



PUBLIC MEETING (D30-026-2024)

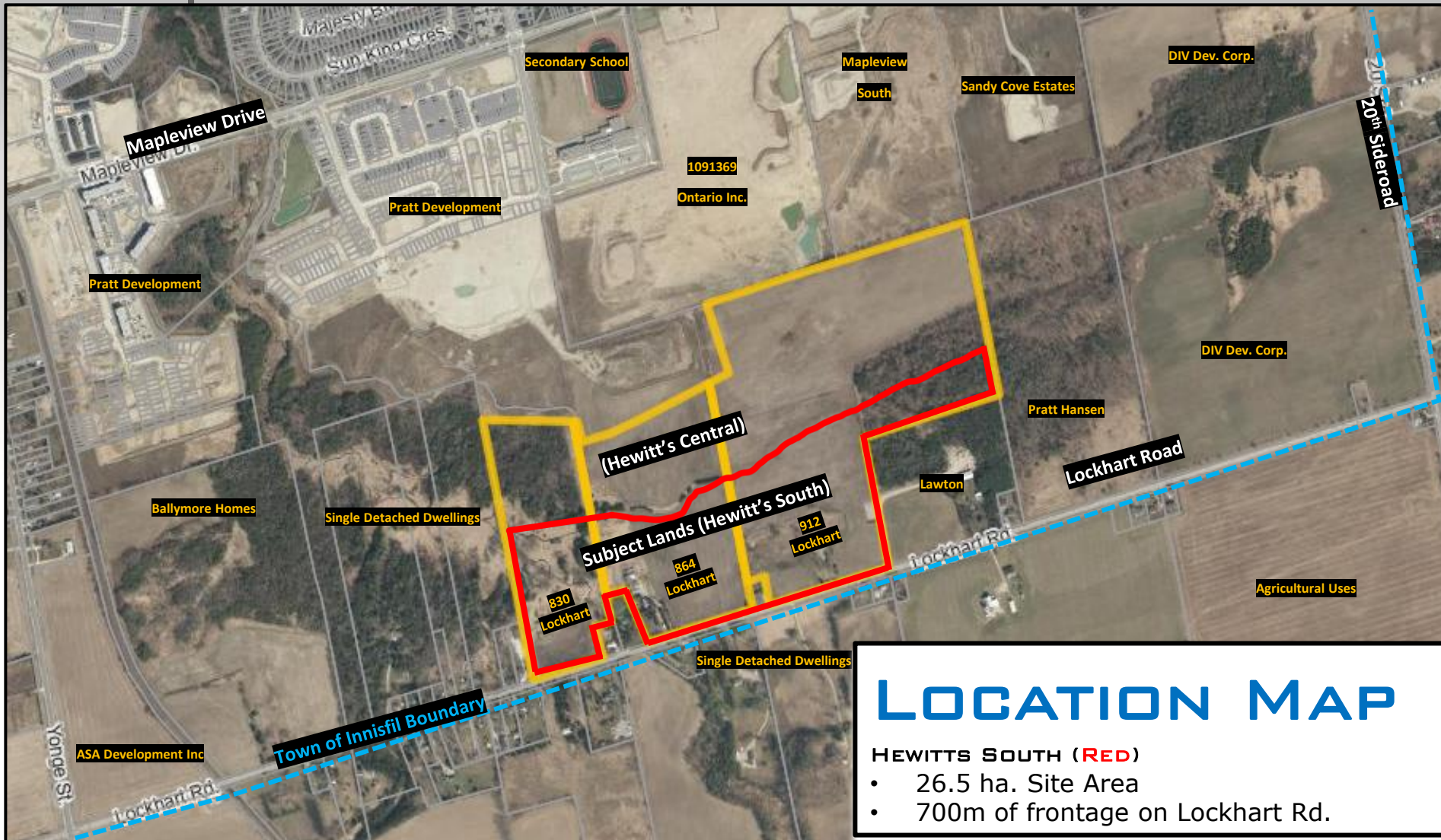
CRISDAWN CONSTRUCTION INC., PRATT DEVELOPMENT INC. & HANSEN GROUP INC.
ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION
HEWITT'S SOUTH – 830, 864, 894 & 912 LOCKHART ROAD



DATE: MARCH 19TH, 2025

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

SUBJECT LANDS & AREA CONTEXT



AREA CONTEXT PHOTOGRAPHS

North: Current Development (Bradley Homes & Pratt Hansen)



East: Agricultural – Future Development (Lawton, Pratt & DIV Development)



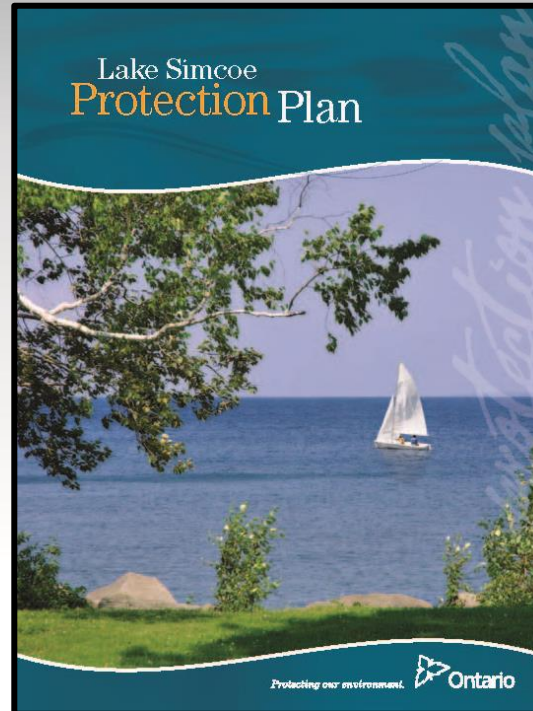
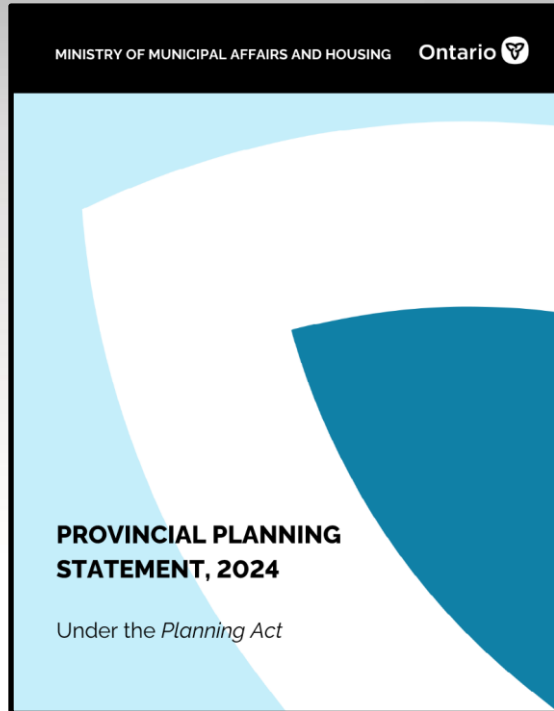
South: Agricultural/Rural (Town of Innisfil)



West: Residential Dwellings, EP, Agricultural/Future Development (Ballymore Homes)



PPS, 2024 & LSPP



- Optimize existing and planned infrastructure.
- Compact & transit/active transportation supportive urban form.
- Protection of key natural heritage features.
- Protection of key hydrologic features.
- Enhanced stormwater management & Low Impact Development.



OFFICIAL PLAN MAP 2 Land Use Designations

**Approved as Modified
(Bill 162) –May 16, 2024**

- Neighbourhood Area
- Medium Density
- High Density
- Strategic Employment and Economic District (SEED)
- Commercial District
- Community Hub

- Employment Area - Non Industrial
- Employment Area - Industrial
- Employment Area - Restrictive Industrial
- Natural Heritage System
- Greenspace
- Infrastructure and Utility

- Waste Disposal Assessment Area
- Extractive Industrial
- Defined Policy Area
- Application Before the Local Planning Appeal Tribunal (LPAT)
- TransCanada Pipeline Right-of-way

* All land use designations extend to the centre line of the right-of-way for streets. Land use designations, where applicable, extend to/terminate at the boundary of the right-of-way for provincial highways, rail corridors and utility corridors.

** Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.

0 1 2 km



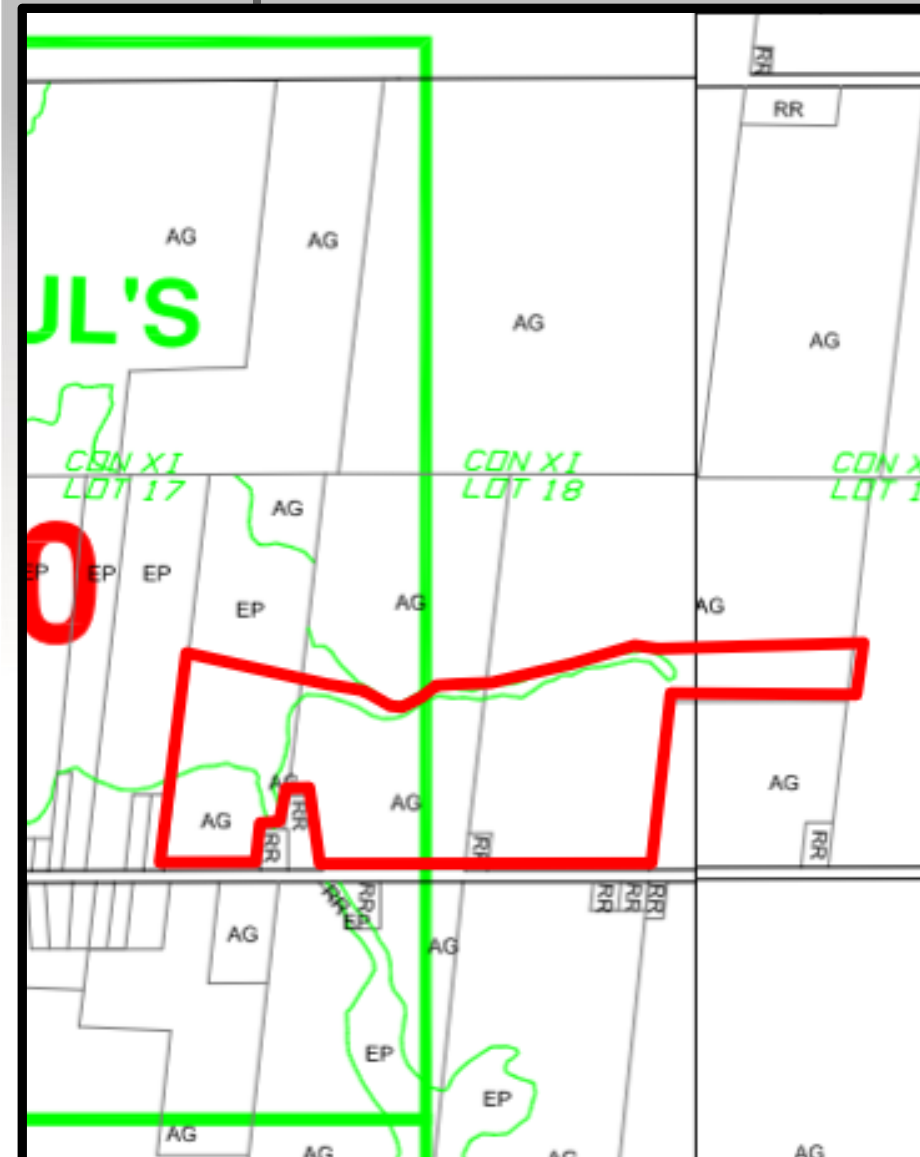
The City of Barrie does not warrant the accuracy, completeness, or currency of the information provided.
This is not a legal Plan of Barrie.
Copyright © City of Barrie 2024.
Produced in part under license from:
© King's Printer, Ontario Ministry of Natural Resources. All rights reserved.
© His Majesty 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 705-736-6100 or ServiceBarrie@barrie.ca

Development Services 01/15/2024

**See P
2.8**

Hewitts South
(Neighbourhood Area, Greenspace and Natural Heritage System)

ZONING BY-LAW



054-04 (INNISFIL)

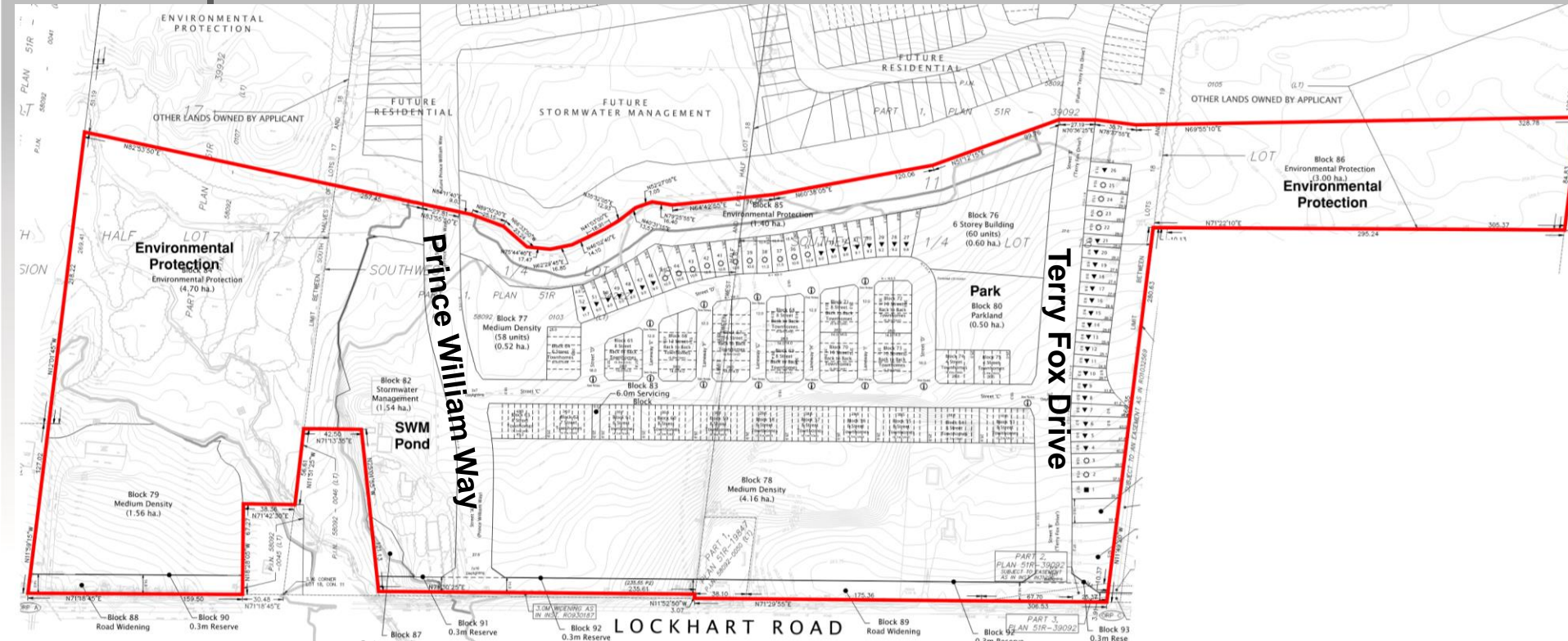


3RD DRAFT OF BARRIE BY-LAW

TECHNICAL WORK COMPLETED

- PLANNING JUSTIFICATION REPORT
- GEOTECHNICAL INVESTIGATION
- HYDROGEOLOGICAL ASSESSMENT
- FUNCTIONAL SERVICING REPORT
- PRELIMINARY STORMWATER MANAGEMENT REPORT
- TRAFFIC CONFORMITY/IMPACT LETTER
- NATURAL HERITAGE EVALUATION & SPECIES AT RISK ASSESSMENT
- STAGE 1-2 ARCHAEOLOGICAL ASSESSMENTS
- ARBORIST REPORT
- ENVIRONMENTAL NOISE IMPACT ANALYSIS
- BOUNDARY & TOPOGRAPHIC SURVEY
- TREE PRESERVATION PLANS/INVENTORY
- TRAILS PLAN
- PEDESTRIAN CIRCULATION PLAN
- PARKS FACILITY FIT PLAN
- PLAN OF SUBDIVISION
- ZONING BY-LAW SCHEDULES

PLAN OF SUBDIVISION - HEWITTS CENTRAL



- 1,187 LOTS/UNITS.
 - 52 SINGLE DETACHED LOTS (9M, 10.4M, 11M).
 - 95 STREET TOWNHOUSE LOTS (4.5M, 6M).
 - 90 BACK-TO-BACK TOWNHOUSE LOTS (6.8M)
 - 950 MEDIUM DENSITY UNITS
- 0.50 HA. OPEN SPACE
- 0.14 HA. COMMERCIAL
- 1.56 HA. STORMWATER MANAGEMENT POND

PEDESTRIAN CIRCULATION PLAN



Legend

Draft Plan Boundary

Hewitt's Creek

Single Sided Sidewalk

Double Sided Sidewalk

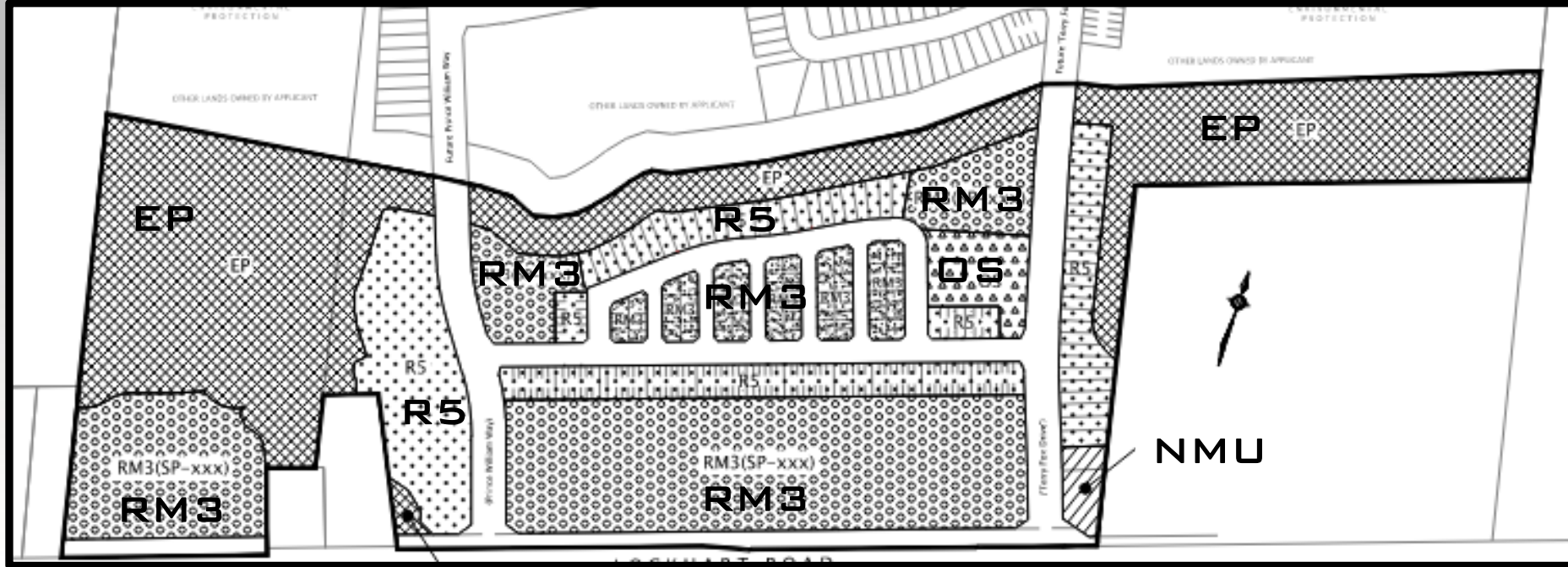
Maintenance Road

Potential Transit System Route

Potential Trail Connection*

Key Pedestrian Intersections

PROPOSED REZONING



- **EP:** ENVIRONMENTAL PROTECTION
- **R5:** RESIDENTIAL
- **RM3:** NEIGHBOURHOOD RESIDENTIAL MULTIPLE
- **NMU:** NEIGHBOURHOOD MIXED USE
- **OS:** OPEN SPACE
- **SPECIAL PROVISIONS (2009-141):** PARKING RATIO (1.2), MD FRONT YARD, PARTITIONING, PAVED FRONT YARD IN NMU
- **SPECIAL PROVISIONS (NEW BY-LAW):** DEPENDS ON FINAL BY-LAW & TIMING

CONCEPTUAL RENDERINGS

