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**TO:** GENERAL COMMITTEE

**SUBJECT:** ZONING BY-LAW AMENDMENT APPLICATION – 830, 864, 912  
LOCKHART ROAD

**WARD:** 10

**PREPARED BY AND KEY CONTACT:** L. JUFFERMANS, RPP, SENIOR PLANNER, EXT. 4447

**SUBMITTED BY:** C. MCLAREN, RPP, MANAGER OF PLANNING

**EXECUTIVE DIRECTOR APPROVAL:** M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

**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 Ltd., on behalf of Pratt Construction Inc., to rezone part of lands known municipally as 830, 864 and 912 Lockhart Road from Agricultural General (AG) and Environmental Protection (EP) in the former Town of Innisfil By-law 054-04 to Neighbourhood Residential (R5), Environmental Protection (EP) and Open Space (OS) in City of Barrie Comprehensive By-law 2009-141, as amended be approved as attached to Staff Report DEV043-24 as Appendix "A" .
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 DEV043-24.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.

### **PURPOSE & BACKGROUND**

#### **Report Summary**

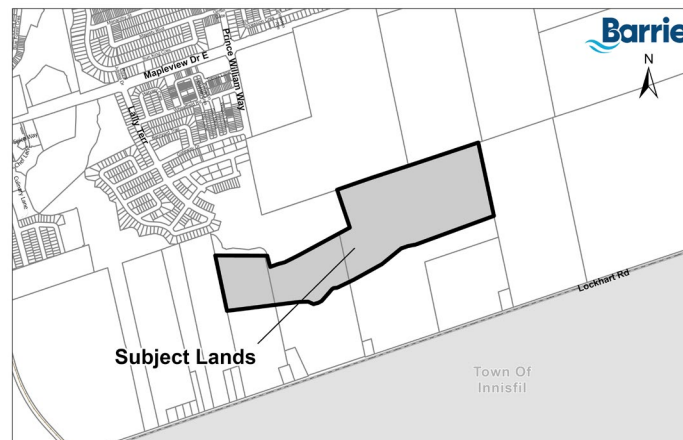
4. The purpose of this report is to recommend approval of a Zoning By-law Amendment application submitted by the Jones Consulting Group Ltd., on behalf of Pratt Construction Inc., for part of lands known municipally as 830, 864 and 912 Lockhart Road. This report provides an analysis of the application based on conformity with Provincial and City Planning policies, as well as an overview of comments received through the technical review and public engagement processes.
5. With the conclusion of the technical review and public consultation process, which included a Public Meeting on September 18, 2024, staff have determined that the proposal is consistent with the Provincial Planning Statement (2024) and the City of Barrie Official Plan (2024). As such, staff are recommending approval of the proposed rezoning as provided in draft attached to Staff Report DEV043-24 as Appendix "A".

### Development Proposal

6. The application, if approved, would rezone the subject lands from Agricultural General (AG) and Environmental Protection (EP) zones of the former Town of Innisfil By-law 054-04 to the Neighbourhood Residential (R5), Environmental Protection (EP) and Open Space (OS) zones of the City of Barrie Comprehensive By-law 2009-141. The concurrent Draft Plan of Subdivision application, included for reference as Appendix "B" to Staff Report DEV043-24, proposes a development consisting of a 338 residential building lots including single detached and townhouse dwellings.
7. 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).
8. No site-specific provisions are proposed within the current application, as all lots conform with the requested zone standards.

### Site and Location

9. The subject property is located on the north side of Lockhart Road, east of Yonge Street, within the former Hewitt's Secondary Planning Area. The lands are known municipally as part of 830, 864, 912 Lockhart Road and legally described as Part of Lots 17, 18 and 19, Concession 11, in the former Town of Innisfil, now in the City of Barrie. The lands subject to the current application are 28.04 hectares (69.3 acres) in area with no direct frontage onto Lockhart Road and are currently vacant.



10. The surrounding land uses include the following:
  - North** Maple Ridge Secondary School and other lands, including both registered and draft approved plans of subdivision that are currently being developed and owned by the applicant and other developers which are comprised of planned residential uses, open space, environmental protection, and stormwater management blocks;
  - East** Vacant agricultural lands, natural heritage areas and single detached dwellings, with lands being proposed for future development;

**South** Other lands in the same ownership that are proposed for development in what is known as the “Hewitt’s South” subdivision. Vacant agricultural lands and single detached dwellings are located further south in the Town of Innisfil; and

**West** Residential lots consisting of single detached dwellings and environmental protection lands. Draft plan approved lands with proposed townhouse units. The Metrolinx rail line is also located further west.

#### Existing Policy

11. The subject property is identified as being within the Designated Greenfield Area on Map 1 – Community Structure, is designated “Neighbourhood Area”, “Natural Heritage System” and “Greenspace” on Map 2 - Land Use Designation, and includes lands identified as being Natural Core and a High Constraint Stream Corridor – Special Policy Area on Map 3 – Natural Heritage Protection Overlays in the City’s Official Plan.
12. The lands are currently zoned as Agricultural General (AG) and Environmental Protection (EP) in the former Town of Innisfil Zoning By-law (054-04), which continues to apply from the land’s annexation into Barrie in 2010.

#### Background Studies

13. In support of the application, the following plans, reports, and studies were submitted. Copies of the submission material are available online on the City’s Developments Projects webpage under [Ward 10 – 830, 864 and 912 Lockhart Road](#).
  - a) Planning Justification Report (The Jones Consulting Group Ltd, July 2024)
  - b) Archaeological Assessment
    - I. 830 Lockhart Road Stage 1 and 2 (Amick Consultants Ltd., Dec. 2017)
    - II. 864 Lockhart Road Stage 1 and 2 (Amick Consultants Ltd., Oct. 2013)
    - III. 912 Lockhart Road Stage 1 and 2 (Amick Consultants Ltd., Aug. 2013)
  - c) Functional Servicing Report (The Jones Consulting Group Ltd., July 2024)
  - d) Preliminary Stormwater Management Report (The Jones Consulting Ltd., July 2024)
  - e) Hydrogeological Study (R.J. Burnside and Associates Ltd., July 2024)
  - f) Updated Natural Heritage Evaluation (Azimuth Environmental Consulting, Inc., July 2024)
  - g) Environmental Noise Impact Study (R. Bouwmeester and Associates, Nov. 16, 2023)
  - h) Traffic Letter (JD Northcote Engineering Inc., Nov. 23, 2024)
  - i) Phase One Environmental Site Assessment (Peto MacCallum Ltd., Feb. 2022)
  - j) Phase Two Environmental Site Assessment (GEI Consultants, Inc., June 30, 2022)
  - k) Water Supply Analysis Report (Schaeffers Consulting Engineers, Aug. 2022)
  - l) Tree Inventory and Preservation Plan (JDB Associates Ltd., July 15, 2024)
  - m) Updated Trail Plan (JDB Associates Ltd., July 15, 2024)

#### Public Consultation

14. A Neighbourhood Meeting was not hosted for the subject application as is standard in the former Hewitt’s Secondary Plan Area, given the limited number of immediately adjacent landowners and most landowners are party to the Hewitt’s Secondary Plan Landowners Group and aware of the plans for the subject site.
15. A statutory Public Meeting was held on September 18, 2024, to present the subject application to the Affordability Committee and the public. No members of the public attended the in person meeting; however, there was one phone-in comment received identifying the need for equal

expectations and efforts to increase densities and a mix of built forms within the greenfield areas, as part of creating a complete community.

This comment related to general interest in ensuring that complete communities are created throughout the City and that all neighbourhoods are equally treated in planning approvals. Staff identified that increased density and mix of uses are encouraged equally within greenfield areas, along arterial and major collector roads where access to improved transit and services is available. Interior to new plans of subdivisions policies encourage the option for prospective purchasers to incorporate additional dwelling units into the new dwelling units at time of construction. Creating a greater mix of uses and built forms is not possible through new plans of subdivisions, however, will naturally occur over time as residents amend their dwellings to suit individual needs.

16. Comments received at the Public Meeting as expressed by the Ward Councillor included the following:

**a) Timelines for the development in relation to School Board facilities**

Coordination of Subdivisions with both applicable School Boards are a standard requirement of subdivision design and registration. Throughout this process the School Boards are informed of expected development timelines in order to allow for their planning and accommodation needs. While discussed in the Public Meeting, this Draft Plan of Subdivision is a number of years away from occupancy, and school facilities are anticipated to be established in the surrounding community to serve the new residents needs in advance of their arrival as per the school boards' mandates.

**b) Timing for connections to Lockhart Road and protection of existing residents along Mapleview Drive**

The proposed development is a new phase extending from the existing Hewitt's Gates Development currently under development to the north. As a future phase is planned for lands along Lockhart Road, it is the expectation that roads and services will be extended from Mapleview Drive East first, with efforts by the applicant to minimize impacts upon existing Hewitt's Gate residents through construction and materials delivery alternatives, an important consideration of this plan of subdivision.

**c) Design considerations for avoiding residential frontage onto the Collector Roads**

Concerns regarding existing examples of residential homes being constructed on major collector roads such as the proposed Prince William Way, Terry Fox and Lally Terrace extensions were raised with regard to traffic impacts, parking issues and safe access to individual properties. As detailed by the applicant, technical staff of the City have determined that residential lots may safely front onto and access a collector road through development of previous and planned subdivisions. City technical staff continue to monitor and follow industry best practices and will revise City standards, as necessary, should change be warranted.

**d) Timing for expansion of transit into new Hewitt's subdivisions**

Transit staff have identified transit stops within the new development for future service delivery and to inform new residents as to where transit will be provided. Further, as currently budgeted, the transit service plan in this area is 'Transit On Demand' connecting residents to key local destinations like schools, shops, parks and community centres. This service will also provide a connection at Barrie South GO transit hub to facilitate transfers to other areas of the City and the GO Train. This service is expected to begin in 2025 for the former Hewitt's Secondary Plan Area. As the Hewitt's

neighbourhoods and road networks begin building out, transit staff will monitor the transit demand against Barrie Transit's service guidelines to determine if local scheduled transit service is warranted.

e) **Expectations for residents in the transition of Greenfield Areas, from Agricultural to Urban**

While this greenfield area of the City remains an active agricultural area, where new and existing residents enjoy additional privacy, rural landscapes and additional recreational opportunities, as defined within the City's Official Plan and as agreed to through the City's annexation of these lands in 2010, there has always been a clear plan and expectation that these lands will be developed, and agricultural activities encouraged and supported in the adjacent rural municipalities. Natural Heritage features and Greenspace/Open Space park programming will be brought online through the subdivision development supporting residents' recreational needs within the settlement boundary.

Department and Agency Comments

17. The subject application was circulated to staff in various departments and external agencies for review and comment. No objections and concerns were received from the following departments:
- a) Development Services - Addressing, Approvals, Parks Planning and Transportation Planning;
  - b) Fire and Emergency Services;
  - c) Business Performance and Environmental Sustainability – Risk Management Official, Environmental Sustainability and Environmental Compliance;
  - d) Finance – Development Charges Department;
  - e) Transit and Parking Strategy Department
  - f) Infrastructure Services Department (Water Operations Branch);
  - g) Engineering Standards;
  - h) Alectra Utilities, Bell Canada, Enbridge and Hydro One;
  - i) Simcoe County District School Board;
  - j) Simcoe Muskoka Catholic District School Board; and
  - k) The Lake Simcoe Region Conservation Authority (LSRCA)

Any comments that were provided will be addressed through subsequent approvals.

**POLICY ANALYSIS**

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

Provincial Planning Statement (2024) (PPS)

19. Staff have reviewed the relevant policies and are of the opinion that the development is consistent with the applicable policies of the Provincial Planning Statement (2024) which direct growth to settlements and promotes densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation. The subject lands are within a designated growth area and the settlement boundary of the City of Barrie, defined as a Large and Fast-Growing Municipality and plans to conform with minimum density targets as defined within Section 2.3 of the PPS. The proposed development aligns with the policies of a healthy, liveable, and compact community and would be serviced by existing municipal infrastructure and services, thereby representing efficient and cost-effective development.
20. Sections 3.9 and 4.1 of the PPS require that development provide for the needs of persons of all ages and abilities in the distribution of a full range of publicly accessible natural settings for recreation, parklands, public spaces, open space areas, trails and linkages. The proposed development makes use of the existing natural heritage features to incorporate such publicly

accessible areas, while protecting diversity and connectivity of natural features, and the long-term ecological function and biodiversity of natural heritage systems. Additionally, Natural Heritage features are defined and protected through the rezoning, and restored or, where possible, improved as feasible. The resultant rezoning and draft plan will protect for the long-term Natural Heritage linkages between and among natural heritage features and areas, surface water features and ground water resources.

City of Barrie Official Plan (OP) 2024

21. Staff have reviewed the relevant policies in the City of Barrie Official Plan which apply to the application and are of the opinion that the proposed development conforms to the policies that guide development on the subject lands. As noted, the subject lands are identified as being within the Designated Greenfield Area on Map 1 – Community Structure and are designated 'Neighbourhood Area', 'Natural Heritage System' and 'Greenspace' on Map 2 – Land Use. General land use intentions for the 'Neighbourhood Areas' are provided in Section 2.3.7 and further land use policies that guide development in Neighbourhood Areas are provided in Section 2.6.1.
22. The Neighbourhood Area is where the majority of residents are expected to live, while ensuring the protection and connections to the Natural Heritage Systems and Greenspaces. Neighbourhoods are expected to accommodate a scale of development and built form suitable for their planned function, created through plans of subdivision, where appropriate and shall allow for opportunities for a full range of housing forms, types, and options including affordable housing. The Hewitt's Central Subdivision includes a mix of housing types (singles and semis) and has committed to supporting opportunities for affordable additional residential unit options for prospective purchasers.
23. It is the intention of the Official Plan as detailed in Section 2.4.2.3 that Designated Greenfield Areas shall accommodate 50% of annual residential growth, where development follows a logical progression of lands contiguous with newly developed areas. Designated Greenfield Areas are planned for completed communities, which efficiently use land, preserve the natural heritage system, allow for varied land uses, support transit service, and create neighbourhoods where resident's needs are readily available. Densities in the Designated Greenfield Areas shall achieve a minimum of 52 persons and jobs per hectare for this location being within the former Hewitt's Phase 3 West area, while other lands must meet minimum densities of 79 persons and jobs per hectare to 2051. The proposed development representing 338 residential units contributes to the annual growth intentions of the Official Plan, while conforming with complete community goals and exceeding the minimum density targets with a forecasted 65 people and jobs per hectare.
24. The subject property includes a significant area of land which has been comprehensively designated Greenspace and Natural Heritage System through the former Hewitt's Secondary Plan review and connects with features and designations on adjacent lands. These public parks and natural features are further highlighted within Sections 2.6.7, 2.7.4 and 5.4 where the lands shall be used in the Greenspace area for passive and active recreation uses, and in the Natural Heritage System to maintain, protect, enhance, and restore the City's Natural Heritage System and its ecological functions. These designations contribute to the immediate community and protect in perpetuity resources which contribute to a complete community for residents.
25. Urban Design policies in Section 3.2.1 seek to create neighbourhoods which shall be designed for a diversity of land uses and housing choices with good connectivity to transit, facilities and amenities, activation of the street and open spaces and integration of safety and crime prevention principles. These principles are further detailed within Section 4, where complete streets are described as incorporating a variety of transportation options, serving all residents and mobility needs. Staff are of the opinion that the proposed Zoning By-law Amendment application generally conforms to Section 3.2.1 and Section 4, however design requirements will be further considered



within detailed design of the Plan of Subdivision Application should the zoning by-law amendment be approved.

26. Section 5.4.5.3.1 sets out additional requirements within the Special Environment Area identified to the south of the proposed subdivision which was determined through the Hewitt's Secondary Plan. These constraint features have been reviewed through the supporting Natural Heritage Evaluation (NHE), which was updated in 2023 after initially being prepared in 2017. The NHE demonstrated that the proposed development could proceed with no negative impacts on associated natural heritage features or their ecological functions. Additionally, Section 5.5 sets out a process of Ecological Offsetting for natural heritage loss which cannot be avoided by the proposed development where it does not impact upon designated natural heritage features and where a net environmental gain can be attained. Recommendations were made and mitigation measures were proposed as part of the NHE which will be implemented as part of the future Plan of Subdivision application should the Zoning By-law amendment be approved.
27. Parkland Dedication is a standard requirement of plans of subdivision, as detailed in Section 5.8 of the Official Plan and Section 42(3) of the *Planning Act*. The subject application includes a dedication of 0.9 hectares as a neighbourhood park, which adds to a greenspace and public park which was provided through an adjacent, previous plan of subdivision.
28. Through the Official Plan, the City has also set environmental, social and economic resilience goals for all development within the City. Environmental considerations have been made through the provided Natural Heritage Evaluation, and other aspects of the built form will be further considered through a future Energy Conservation Report. Affordable Housing forms a final pillar of this section, further described in Section 6.4.2 of the report. Building upon complete community goals, the City has established that a minimum of 15% of all new housing units each year shall be affordable housing, and that this provision shall apply through developments of 40 or more residential dwelling units. The application in response to this provision of the Official Plan has committed to a minimum of 15% of the total number of units (50 units) will contain second suites/accessory dwelling units that will be offered as turn-key options, adding to inventory of the City's rental market. While the City will not be able to control the affordable rental rates of such units, it is recognized that the creation of additional units, serves to address demand and reduces higher rental rates created by insufficient rental unit supply.
29. The development provides a low rise built form which is consistent within the Neighbourhood Area designation and expectations for interior Designated Greenfield Areas. Natural Heritage Areas and Greenspace are contributing to a complete neighbourhood and protection of natural resources for the long term benefit of all residents. The development builds upon an existing neighbourhood and through connected streets will support active transportation options for residents and the long term built out of public transit. Affordable Housing will be a consideration of the development working to ensure a greater mix of uses, housing tenure and options for residents are provided. The proposed development further conforms with Section 9.5.3 Plan of Subdivision requirements, holistically considering how such Draft Plans of Subdivision will be developed and incorporated within the City. For these reasons and as described above, staff are of the opinion that the proposed development conforms with the Official Plan.

#### Comprehensive Zoning By-law 2009-141

30. The applicant is proposing to change the current zoning of 'Agricultural General' (AG) and 'Environmental Protection' (EP) in the former Town of Innisfil By-law 054-04 to 'Neighbourhood Residential' (R5), 'Environmental Protection' (EP) and 'Open Space' (OS) in the City of Barrie Comprehensive By-law 2009-141, as amended.

31. No site-specific provisions are proposed through the rezoning application, with all resultant development lots conforming with the current zone standards.

#### Plan of Subdivision

32. Subject to Council approval of the proposed application, the property would be subject to Plan of Subdivision approvals, as per Section 51 of the *Planning Act*. The approval of Plans of Subdivision has been delegated to City staff in accordance with Council Motion 10-G-346. In this regard, staff would be in a position to approve the associated Draft Plan of Subdivision attached as Appendix "B" to this report, should Council approve the rezoning.
33. Through the Plan of Subdivision process, detailed design matters will be reviewed and addressed including design elements of the lands, parks, environmental features, access routes, transit, servicing, stormwater management, landscaping, lighting, zoning compliance, building orientation/placement/massing and parking. The detailed design component of the Plan of Subdivision process will ensure the development complies with all municipal standards and provides an appropriate interface with adjacent neighbourhoods, trails and streets.
34. Should the subject application be approved, staff are satisfied that the detailed design elements would be adequately addressed through the subsequent Plan of Subdivision approval.

#### Summary

35. 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 proposed development of 338 residential units comprised of 119 single detached units, 217 street townhouse units, 2 units within a future development block, plus the establishment of three (3) environmental protection blocks, one (1) open space park block and one (1) stormwater management block, is considered appropriate, is consistent with the Provincial Planning Statement (2024) and the City's Official Plan (2024).
36. 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.

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

37. The following environmental and/or climate change impact matters have been considered in the development of the recommendation:
- a) Through the provided Natural Heritage Evaluation (NHE), Ecological Offsetting response and Tree Inventory, natural heritage features have been appropriately identified on the subject property and will be dedicated to the City at no cost and as a condition of the final subdivision approval, thereby ensuring the feature is protected and maintained for the long-term.

Any woodland communities which are proposed for removal have been identified and compensation will be provided in order to allow for replanting elsewhere in the City with all tree removals by the applicant requiring City tree removal permits and LSRCA approval.

The NHE confirmed that the proposed development is not expected to have negative impacts on area natural heritage features provided recommended mitigation, compensation, and best practices as detailed are implemented.



- b) As is a standard of all applications, an Energy Conservation Report will be required through the future Plan of Subdivision application, which will identify opportunities for energy conservation and how a project contributes to the City of Barrie’s interest in reducing greenhouse gas.

**ALTERNATIVES**

38. The following alternatives are available for consideration by General Committee:

<p><b><u>Alternative #1</u></b></p>	<p>General Committee could refuse the proposed Zoning By-law Amendment application and maintain the existing “Agricultural” (AG) and “Environmental Protection” (EP) zoning over the subject property.</p> <p>This alternative is not recommended as the proposed development 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 conforms to all Provincial and municipal policies as noted throughout the analysis section of this report and is considered an appropriate use of the subject lands.</p>
<p><b><u>Alternative #2</u></b></p>	<p>General Committee could propose an alternative zoning on the subject properties to accommodate increased densities or a greater mix of uses as proposed by a resident in the Public Meeting.</p> <p>This alternative is not recommended as this property and surrounding lands have been comprehensively planned whereby additional dwelling units will be accommodated and a greater mix of residential unit types, commercial and employment needs will occur along arterials external to the subject site.</p>

**FINANCIAL**

39. The proposed development will be subject to development charges, cash in lieu for parkland, an education levy as well as building permit fees as governed by legislation, regulations, and City by-laws. All costs associated with the approval and development of the site would be the applicant’s responsibility. The applicant would be responsible for all capital costs for any new infrastructure required within the development limits.

**LINKAGE TO 2022-2026 COUNCIL STRATEGIC PLAN**

40. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:

- Affordable Place to Live
- Thriving Communities

41. In accordance with Council’s goals, the proposed development would provide for an efficient expansion of the City’s urban area, extending existing services and infrastructure, and will contribute to a mix of new housing types including the potential for more affordable and attainable housing options and will support the local transit network.

Attachments: Appendix “A” – Draft Zoning By-law Amendment  
 Appendix “B” – Draft Plan of Subdivision

APPENDIX "A"

Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2024-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 By-law 2009-141 to rezone lands legally described as: Part of Lots 17, 18 and 19, Concession 11 in the former Town of Innisfil, known municipally as 830, 864 and 912 Lockhart Road in the City Barrie, shown on Schedule "A" attached to this By-law from 'Agricultural General' (AG) and 'Environmental Protection' (EP) of the former Town of Innisfil By-law 054-04 to the 'Neighbourhood Residential' (R5), 'Environmental Protection' (EP) and 'Open Space' (OS) zones of the City of Barrie Comprehensive By-law 2009-141, as amended.

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 24-G-XXX.

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

1. **THAT** the zoning map be amended to change the zoning from 'Agricultural General' (AG) and 'Environmental Protection' (EP) of the former Town of Innisfil By-law 054-04 to 'Neighbourhood Residential' (R5), 'Environmental Protection' (EP) and 'Open Space' (OS) in City of Barrie Comprehensive Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule "A" to this Bylaw, 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 \_\_\_\_, 2024.

**READ** a third time and finally passed this \_\_\_\_ day of \_\_\_\_, 2024.

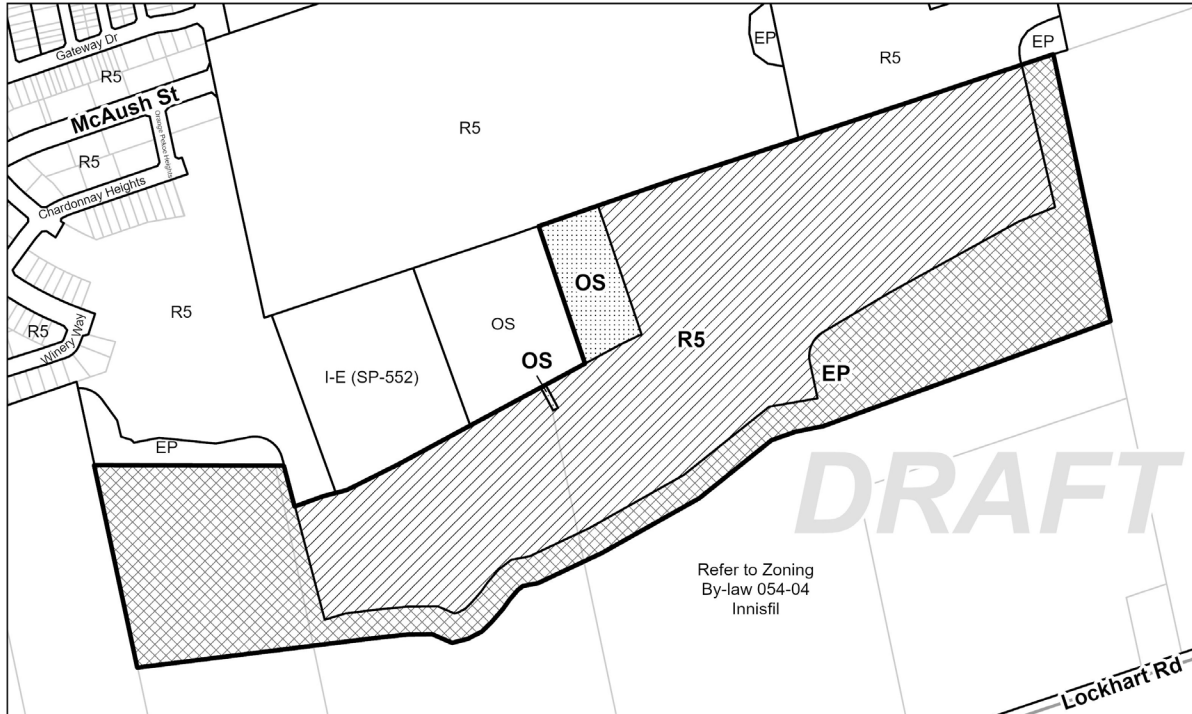


**THE CORPORATION OF THE CITY OF BARRIE**

\_\_\_\_\_  
**MAYOR – A. NUTTALL**

\_\_\_\_\_  
**CITY CLERK – WENDY COOKE**

Schedule "A" to attached By-law 2024-XXX



<p><b>Proposed New Zone</b> <b>D30-012-2024</b> 830, 864 &amp; 912 Lockhart Road Barrie - ON</p>	<ul style="list-style-type: none"> <li> Parcels</li> <li> Zoning By-Law 2009-141</li> <li> Lands proposed to be rezoned from Environmental Protection (EP) and Agricultural General (AG) to:             <ul style="list-style-type: none"> <li> Neighbourhood Residential (R5)</li> <li> Environmental Protection (EP)</li> <li> Open Space (OS)</li> </ul> </li> </ul>	<p>0 75 150 300 m</p> <p>The City of Barrie does not warrant the accuracy, completeness, content, or currency of the information provided. This is not a legal Plan of Survey. Copyright © City of Barrie 2024 Produced (in part) under license from: © King's Printer, Ontario Ministry of Natural Resources. All rights reserved; © His Majesty the King in Right of Canada, Department of Natural Resources. All rights reserved; © Members of the Ontario Geospatial Data Exchange. All rights reserved. For information please contact Service Barrie at 705-726-4242 or <a href="mailto:ServiceBarrie@barrie.ca">ServiceBarrie@barrie.ca</a></p> <p style="text-align: right; font-size: small;">Development Services - Planning 10/16/2024</p>
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APPENDIX "B"  
Draft Plan of Subdivision

