

1080 Lockhart Road (Part of Lot 20, Concession 11)


DIV Development (Barrie) Limited
Zoning By-law Amendment & Draft
Plan of Subdivision
D30-015-2024

STATUTORY PUBLIC MEETING
November 27, 2024 | 6:00pm



SUBJECT LANDS



 Subject Lands

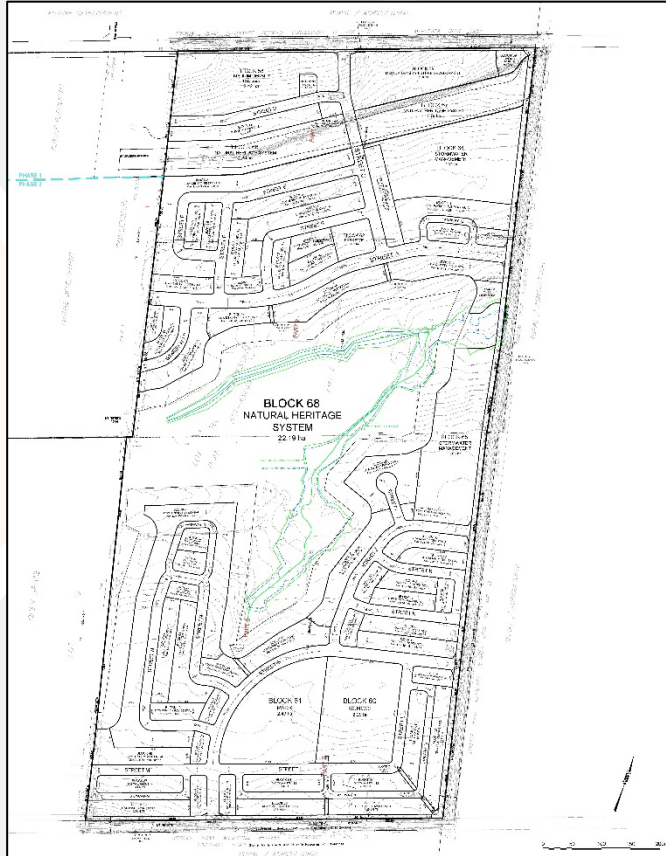
LOCATION: West of 20th Sideroad between Lockhart Road and Maplevue Drive (former Hewitt's Secondary Plan Area)

SITE AREA: 80.23 ha (198.25 acres)

CURRENT ZONING: Agricultural, Natural Heritage

SURROUNDING USE: Agricultural, Natural Heritage, Residential to the north and west, Town of Innisfil to the south and east

PROPOSED DRAFT PLAN OF SUBDIVISION



BLOCK	LAND USE	UNITS	AREA (ha)
1-48	11.0m Single Detached - 7.6m Semi Detached	533-757	21.26
49	6.1m Street Townhouses	40	0.70
50-53	6.5m Rear Lane Townhouses	98	1.95
54-57	6.5m B2B Townhouses	126	1.69
58	Medium Density	134	2.42
59	Future Development	92	1.84
60	Elementary School		2.29
61	Park		2.43
62-63	Parkettes		0.50
66-65	Stormwater Management		5.55
66-68	Natural Heritage System		25.87
69	Pumping Station		0.17
70	To be determined		0.21
71-76	Walkways		0.13
77-79	Road Widening		1.90
	Public Roads	24.0m R.O.W. 625m 20.0m R.O.W. 955m 18.0m R.O.W. 3,455m 16.0m R.O.W. 60m 12.0m Lanways 1,190m	11.32
Totals		6,285m	1023-1247 80.23

DENSITY ESTIMATES

Land Use	Draft Plan Units			Rate		Persons, Employee Estimate and Density	
	Min	Max				Min	Max
Population							
Single and Semi-Detached Units	533	757	units	3.2	PPU ¹	1,706	2,422
Townhouse Units	264	-	units	2.4	PPU ¹	634	-
Medium Density	226	-	units	2.4	PPU ¹	542	-
Subtotal	1,023	1,247	units			2,882	3,598
Jobs							
Work From Home				8%	Percentage of Population ²	231	288
School				40	jobs per school ³	40	40
Subtotal						271	328
Total Area, Population and Jobs	54.38		ha ⁴		people and jobs/ha	3,152	3,926
Density						58.0	72.2

POTENTIAL PHASING AND LOTTING PLAN

1,122 residential units

Phase 1A (Green)

- Medium density + townhouse blocks at northwest corner of development, as well as north SWM pond and pumping station

Phase 1B (Blue)

- Low-density residential north of NHS

Phase 2 (Orange):

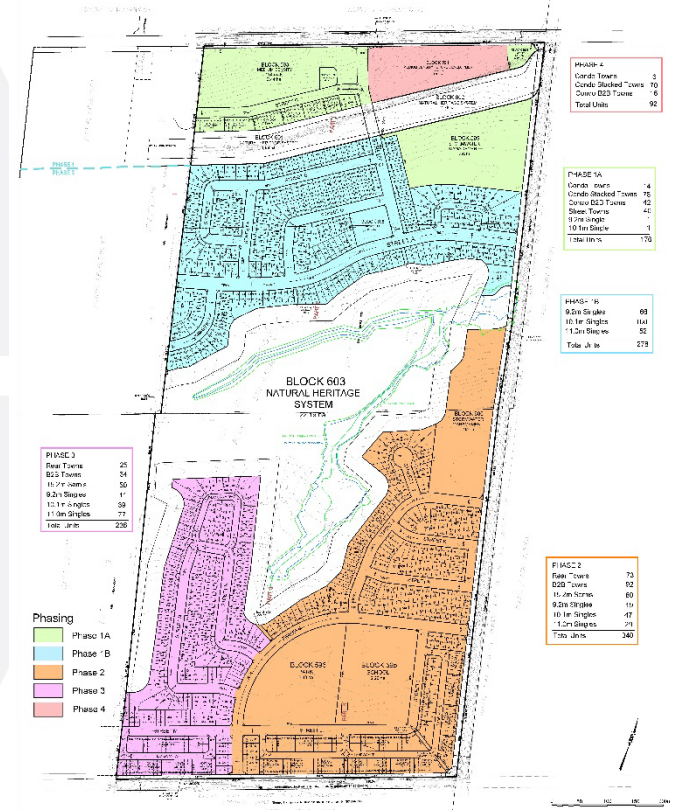
- South SWM pond, southeastern low density residential and townhouses, school and park

Phase 3 (Purple):

- Southwestern low density residential and townhouses

Phase 4 (Red):

- Medium density future development block



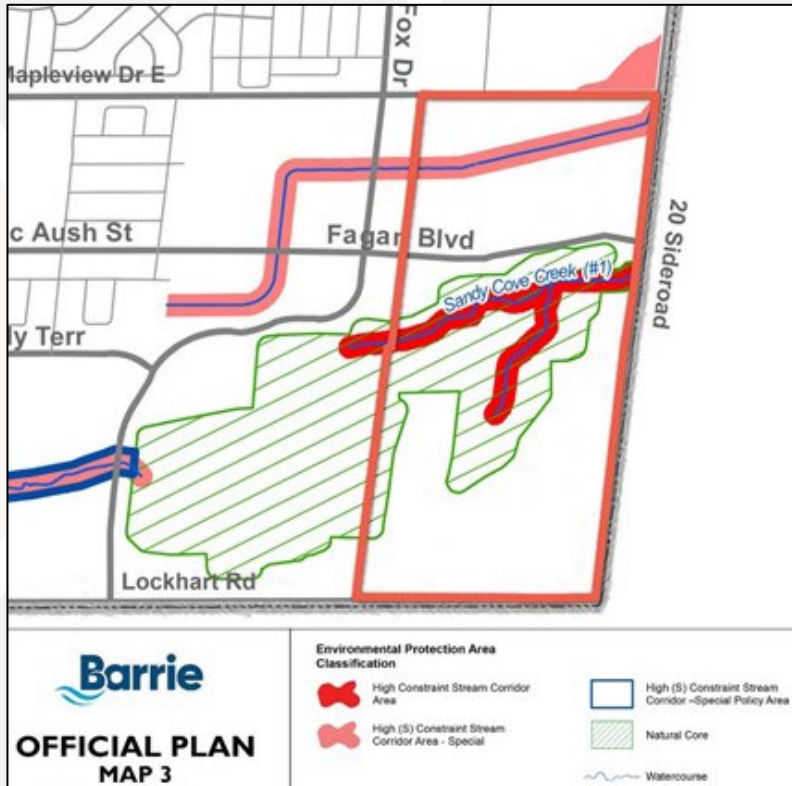
OFFICIAL PLAN – LAND USE DESIGNATION



Land Use Designation: Neighbourhood Area, Community Hub, Natural Heritage System, Greenspace

Site-specific Policy 2.8.7: *The lands within Lot 20 Concession 11 and denoted with "see policy 2.8.7" on Map 2 are permitted to develop single and semi-detached dwellings, and all forms of townhouse dwellings, in addition to the uses permitted in the Neighbourhood Area designation in section 2.6.1.1 and the Community Hub designation in section 2.6.4.1. The lands shall be planned to achieve an overall minimum density of 55 residents and jobs per hectare. Development approvals on these lands shall not require the preparation of a secondary plan.*

OFFICIAL PLAN – NATURAL HERITAGE



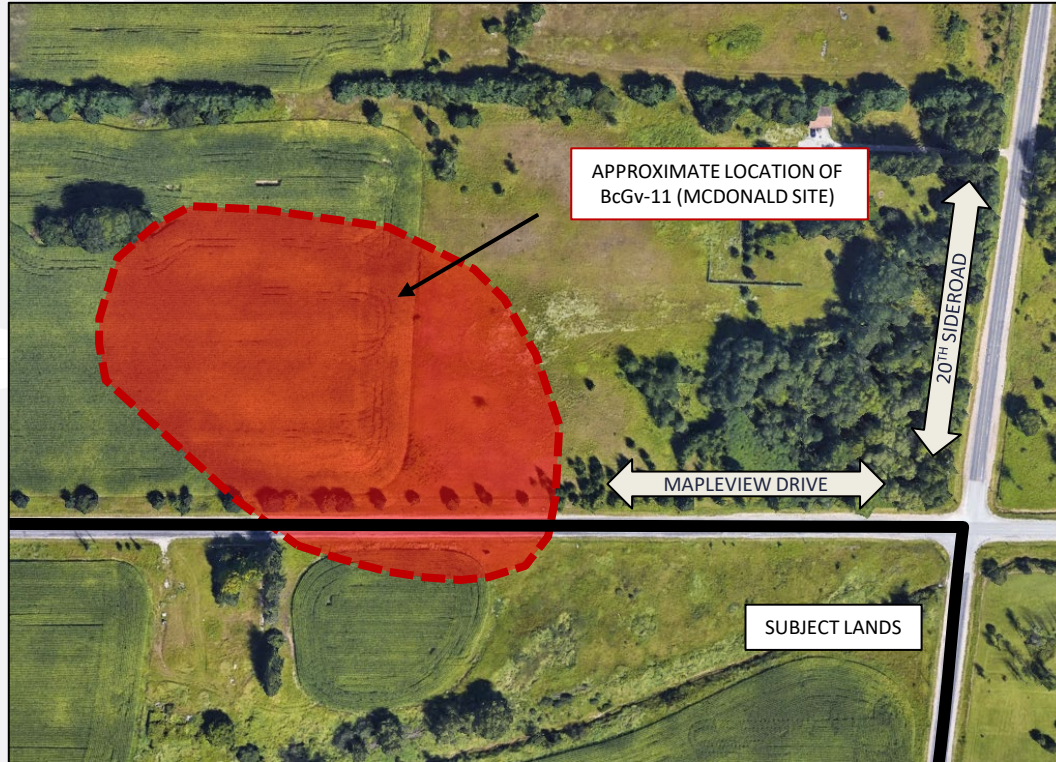
Natural Heritage Designation:

- High (S) Constraint Stream Corridor Area – Special
- Natural Core Area and High Constraint Stream Corridor Area (Sandy Cove Creek)

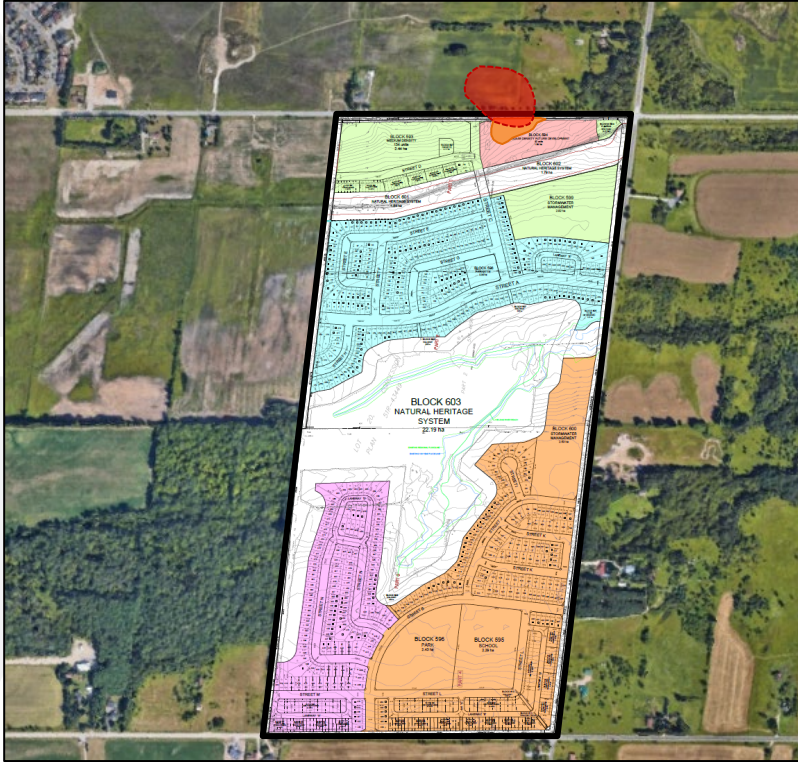
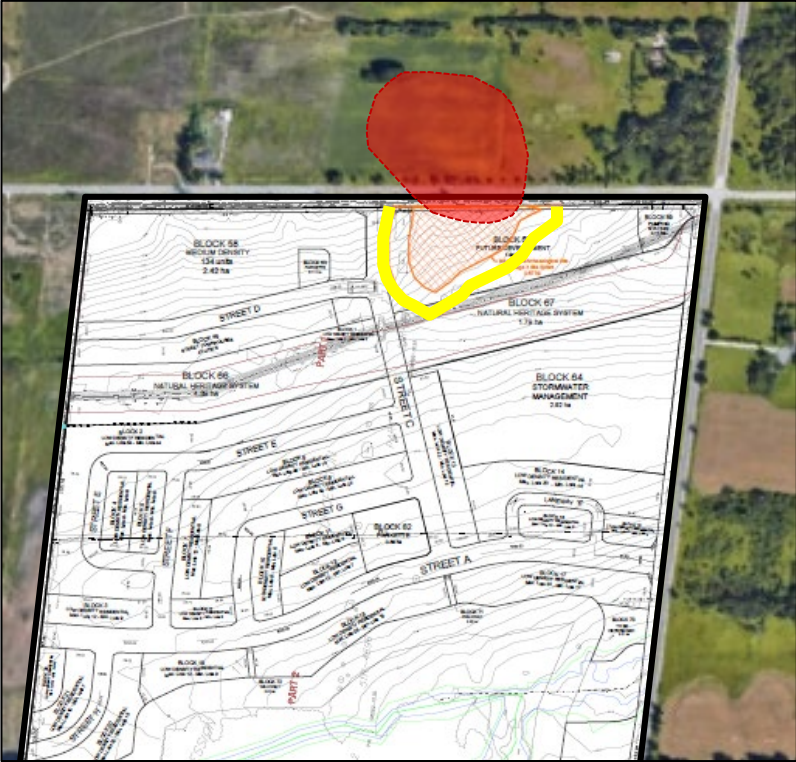
Proposed Development respects and enhances Natural Heritage System limits

Environmental Impact Study concludes minimal potential impacts on natural heritage features and can be mitigated through appropriate measures

ARCHAEOLOGICAL SITE INVESTIGATION



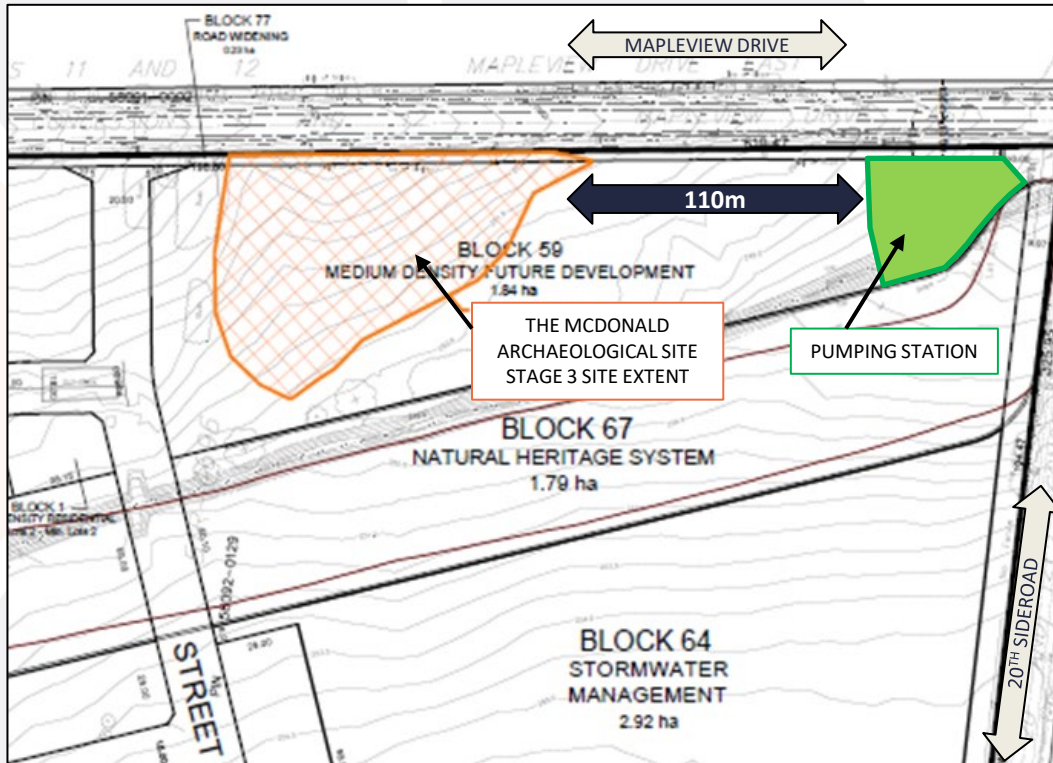
ARCHAEOLOGICAL CONTEXT



LEGEND

- Approximate location on McDonald site
- Stage 3 Archeological Site Extent
- 20m archeological site buffer

ARCHAEOLOGICAL – PUMPING STATION

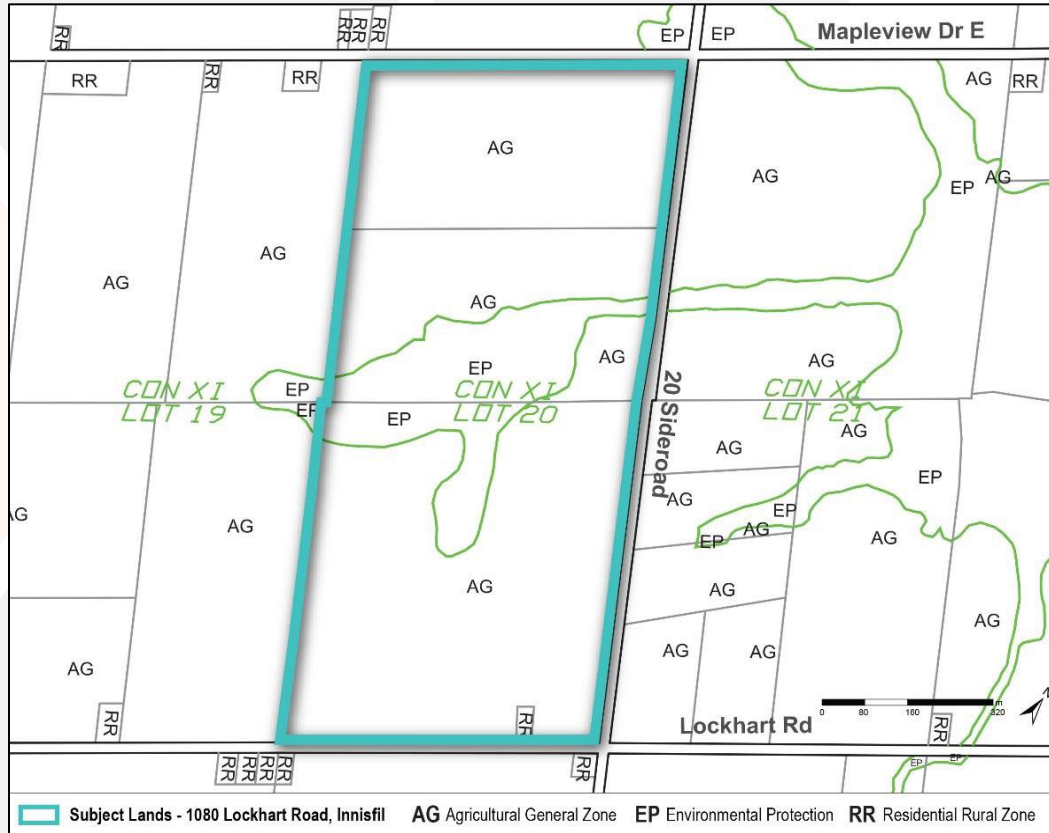


McDonald's Archeological site is limited to 0.67ha within the 1.84ha Medium Density Future Development Block (Block 59)

110m separation from the planned pumping station

The development of Block 59 cannot proceed until after a Stage 4 Archaeological Investigation has been completed

INNISFIL ZONING BY-LAW 054-04



AG: permits agricultural uses, conservation uses, and some commercial uses

EP: permits conservation and agricultural uses

RR: permits detached dwellings

Zoning By-law Amendment required to permit urban residential development and to bring the lands into Barrie Zoning By-law

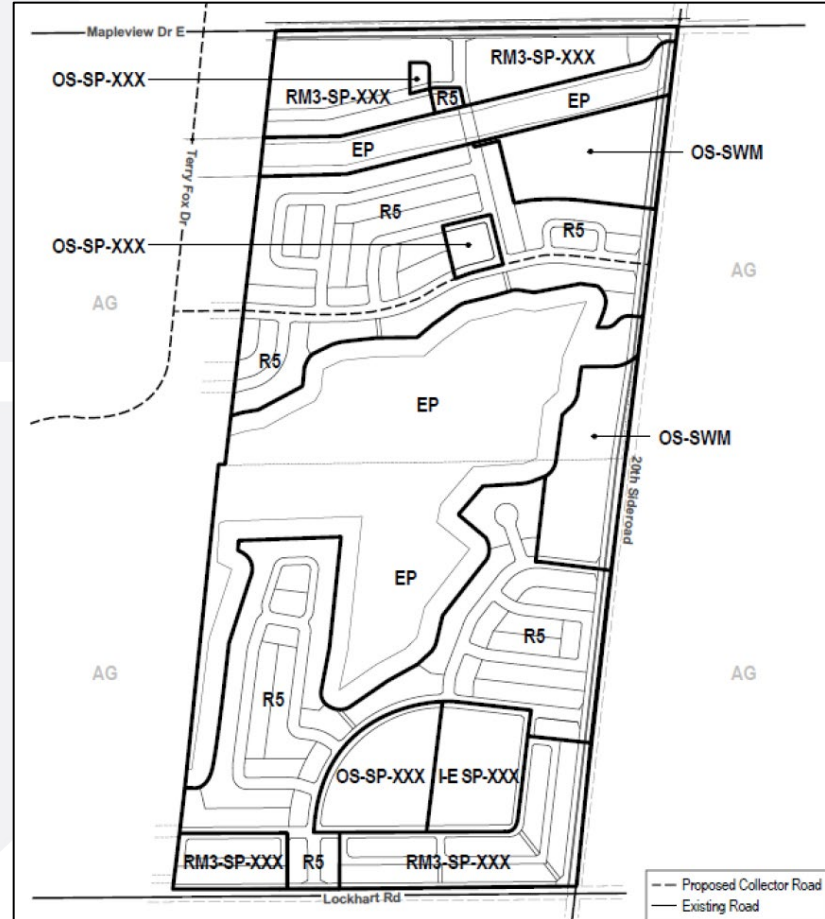
PROPOSED ZONING BY-LAW AMENDMENT



Zoning By-law 2024-XXX

New Zones

EP	Environmental Protection (EP) Zone
R5	Neighbourhood Residential (R5) Zone
OS-SP-XXX	Open Space (OS-SP-XXX) Zone
OS-SWM	Open Space - SWM (OS-SWM) Zone
RM3-SP-XXX	Neighbourhood Multiple Residential (RM3 SP-XXX) Zone
I-E SP-XXX	Educational-Institution (I-E SP-XXX) Zone



BARRIE ZONING BY-LAW 2009-141: PROPOSED ZONES

Zone Provisions	R5 (Detached/Semi-Detached Dwellings)	RM3-SP-XXX (Townhouse & Medium-Density Dwellings)
Max. Lot Coverage	60%	75% (rear lane townhouse)
Min. Lot Frontage	9.0 m (detached) 7.2 m (semi-detached)	5.5 m (stacked townhouse) 4.5 m (rear lane townhouse)
Max. Height	3 storeys	4 storeys
Min. Front Yard	3.0 m	3.0 m
Min. Exterior Side Yard	2.0 m	2.0 m
Min. Rear Yard	5.0 m	4.5 m (rear lane townhouse, to dwelling) 5.0 m (stacked townhouse) 6.5 m (rear lane townhouse, to garage)
Min. Interior Side Yard	1.2 m (one side) 0.6 m (opposite side, detached) 0 m (opposite side, semi-detached)	1.2 m (end units) 0 m (all other cases)
Max. Number of Contiguous Units in a row	1 (detached) 2 (semi-detached)	12
Max. Gross Floor Area	n/a	250% of lot area

BARRIE ZONING BY-LAW 2009-141: OTHER ZONES

Zone Provisions	OS-SWM (Stormwater Management)	EP (Natural Heritage System)	OS SP-XXX (Park)*	I-E SP-XXX (School)**
Min. Lot Frontage	n/a	n/a	n/a	30 m
Max. Height	n/a	n/a	10 m	15 m
Min. Front Yard	n/a	n/a	10 m	7 m
Min. Rear Yard	n/a	n/a	10 m	7 m 9 m (abutting a residential zone)
Min. Side Yard	n/a	n/a	10 m	5 m 7 m (abutting a street) 9 m (abutting a residential zone)
Min. Lot Area	n/a	n/a	n/a	1500 m ²

**Underground SWM, municipal services, and stratified parks permitted through zoning exception*

***School block can be converted to residential use under R5 zoning if demand for a new school does not materialize*

THANK YOU