - Potential Pathway Connections
 - Key Pedestrian Intersections



Lockhart Innisfil Investments (II) Limited
Pedestrian Circulation Plan

	Date Issued: JUNE 2, 2021
	Checked By: RD
	Project No.: GOL-20538
	Drawn By: M.L.A.
	Drawing Name: GOL-20538-PH-2-PED-1.dwg

DRAFT PLAN OF SUBDIVISION 560 LOCKHART ROAD



Draft Plan of Subdivision
Part of the South Halves of Lots 13 and 14,
Concession 11
(Geographic Township of Innisfil)
City of Barrie
2021

OWNER'S CERTIFICATE
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING GROUP LTD. TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF BARRIE FOR APPROVAL.

DATE: LOCKHART INNISFIL INVESTMENTS LIMITED

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: J.D. BARNES LIMITED ONTARIO LAND SURVEYORS

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(1) OF THE PLANNING ACT

a) SHOWN ON DRAFT PLAN	b) SHOWN ON DRAFT PLAN
c) SHOWN ON KEY PLAN	d) SHOWN ON DRAFT PLAN
e) RESIDENTIAL, SWM, EP	f) SHOWN ON DRAFT PLAN
g) SHOWN ON DRAFT PLAN	h) ALL MUNICIPAL SERVICES TO BE PROVIDED
i) SHOWN ON DRAFT PLAN	j) SHOWN ON DRAFT PLAN

STATISTICS	Area (ha.)	Units
12.2m Singles	3.14 ha.	79 units
11.0m Singles	2.62 ha.	80 units
9.15m Singles	0.89 ha.	32 units
Future Lots	0.38 ha.	8 units
Environmental Protection	3.97 ha.	
Stormwater Management	5.04 ha.	
Future Road	0.07 ha.	
Reserves & Widening	0.37 ha.	
Roads	3.25 ha.	
TOTAL	19.73 ha.	199 units

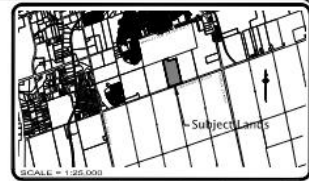
SCALE: 1:1,200 (A1)
Lockhart Innisfil Investments Limited
Draft Plan of Subdivision

Date Issued: NOV. 15, 2021
Checked By: RD
Project No.: GOL-14193
Drawn By: m.c.f.
Drawing Name: GOL-14193-PH-1-DP-4-C.dwg

DATE	DESCRIPTION	DRAWN

PEDESTRIAN CIRCULATION PLAN

560 LOCKHART ROAD



Pedestrian Circulation Plan
Part of The South Halves of Lots 13 and 14
Concession 11
(Geographic Township of Innisfil)
City of Barrie
2021



- Legend**
- Draft Plan Boundary
 - Single Sided Sidewalk
 - Double Sided Sidewalk
 - Conceptual Pathway System
 - Potential Transit System Route
 - Potential Pathway Connections
 - Key Pedestrian Intersections



Lockhart Innisfil Investments Limited
Barrie, Ontario
Pedestrian Circulation Plan

Date Issued: JUN 2, 2021
Checked By: BD
Project No.: GOL-14193
Drawn By: M.C.P.
Drawing Name: GOL-14193-PH-1-PED-1.dwg



LOCKHART INNISFIL
INVESTMENTS LIMITED
BARRIE, ONTARIO

LOCKHART ROAD
TOWN OF INNISFIL

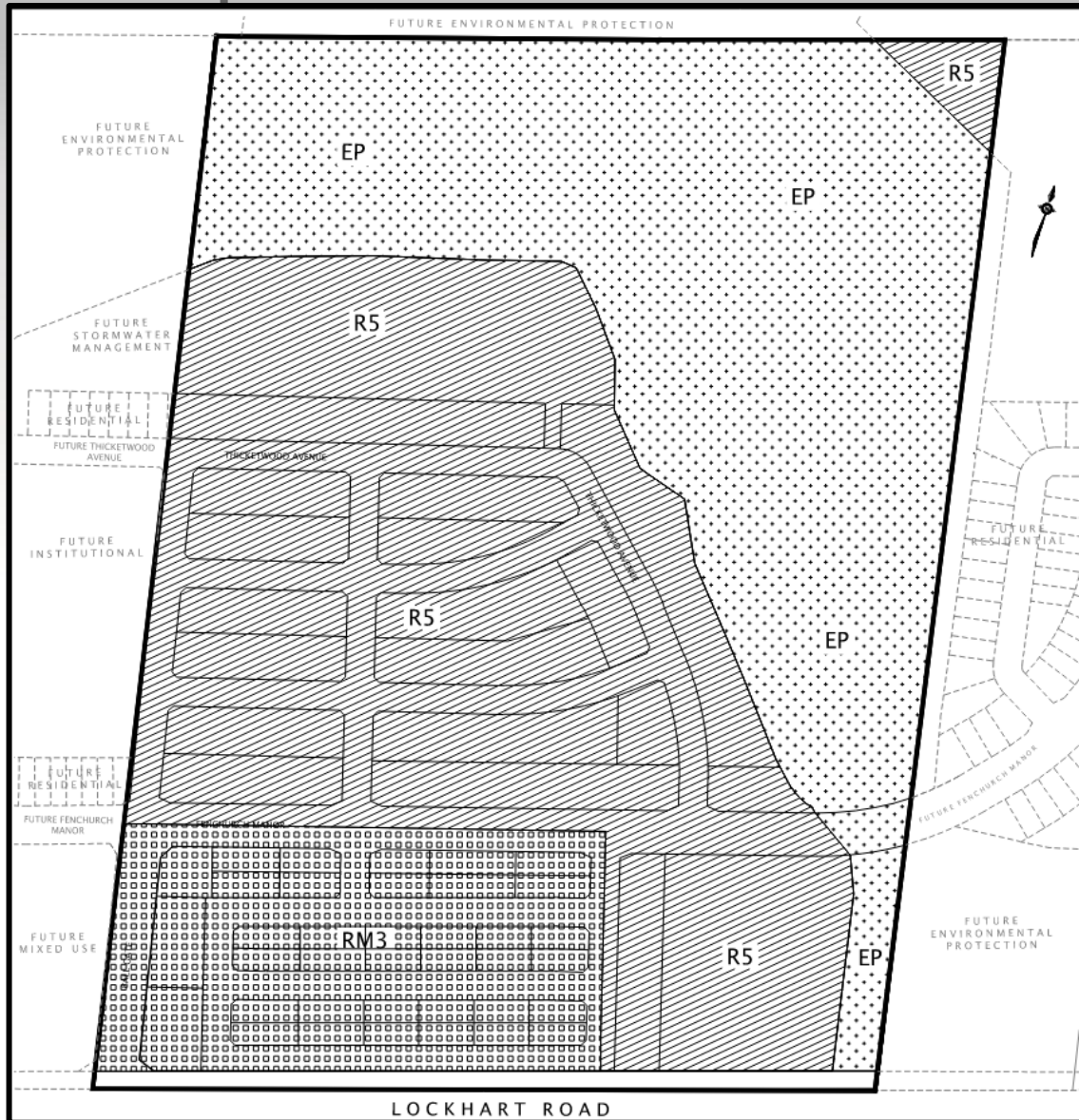
DEVELOPMENT STATISTICS

- 593 units.
- 9.22 ha. of SWM ponds servicing subject lands & adjacent development
- 16.39 ha. of environmental protection lands (to be conveyed to City).
- Combined Density of 48 people & jobs per hectare (1,701 people & jobs / 35.73 ha)

460 Lockhart Road Land Uses		
Unit Type	No. of Res.	Area (ha)
12.2 Metre Singles	78	2.99
11.0 metre Singles	68	2.34
9.15 metre Singles	48	1.31
Street Townhomes	20	0.47
Back-to-Back Townhomes	180	1.88
Future Lots/Blocks	1	0.02
Other Land Uses		
Environmental Protection	-	12.43
Stormwater Management	-	4.14
Roads & Road Widening	-	6.52
TOTAL	395	32.10

560 Lockhart Road Land Uses		
Unit Type	No. of Res.	Area (ha)
12.2 Metre Singles	79	3.13
11.0 metre Singles	79	2.54
9.15 metre Singles	32	0.89
Future Lots	8	0.38
Other Land Uses		
Environmental Protection	-	3.96
Stormwater Management	-	5.08
Roads & Road Widening	-	3.74
TOTAL	198	19.72

PROPOSED ZONING BY-LAW 460 LOCKHART ROAD



PROPOSED ZONES

R5: NEIGHBOURHOOD RESIDENTIAL

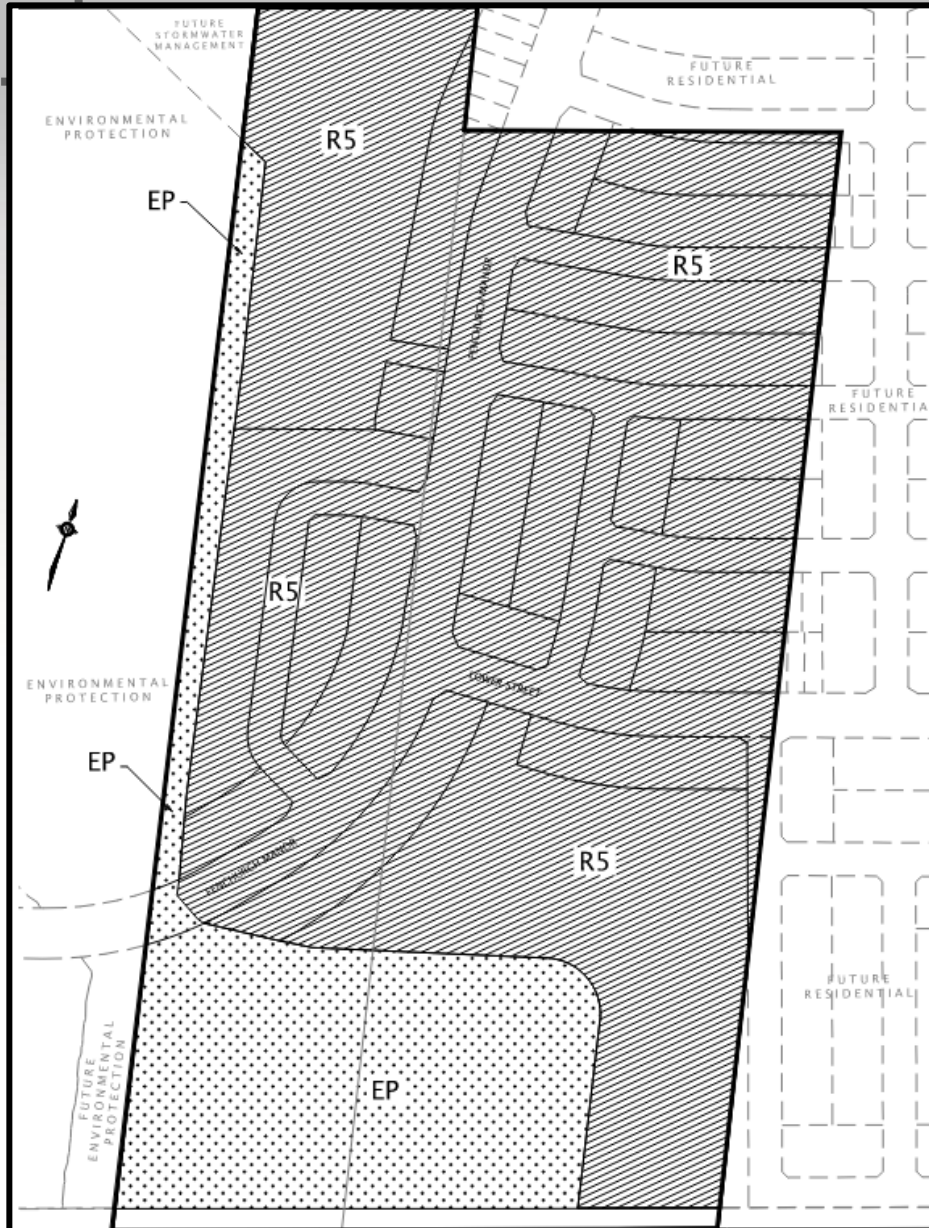
- 9.0M SINGLE
- 7.2M SEMI
- 4.5M STREET TOWNHOUSE
- STORMWATER MANAGEMENT

RM3: MULTIPLE RESIDENTIAL

- 5.5M BACK-TO-BACK
- 11.0M BLOCK/CLUSTER/STREET TOWNHOUSE

EP: ENVIRONMENTAL PROTECTION

PROPOSED ZONING BY-LAW 560 LOCKHART ROAD



PROPOSED ZONES

R5: NEIGHBOURHOOD RESIDENTIAL

- 9.0M SINGLE
- 7.2M SEMI
- 4.5M STREET TOWNHOUSE
- STORMWATER MANAGEMENT

EP: ENVIRONMENTAL PROTECTION