
TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: T. BUTLER, PLANNER, EXT. 5446

WARD: 10

NOTED: C. MCLAREN, RPP, MANAGER OF PLANNING

M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW –
1080 LOCKHART ROAD**

DATE: NOVEMBER 27, 2024

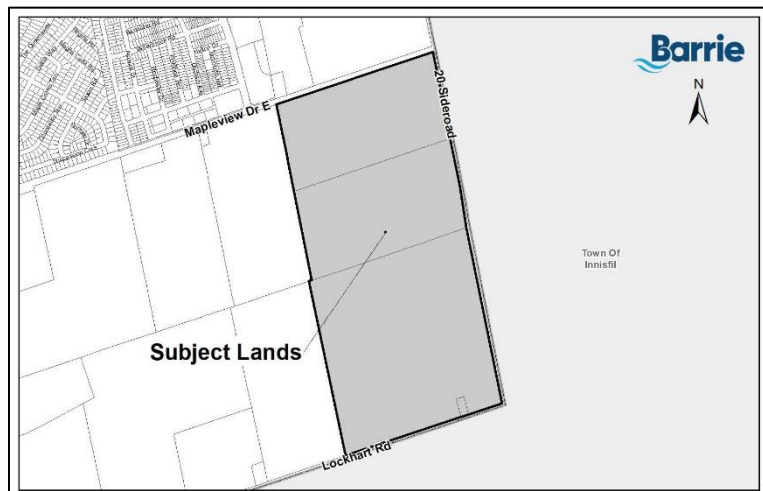
The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Malone Givens, Parsons (MGP), on behalf of DIV Development (Barrie) Ltd. The subject lands are legally described as Lot 20, Concession 11, being Parts 1 to 4 on Registered Plan 51R-43449, Former Town of Innisfil, now in the City of Barrie, and is municipally known as 1080 Lockhart Road.

The Zoning By-law Amendment application proposes to rezone the subject lands from 'Residential Rural' (RR), 'Agriculture General' (AG) and 'Environmental Protection' (EP) in the former Town of Innisfil By-law 054-04 to 'Neighbourhood Residential' (R5), 'Neighbourhood Multiple Residential with Special Provisions' (RM3)(SP-XXX), 'Open Space with Special Provisions' (OS)(SP-XXX), 'Educational - Institutional with Special Provisions' (I-E)(SP-XXX) and 'Environmental Protection' (EP) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended. The purpose of the amendment is to facilitate the associated approval of a Draft Plan of Subdivision for the construction of 1,030 residential dwellings, a block for the future development of a school, open space (park) areas, and associated stormwater management areas.

The complete submission package is available for viewing on the City's [Development Projects](#) webpage under [Ward 10 – 1080 Lockhart Road](#).

Background

The site is approximately 80.2 hectares (198.6 acres) in size and is located at the intersection of Lockhart Road and the 20th Sideroad, extending north to the intersection of Mapleview Drive East and the 20th Sideroad. The subject lands are currently vacant save for some agricultural purposes, with portions of the site occupied by woodlands and marshes. Two tributaries are located in the north and central portions of the subject lands. The surrounding land uses include:





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North: Maplevue Drive East and lands subject to existing and future residential development.

East: 20th Sideroad and the municipal boundary between the City of Barrie and the Town of Innisfil, and rural residential and agricultural uses.

South: Lockhart Road and the municipal boundary between the City of Barrie and the Town of Innisfil, including rural residential and agricultural uses.

West: Woodland/forest areas subject to future residential development.

The subject lands are identified as 'Designated Greenfield Area' on Map 1 – Community Structure, are designated a combination of 'Neighbourhood Area', 'Greenspace', 'Natural Heritage System', and 'Community Hub' on Map 2 – Land Use Designations in the City's Official Plan, and are zoned 'Agriculture General' (AG) and 'Environmental Protection' (EP) pursuant to Innisfil Zoning By-law 054-04.

The policies of the Official Plan require that growth in Designated Greenfield Areas shall follow a logical progression where new development is contiguous with or abuts developed areas and shall progress outwards. Further, the Official Plan encourages the development of complete communities in Designated Greenfield Areas through the efficient use of land and infrastructure, preservation of natural heritage lands, provision of a mix of housing types and built-form, access to transit services, and the provision of parks and schools.

Neighbourhood Areas are planned to provide most of the City's low-rise housing stock, accommodate appropriate levels of intensification along arterial and collector streets, and provide a mixture of uses. In this regard, new development on local streets in Neighbourhood Areas within designated Greenfield Areas shall be kept to four (4) storeys or less, while new development of up to six (6) storeys may be permitted on arterial and collector streets.

The Natural Heritage System designation is intended to identify the system of natural heritage features that are to be protected and preserved to ensure the long-term sustainability of the City's natural heritage resources, while the Community Hub Designation is planned to meet the needs of the community through an anchor community-oriented land use with complementary or ancillary uses that offer diverse activities/amenities.

The application was submitted to the City and deemed complete on September 18, 2024. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

The submitted Draft Plan of Subdivision is attached to this memorandum as Appendix "A".

Zoning By-law Amendment

The proposed Zoning By-law Amendment is being requested to rezone the subject lands from Residential Rural (RR), Agriculture General (AG) and Environmental Protection (EP) in the former Town of Innisfil By-law 054-04 to Neighbourhood Residential (R5), Neighbourhood Multiple Residential with Special Provisions (RM3)(SP-XXX), Open Space with Special Provisions (OS)(SP-XXX), Educational - Institutional with Special Provisions (I-E)(SP-XXX) and Environmental Protection (EP) zones within City of Barrie Comprehensive Zoning By-law 2009-141, as amended.

Draft Plan of Subdivision

The proposed Zoning By-law amendment is required to facilitate the approval of the submitted draft plan of subdivision (see Appendix "A"). Table 1 below identifies the unit count and built form type of the proposed subdivision. It should be noted that detailed review of the submitted draft plan may result in changes to the final number of units that will be registered through the subdivision process.

Table 1. Draft Plan of Subdivision Unit Count

Residential Uses (frontage in metres)	Number of Residential Units
Single and Semi Detached Units	533
Townhouse Units	264
Medium Density	233
TOTAL	1,030

Neighbourhood Meeting

A Neighbourhood Meeting was not held 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/registrations.

Planning and Land Use Matters Under Review

The application currently is 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 and the City's Official Plan and Zoning By-law;
- Site Servicing, grading, and stormwater management as it relates to conformity with City standards and the Master Studies prepared for the former Hewitt's Secondary Plan;
- Protection of the Natural Heritage System and associated features on site;
- Efficient use of land and resources that optimize the use of existing and planned services and infrastructure;
- An understanding of the functionality of the site as proposed, including, but not limited to, landscaping, amenities, pedestrian connectivity and safety, and vehicular circulation; and,
- Compatibility and consistency of the proposed development with the existing approvals and anticipated development in the area.

Next Steps

Staff will continue to work with the applicant to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners.



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All technical comments that are received as well as any comments provided at the Public Meeting will be considered during the review of this application. As previously noted, this review may result in revisions or updates to the plans and reports submitted in support of the application.

A staff report to the General Committee is anticipated to be brought forward in the first quarter of 2025 for consideration of the proposed Zoning By-law Amendment.

For more information, please contact Tyler Butler, Planner, at 705-739-4220 ext. 5446 or by email at tyler.butler@barrie.ca.

Attached: Appendix "A" – Draft Plan of Subdivision

APPENDIX "A"

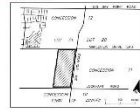
Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION

Part of Lot 20
Concession 11
City of Barrie
Former Town of Innisfil, now
County of Simcoe

KEY PLAN



SCHEDULE OF LAND USE

Block	Lot	Area (sq. m)	Area (sq. ft.)	Use
55	1-10	10,000	23,235	Residential
56	1-10	10,000	23,235	Residential
57	1-10	10,000	23,235	Residential
58	1-10	10,000	23,235	Residential
59	1-10	10,000	23,235	Residential
60	1-10	10,000	23,235	Residential
61	1-10	10,000	23,235	Residential
62	1-10	10,000	23,235	Residential
63	1-10	10,000	23,235	Residential
64	1-10	10,000	23,235	Residential
65	1-10	10,000	23,235	Residential
66	1-10	10,000	23,235	Residential
67	1-10	10,000	23,235	Residential
68	1-10	10,000	23,235	Natural Heritage System

OWNER'S AUTHORIZATION

I hereby authorize MGR Planning Services Ltd. to prepare and submit this Draft Plan of Subdivision to the City of Barrie.

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided are shown on this Plan and that the same comply with the requirements of the Act and the Regulations thereunder.

ADDITIONAL INFORMATION

As required under Section 54(1) of the Planning Act, Chapter 113 of the R.R.O. 1990.

Prepared For:
Div Development (Barrie) Ltd.

