
TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

FROM: S. WHITE, RPP, PLANNER, EXT. 4517

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

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – 560 LOCKHART ROAD (WARD 9)

DATE: FEBRUARY 1, 2022

The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting regarding applications for an Amendment to the Zoning By-law and Draft Plan of Subdivision submitted by The Jones Consulting Group Inc. on behalf of Lockhart Innisfil Investments Ltd. for lands known municipally as 560 Lockhart Road and legally described as Part of South Half of Lots 13 and 14, Concession 11 (Geographic Township of Innisfil) in the City of Barrie.

The proposed Draft Plan of Subdivision seeks to allow for the creation of 190 residential units of varying single detached dwelling unit lot sizes, as well as eight future lots, environmental protection blocks, stormwater management blocks, and municipal roads.

The proposed Zoning By-law Amendment seeks to implement the proposed Draft Plan of Subdivision by rezoning the lands from 'Agricultural' (AG) and 'Environmental Protection' (EP) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential' (R5) and 'Environmental Protection' (EP).

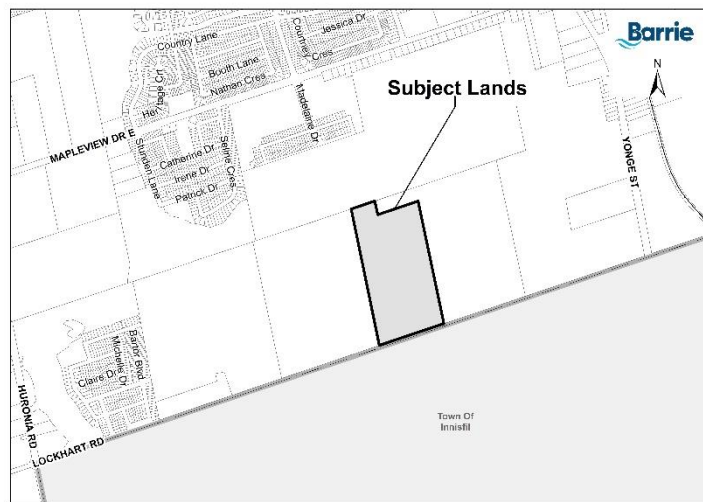
The complete submission package is available for viewing on the City's Proposed Developments webpage under [Ward 9 – 560 Lockhart Road](#).

Background

The subject lands have a slightly irregular shape and are located on the north side of Lockhart Road between Huronia Road and Yonge Street.

The property is 19.72 hectares (48.73 acres) in area, with approximately 324.1 metres (1063 feet) of frontage along Lockhart Road.

The subject lands are located within Phase 2 of the Hewitt's Secondary Plan Area and currently contain vacant agricultural lands and natural heritage features. These natural heritage features include a tributary of Lover's Creek and wetlands.



060 Lockhart Rd
Barrie, ON

Development Services
1/14/2021

The subject lands are surrounded by vacant land and agricultural uses. The adjacent surrounding agricultural lands on the north side of Lockhart Road are proposed, approved, or designated for development. The immediate surrounding land uses are as follows:

- North: Vacant lands within Phase 1 of the Hewitt's Secondary Plan area which are draft approved or approved for future residential development, and an existing subdivision of single detached dwellings in the northwest.
- South: Agricultural lands located outside of the City of Barrie boundary and within the Town of Innisfil.
- East: Vacant agricultural lands within Phase 2 of the Hewitt's Secondary Plan area, for which applications for a Zoning By-law Amendment and residential Plan of Subdivision have been submitted.
- West: Vacant agricultural lands within Phase 2 of the Hewitt's Secondary Plan area, for which applications for a Zoning By-law Amendment and residential Plan of Subdivision have been submitted, with vacant agricultural lands which are draft approved for residential development, one single detached dwelling lot, and an existing subdivision of single detached dwellings further west.

The subject lands are designated 'Residential Area' and 'Natural Heritage System' with provision for a Stormwater Management Facility and Village Square on Schedule 9C of the Official Plan.

The property is currently zoned 'Agricultural General' (AG) and 'Environmental Protection' (EP) in the Town of Innisfil Zoning By-law 054-04, which carried over from the Town of Innisfil by virtue of the Barrie-Innisfil Boundary Adjustment Act, 2009.

The applications were submitted to the City and subsequently deemed complete on November 26, 2021. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The applications have also been circulated to all applicable City departments and external agencies for review and comment.

Neighbourhood Meeting

A neighbourhood meeting was not held for this project due to the limited number of properties within the 240 metre circulation radius.

Draft Plan of Subdivision

The proposed draft plan of subdivision seeks to facilitate a subdivision containing 190 residential units, which includes the following features:

- 190 single detached dwelling lots, varying in lot frontage from 9.15 metres to 12.2 metres
- 8 future lots
- 1 major collector road (Fenchurch Manor)
- 1 minor collector road (Lower Street)
- 5 local roads (Streets G through K)
- 2 environmental protection blocks (Blocks 147 & 148)
- 2 stormwater management blocks (Blocks 149 & 150)
- 8 blocks for reserves & widenings (Blocks 152-159)

A copy of the proposed Draft Plan of Subdivision is in Appendix "A".

Zoning

The proposed Zoning By-law Amendment is being requested to rezone the lands from 'Agricultural' (AG) and 'Environmental Protection' (EP) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential'

(R5) and 'Environmental Protection' (EP) to facilitate the development of the proposed draft plan of subdivision.

The 'Neighbourhood Residential' (R5) zone will permit the proposed single detached dwellings and stormwater management facilities. The 'Environmental Protection' (EP) zone will apply to the natural heritage lands and associated buffers.

A copy of the proposed zoning schedule has been included in Appendix "B".

Planning and Land Use Matters Under Review

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

- Compliance with Provincial Planning Policy, City's Official Plan, and Hewitt's Secondary Plan;
- Compatibility and integration with the surrounding uses, including alignment of streets with adjacent developments;
- Analysis of intensification targets for population and employment;
- Review of the Natural Heritage Evaluation and recommendations of the same, including environmental impacts and the long-term protection of environmental features through conveyance to the City through the draft plan of subdivision approval process;
- Impacts on traffic including the interface with Lockhart Road; and
- Confirmation that the proposed development can be supported by existing or planned services and infrastructure.

Next Steps

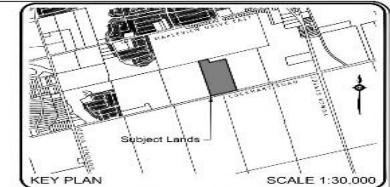
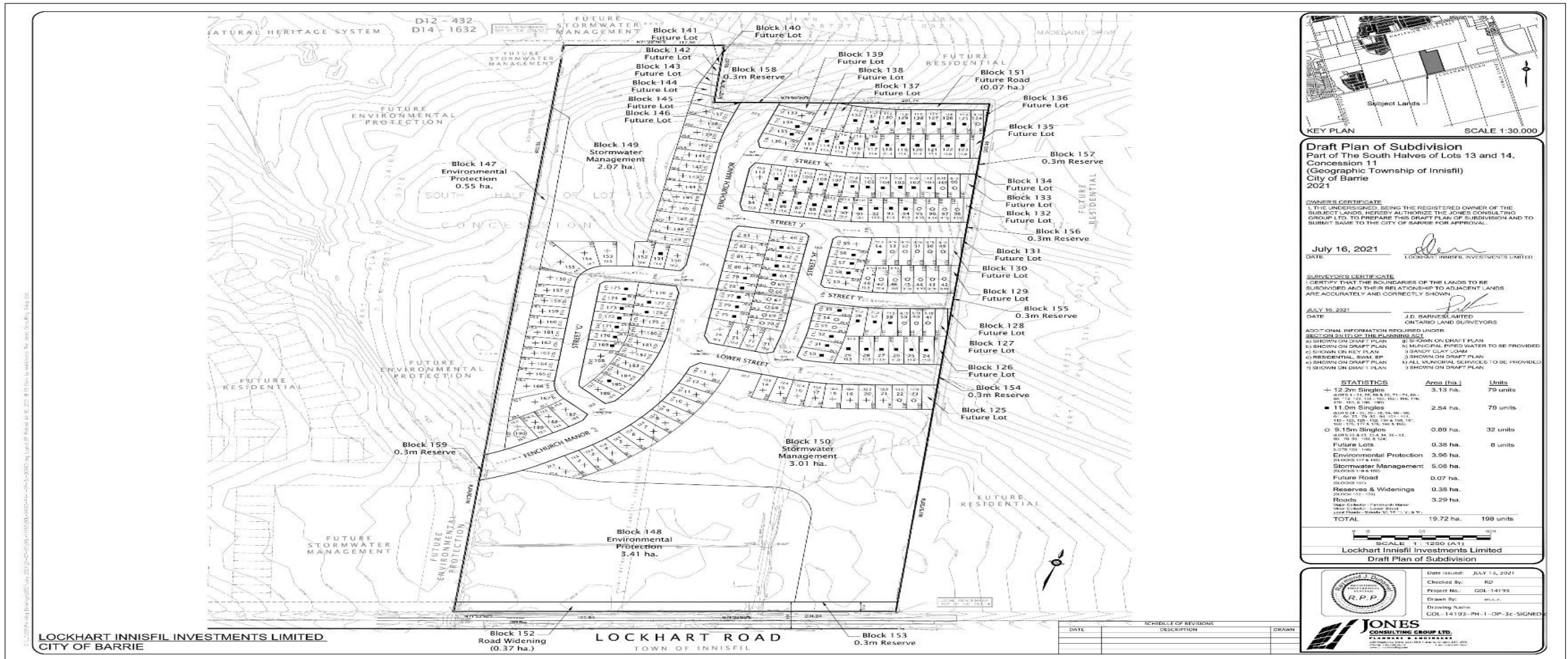
Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application for a Zoning By-law Amendment and Draft Plan of Subdivision by staff and agency partners.

All technical comments received, as well comments provided in the Public Meeting, will be considered during the review of this application. A staff report to Planning Committee is anticipated to be brought forward in the second quarter of 2022 for consideration of the proposed Zoning By-law Amendment. Should Council approve the proposed Zoning By-law Amendment, Planning staff, through delegated approval (Council Motion 10-G-346), would be in a position to consider approval of the draft plan of subdivision.

If you have any questions, please contact the planning file manager, Shelby White at 705-739-4220 ext. 4517 or via email at shelby.white@barrie.ca.

Attached: Appendix "A" – Draft Plan of Subdivision
 Appendix "B" – Zoning Schedule

APPENDIX "A"
Draft Plan of Subdivision



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 AUTHORISE THE JONES CONSULTING GROUP LTD. TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF BARRIE FOR APPROVAL.

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

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 21(1) OF THE PLANNING ACT

1) SHOWN ON DRAFT PLAN	2) SHOWN ON DRAFT PLAN	3) SHOWN ON DRAFT PLAN	4) SHOWN ON DRAFT PLAN
5) SHOWN ON KEY PLAN	6) SHOWN ON DRAFT PLAN	7) SHOWN ON DRAFT PLAN	8) SHOWN ON DRAFT PLAN
9) SHOWN ON DRAFT PLAN	10) SHOWN ON DRAFT PLAN	11) SHOWN ON DRAFT PLAN	12) SHOWN ON DRAFT PLAN

STATISTICS	Area (ha.)	Units
12.2m Singles	3.13 ha.	79 units
11.0m Singles	2.64 ha.	79 units
9.15m Singles	0.89 ha.	32 units
Future Lots	0.38 ha.	6 units
Environmental Protection	3.96 ha.	
Stormwater Management	5.08 ha.	
Future Road	0.07 ha.	
Reserves & Widening	0.38 ha.	
Roads	3.29 ha.	
TOTAL	19.72 ha.	198 units

SCALE: 1:2500 (ACT)
Lockhart Innisfil Investments Limited
Draft Plan of Subdivision

DATE ISSUED: JULY 15, 2021
Checked By: RD
Project No.: GDL-14193
Drawn By: m.e.c.
Drawing Name: GDL-14193-PH-1-OP-3E-SIGNED

JONES CONSULTING GROUP LTD.
CONSULTING & ENGINEERS
2000 SHEPPARD AVENUE EAST, SUITE 100, AURORA, ONTARIO L4X 1L7
TEL: (905) 709-1100 FAX: (905) 709-1101
WWW.JONESCONSULTING.COM

DATE	DESCRIPTION	DRAWN

LOCKHART INNISFIL INVESTMENTS LIMITED
CITY OF BARRIE

LOCKHART ROAD
TOWN OF INNISFIL

APPENDIX "B"

Zoning Schedule

