
TO: GENERAL COMMITTEE

SUBJECT: ZONING BY-LAW AMENDMENT APPLICATION
750 LOCKHART ROAD, BARRIE

WARD: 10

PREPARED BY AND KEY CONTACT: A. GAMEIRO, BES, RPP, SENIOR PLANNER, EXT. 5038

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

RECOMMENDED MOTION

1. That the Zoning By-law Amendment Application submitted by KLM Planning Partners Inc., on behalf of Ballymore Building (Barrie) Corporation, to rezone a portion of lands known municipally as 750 Lockhart Road from 'Residential Hold – Special Provision No. 586' (RH)(SP-586) to 'Neighbourhood Residential' (R5) and 'Neighbourhood Multiple Residential' (RM3) be approved as attached to this Staff Report 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 DEV026-24.
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 KLM Planning Partners Inc., on behalf of Ballymore Building (Barrie) Corporation, for a portion of lands known municipally as 750 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 May 8, 2024, staff have determined that the proposal is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), as amended, and the City of Barrie Official Plan (2023). As such, staff are recommending approval of the proposed rezoning, as provided in draft attached to Staff Report DEV026-24 as Appendix "A".

Development Proposal

6. The application, if approved, would amend the zoning of three (3) future development blocks in the southern half of the subject property from 'Residential Hold – Special Provision No. 586' (RH)(SP-586) to 'Neighbourhood Residential' (R5) and 'Neighbourhood Multiple Residential' (RM3) to facilitate the development of the lands through a Draft Plan of Subdivision, as illustrated in Appendix "A" and "B".
7. The application is being reviewed concurrently with an application for a Red-line Revision to an approved Draft Plan of Subdivision (File: [D12-444](#)). The purpose of the Red-line Revision to the Draft Plan of Subdivision is to subdivide three (3) future development blocks in the southern portion of the subject property into eleven (11) residential blocks to facilitate the development of seventy-five (75) street townhouse units and a six (6) storey multi-residential building containing approximately seventy-five (75) units, as illustrated in the Red-lined Draft Plan of Subdivision in Appendix "B".

Related Applications – Previous Zoning By-law Amendment and Draft Plan of Subdivision Applications

8. The subject property was rezoned and subdivided through a draft plan of subdivision in April 2020 (Files: [D14-1674](#) and [D12-444](#)). The original Zoning By-law Amendment Application amended the zoning of the property from 'Agricultural General' (AG) and 'Environmental Protection' (EP) in the former Town of Innisfil By-law 054-04 to 'Residential Hold' (RH), 'Environmental Protection' (EP), and 'Neighbourhood Residential' (R5) with site-specific provisions, pursuant to City of Barrie By-law 2009-141, to permit the development of 87 street townhouse units on the northern half of the subject property, together with municipal streets and associated services and infrastructure. The original Draft Plan of Subdivision Application subdivided the subject property into sixteen (16) street townhouse blocks, three (3) natural heritage system blocks, a stormwater management block, and four (4) future development blocks.
9. At the time of the original applications, the subject lands were governed by the policies of the former Hewitt's Secondary Plan, which identified the southern half of the subject lands within Phase Three (3) of the Secondary Plan area. The policies of the former Hewitt's Secondary Plan did not permit development within Phase 3 area lands until sixty (60) percent of the lands in the preceding phase (Phase 2) had received draft plan of subdivision approval. As such, the future development blocks located in the southern half of the subject property were zoned 'Residential Hold' (RH)(SP-586) with site-specific provisions to prohibit development until 60 percent of Phase Two (2) lands had received draft plan approval and the infrastructure and services to support the development were available to the satisfaction of the City.
10. The former Hewitt's Secondary Plan has since been repealed and replaced by the City of Barrie Official Plan (2023), which now permits residential development on the southern half of the subject property. As such, the subject applications propose to amend the zoning of three (3) of the future development blocks proposed on the southern half of the subject property and revise the approved Draft Plan of Subdivision accordingly. One of the future development blocks (Block 24) is not subject to this application, and therefore would be subject to future Planning Approvals for a Zoning By-law Amendment and Site Plan Control.

Site and Location

11. The subject property is located on the north side of Lockhart Road, approximately 340 metres east of Yonge Street, is irregular in shape and is approximately 26.4 hectares in total area with 280 metres of frontage along Lockhart Road. The lands are known municipally as 750 Lockhart Road

and legally described as Part of the South Half of Lot 16, Concession 11, Former Township of Innisfil, now in the City of Barrie.

12. The subject property is currently vacant and contains a large natural heritage feature and associated buffers (Hewitt's Creek Tributary) which have been surveyed and delineated in consultation with the City and Lake Simcoe Region Conservation Authority (LSRCA) through the previous Zoning By-law Amendment and Draft Plan of Subdivision Applications. The natural heritage feature is approximately 14.7 hectares in area and will be conveyed to the City at no cost, as a condition of the future subdivision approval. The natural heritage feature is identified as blocks 25 through 27 and 30 on the Red-lined Draft Plan of Subdivision in Appendix "B".
13. The total land holding subject to the proposed Zoning By-law Amendment Application is approximately 1.38 hectares in area, consisting of three (3) blocks (22, 23 and 32), as illustrated on the Red-lined Draft Plan of Subdivision in Appendix "B". Two of the three blocks (23 and 32) will be further subdivided into a total of ten (10) blocks through a the associated red-line revision to the draft plan of subdivision to facilitate the development of street townhouse units (Blocks 33 through 42).
14. The surrounding land uses include the following:
 - North:** A registered Plan of Subdivision and a Draft Approved Plan of Subdivision consisting of a mix of single-detached, semi-detached, and townhouse dwelling units, together with medium density multi-residential blocks.
 - East:** Hewitt's Creek and associated natural heritage system lands, with agricultural lands further east. These lands are designated 'Natural Heritage System', 'Neighbourhood Area' and 'Community Hub' in the City of Barrie Official Plan (2023) and are anticipated be re-zoned and developed with residential uses through a plan of subdivision.
 - South:** Rural development and agricultural uses within the Town of Innisfil.
 - West:** The Metrolinx rail corridor, and further west is the Yonge Street Intensification Corridor which is designated 'Medium Density' and 'Community Hub' in the City of Barrie Official Plan (2023). Some properties along the Yonge Street corridor have been re-zoned to permit medium and high-density mixed-use developments, while others have received draft plan approval for plans of subdivision.

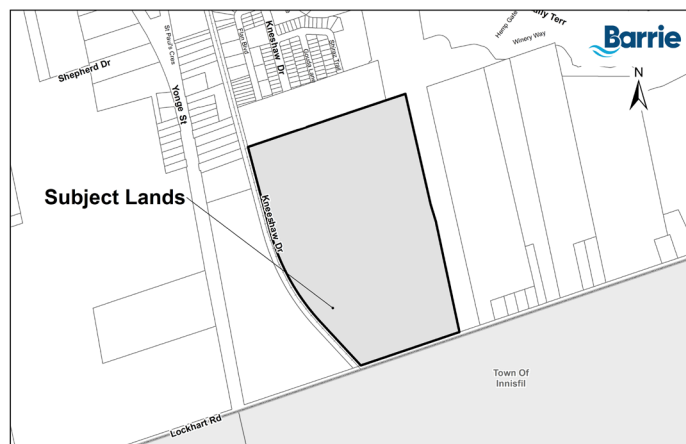


Figure 1: Key Map - Site Location - 750 Lockhart Road, Barrie



Existing Policy

15. The subject lands are identified as a 'Designated Greenfield Area' on Map 1 – Community Structure and designated 'Neighbourhood Area' and 'Natural Heritage System' on Map 2 – Land Use Designation of the City of Barrie Official Plan (2023), as illustrated in Appendix "C" and "D". The subject lands are located within Phase 1 East of the 'Designated Greenfield Area', as identified in Appendix 2 – Phasing Plan of the City's Official Plan (please refer to Appendix "E").
16. The subject lands are currently zoned 'Residential Hold – Special Provision No. 586' (RH)(SP-586) in the City's Comprehensive Zoning By-law 2009-141, as amended. The proposed Zoning By-law Amendment is required to implement the land use framework of the City of Barrie Official Plan to facilitate the development of the subject lands through a Plan of Subdivision and Site Plan Control.

Background Studies

17. 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 Development Projects webpage under [Ward 10 – 750 Lockhart Road](#).
 - a) Planning Justification Report (KLM Planning Partners Inc., December 2023)
 - b) Red-lined Draft Plan of Subdivision (KLM Planning Partners Inc., July 2023)
 - c) Conceptual Site Plan, Parking Plans, Building Elevations and Shadow Study – Multi-residential Block 22 (S & C Architects Inc., May 2023)
 - d) Functional Servicing Report (SCS Consulting Group Ltd., March 2019)
 - e) Geotechnical Report (Soil Engineers Ltd., March 2019)
 - f) Hydrogeological Assessment (R.J. Burnside & Associates Limited, January 2019)
 - g) Phase One & Two Environmental Site Assessment (Soil Engineers Ltd., August 2017)
 - h) Archaeological Report (ASI Archaeological & Cultural Heritage Services, December 2018)
 - i) Tree Inventory, Assessment and Preservation Plan (GEI Consultants, February 2022)
 - j) Rail Safety Report (Entuitive Engineering Services Corporation, April 2023)
 - k) Railway Vibration Study (Valcoustics Canada Ltd., March 2019)
 - l) Noise Feasibility Study (Valcoustics Canada Ltd., March 2019)
 - m) Topographic Survey (J.D. Barnes Limited, January 2018)

Public Consultation

18. A Neighbourhood Meeting was not held for this project because the proposed rezoning and red-line revision are consistent with the envisioned plan for the subject lands, as implemented by the Zoning By-law Amendment and Draft Plan of Subdivision Applications that were approved in April 2020. Additionally, most of the surrounding property owners are party to the former Hewitt's Secondary Plan Landowners Group and have either received draft plan approval for plans of subdivision, have registered plans of subdivision, or are in the process of obtaining approvals.
19. A statutory Public Meeting was held on May 8, 2024, to present the subject application to the Affordability Committee and the public. No comments or concerns were raised by members of the public.

Department and Agency Comments

20. The subject application was circulated to staff in various departments and external agencies for review and comment. No objections or concerns were received from the following City departments and external agencies:

-
- a. Development Services - Parks Planning, Urban Design/Heritage Planning, Addressing, Approvals (Engineering), and Transportation Planning Branches;
 - b. Building Department;
 - c. Business Performance and Environmental Sustainability – Risk Management Official, Environmental Sustainability and Environmental Compliance;
 - d. Finance Department;
 - e. Infrastructure Services Department – Water Services and Engineering Standards Branches;
 - f. Fire and Emergency Services;
 - g. InnPower Utilities, Enbridge Gase Inc, and Bell Canada;
 - h. Simcoe County District School Board;
 - i. Simcoe Muskoka Catholic District School Board;
 - j. Metrolinx; and,
 - k. Lake Simcoe Region Conservation Authority (LSRCA).

Any comments that were provided will be addressed through subsequent detailed design approvals associated with the draft plan of subdivision application.

POLICY ANALYSIS

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

Provincial Policy Statement (2020) (PPS)

22. Staff have reviewed the relevant policies and are of the opinion that the development is consistent with the applicable policies of the Provincial Policy Statement (2020) which direct growth to settlements and identified growth areas and promote efficient, transit supportive development. The subject lands are located within an area identified for the form of development that is being proposed and the and the development concept has been designed to efficiently use land, infrastructure, and public service facilities, while protecting key environmental features and providing a range of uses to meet projected growth.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended

23. Staff have reviewed the relevant policies and are of the opinion that the development conforms to the Growth Plan for the Greater Golden Horseshoe. The subject lands are located within a Designated Greenfield Area of a Primary Settlement Area where new development will be planned, designated, zoned, and designed in a manner that supports the achievement of complete communities, supports active transportation, protects and enhances natural heritage features, and encourages the integration and sustained viability of transit services. The proposed development is reflective of the policies and goals of the Growth Plan by contributing to the establishment and maintenance of a complete community with a mix of housing options, transportation choices, public service facilities, pedestrian and vehicular connections to existing and planned developments, protection of environmental features, and the provision of an appropriate mix of jobs.
24. The proposed amendment will permit the development of compact townhouse units and apartment units on planned municipal servicing infrastructure and public facilities, while protecting natural heritage features. The proposed development at this location will contribute to the City's intensification targets required by the Growth Plan, assist towards the goal of creating a complete community through the provision of attainable housing, and support planned transit service levels. Finally, the proposed development includes vehicular and pedestrian connections to existing and planned developments, and is within walking distance of planned commercial uses and public facilities such as parks, schools and a community centre on the west side of Yonge Street.

City of Barrie Official Plan (2023)

25. The subject lands are identified as a 'Designated Greenfield Area' on Map 1 – Community Structure and designated 'Neighbourhood Area' and 'Natural Heritage System' on Map 2 – Land Use Designation of the City of Barrie Official Plan (2023).
26. Policy 2.4.2.3 requires that development in Designated Greenfield Areas shall be planned to achieve a minimum density of 79 persons and jobs per hectare and follow a logical progression where new development is contiguous with or abuts developed areas and shall progress outwards. Further, the policy 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 community facilities. The subject application conforms to these policies of the Official Plan, as the development forms an extension of registered and draft approved plans of subdivision located immediately north of the site, through which the site will receive adequate servicing and infrastructure, and access to community facilities such as parks and schools. Further, the proposed development includes a variety of compact housing types at a density of 239 units and jobs per hectare, thereby contributing to the diversity of the City's housing stock and using land and infrastructure more efficiently.
27. The policies in Sections 2.6.1.2 and 2.6.1.3 guide land use and development in the Neighbourhood Area designation. The policies note that Neighbourhood Areas shall function as complete communities and will be planned to encourage walking, cycling and transit use. Further, Neighbourhood Areas are to be 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 ranging from six (6) to twelve (12) storeys may be permitted on arterial and collector streets.
28. The development proposal conforms to the Neighbourhood Area policies in that compact low-rise street townhouse dwelling units are proposed at a height of three (3) storeys, together with a six (6) storey multi-residential building on a block with frontage on a minor collector road (Kneeshaw Drive). Additionally, the development will be serviced by planned parks and schools in nearby developments, as well as City transit services, sidewalks, and a trail system with connections to existing and planned developments in the immediate area, thereby providing access to the wider community. Finally, the proposed development is located within close proximity (i.e 340 metres) to planned mixed-use and institutional developments along the Yonge Street corridor, which will provide future residents with access to future commercial uses and community facilities such as schools and a community centre.
29. In accordance with the Natural Heritage policies in Sections 2.6.6, the large natural heritage feature and associated buffers (i.e. Hewitt's Creek Tributary) located on the subject lands have been surveyed and delineated in consultation with the City and Lake Simcoe Region Conservation Authority (LSRCA) through the previous Zoning By-law Amendment and Draft Plan of Subdivision Applications in 2020. The natural heritage feature is zoned 'Environmental Protection' (EP) and will be conveyed to the City at no cost as a condition of the final subdivision approval, thereby ensuring the feature is protected in perpetuity, and creating passive recreational opportunities through the provision of trails.
30. Staff have reviewed the relevant policies in the City of Barrie Official Plan (2023) 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.



Comprehensive Zoning By-law 2009-141

31. The subject application is proposing to amend the zoning on a portion of the subject lands from 'Residential Hold – Special Provision No. 586' (RH)(SP-586) to 'Neighbourhood Residential' (R5) and 'Neighbourhood Multiple Residential' (RM3) pursuant to City of Barrie Zoning By-law 2009-141, as illustrated in Appendix "A".
32. Staff have reviewed the public, departmental, and agency comments received and the relevant Provincial and City Policy regarding the proposed rezoning application and subsequent Red-line Revision to the approved Draft Plan of Subdivision on the subject lands. For the reasons stated in this report, the development of seventy-five (75) street townhouse units and a six (6) storey multi-residential building on the subject lands is considered appropriate and conforms to relevant Provincial policies and the City of Barrie Official Plan (2023), while being respectful of the existing and proposed developments surrounding the subject lands. If approved, the application would facilitate the envisioned development of the area, in accordance with applicable Planning policies.

Red-line Revision to Approved Draft Plan of Subdivision

33. Should Council approve the Zoning By-law Amendment application, the proposed development would be facilitated through a red-line revision to the approved Draft Plan of Subdivision on the subject lands ([File: D12-444](#)). The Draft Plan of Subdivision approval process is 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 red-line revision to the approved Draft Plan of Subdivision, should Council approve the rezoning.
34. In terms of the subdivision process, the developer will be responsible for the initial capital costs and maintenance for a two-year period for all new infrastructure required to support this development. Following assumption of this subdivision at the end of the maintenance period, the infrastructure will then be transferred into City ownership. At this time, the costs associated with asset ownership including maintenance and operations, lifecycle intervention expenses, and the contributions to reserves to support the ultimate replacement and possible disposition of the assets in the long-term, will be carried by the community.

Site Plan Control Application – Multi-residential Block (Block 22)

35. Subject to Council approval of the proposed application, Block 22 would be subject to Site Plan Control as per Section 41 of the *Planning Act* and in accordance with By-law 99-312. Site Plan Control addresses the detailed design elements of the lands, access, servicing, stormwater management, landscaping, lighting, zoning compliance, building orientation/placement/massing, shadowing, and parking. The Site Plan process will ensure the development complies with all municipal standards and provides an appropriate interface with adjacent properties and streets.
36. Should the subject application be approved, staff are satisfied that the detailed design elements associated with the proposed six (6) storey multi-residential building would be adequately addressed through a subsequent site plan application. The RM3 Zone proposed for Block 22 permits building heights up to a maximum of twelve (12) storeys. There may be an opportunity to increase the building height through the Site Plan Control process to achieve a higher unit count.

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. The large natural heritage feature and associated buffers located on the subject lands have been surveyed and delineated in consultation with the City and Lake Simcoe Region Conservation Authority (LSRCA) through the previous Zoning By-law Amendment and Draft Plan of Subdivision Applications in 2020. The natural heritage feature is zoned 'Environmental Protection' (EP) and will be conveyed to the City at no cost as a condition of the final subdivision approval, thereby ensuring the feature is protected in perpetuity.

ALTERNATIVES

38. The following alternative is available for consideration by General Committee:

Alternative #1 General Committee could refuse the proposed Zoning By-law Amendment application and maintain the current 'Residential Hold – Special Provision No. 586' (RH)(SP-586) zone over the subject lands pursuant to Comprehensive Zoning By-law 2009-141, as amended.

This alternative is not recommended as the proposed development forms part of the lands that were annexed from the Town of Innisfil on January 1, 2010 with the intent to allow the City of Barrie to expand in a compact and sustainable manner. The proposed development is consistent with and conforms to all Provincial and City Planning policies, as noted throughout the analysis section of this report, and is considered an appropriate use of the subject lands.

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 and any of the costs associated with upsizing to municipal water and sewer mains already installed, and traffic turning lanes or signals if required.

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
 - Community Safety
 - Thriving Communities
41. In accordance with Council's goals, the proposed development would provide for a compact form of development with integration between the subject lands and existing and planned developments in the surrounding area to add the potential for more attainable housing options and support the local and regional transit network.

Attachments: Appendix "A" – Draft Zoning By-law Amendment
Appendix "B" – Red-lined Draft Plan of Subdivision
Appendix "C" – Official Plan Map 1 – Community Structure
Appendix "D" – Official Plan Map 2 – Land Use Designations
Appendix "E" – Official Plan Appendix 2 – Phasing Plan

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 By-law 2009-141, 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 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 being Part of the South Half of Lot 16, Concession 11, Former Township of Innisfil, now in the City of Barrie, and known municipally as 750 Lockhart Road, City of Barrie, shown on Schedule "A" attached to this By-law from 'Residential Hold – Special Provision No. 586' (RH)(SP-586) to 'Neighbourhood Residential' (R5) and 'Neighbourhood Multiple Residential' (RM3).

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:

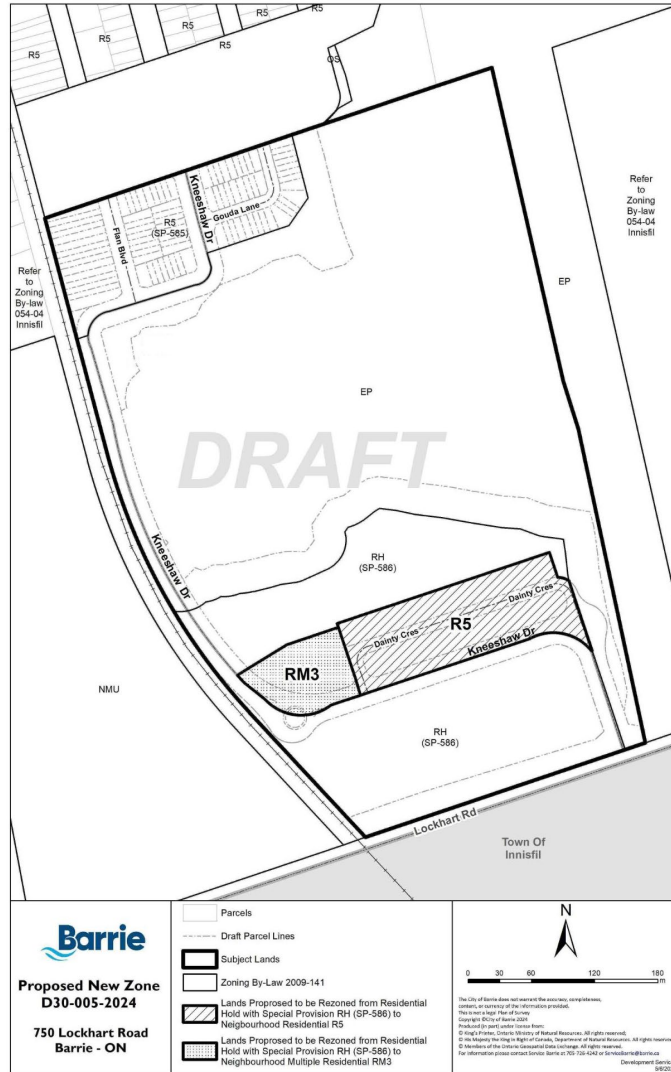
1. **THAT** the zoning map be amended to change the zoning from 'Residential Hold – Special Provision No. 586' (RH)(SP-586) to 'Neighbourhood Residential' (R5) and 'Neighbourhood Multiple Residential' (RM3) in City of Barrie Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law.
2. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands shown in Schedule "A" to this by-law 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.



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



THE CORPORATION OF THE CITY OF BARRIE

MAYOR – A. NUTTALL

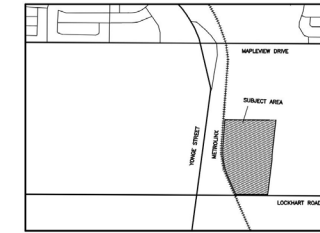
CITY CLERK – WENDY COOKE

APPENDIX "B"
Red-lined Draft Plan of Subdivision

DRAFT PLAN OF SUBDIVISION
PART OF THE SOUTH HALF OF LOT 16,
CONCESSION 11
(GEOGRAPHIC TOWNSHIP OF INNISFIL)
CITY OF BARRIE
COUNTY OF SIMCOE
SCALE 1:1500



DRAFT PLAN T-



KEY PLAN

SECTION 51, PLANNING ACT,
ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE February 27, 2019

PIER DE ROSA OLS
J.D. BARNES LTD.

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BARRIE FOR APPROVAL.

OWNER

BALLYMORE BUILDING
(BARRIE) CORP.

12840 YONGE STREET
SUITE 200
RICHMOND HILL, ON
L4E 4H1

LOUIE MORRA A.S.O.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND = 26.416Ha. (65,275±Acres)

	BLOCKS	LOTS	UNITS	#Hq.	#Acres
TOWNHOUSE DWELLINGS					
STREET TOWNHOUSES					
BLOCKS 1-16 and 33-42	10	202	2,036	1,481	
FUTURE RESIDENTIAL DEVELOPMENT					
BLOCKS 22-24 and 32	2	306	3,051	2,584	
SUBTOTAL	20	508	5,087	4,065	14,041
BLOCKS 25-27 - NATURAL HERITAGE BUFFER 30m	3		2,481	6,081	
BLOCK 28 - SHW ROAD	1		1,988	4,912	
BLOCK 29 - ROAD WIDENING	1		0,626	1,547	
BLOCK 30 - NATURAL HERITAGE AREA	1		12,324	30,453	
STREETS AND LANEWAYS					3,324 8,214
24.0m WIDE					
18.0m WIDE					
12.0m WIDE					
TOTAL	24	508	466	26,416	65,275

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

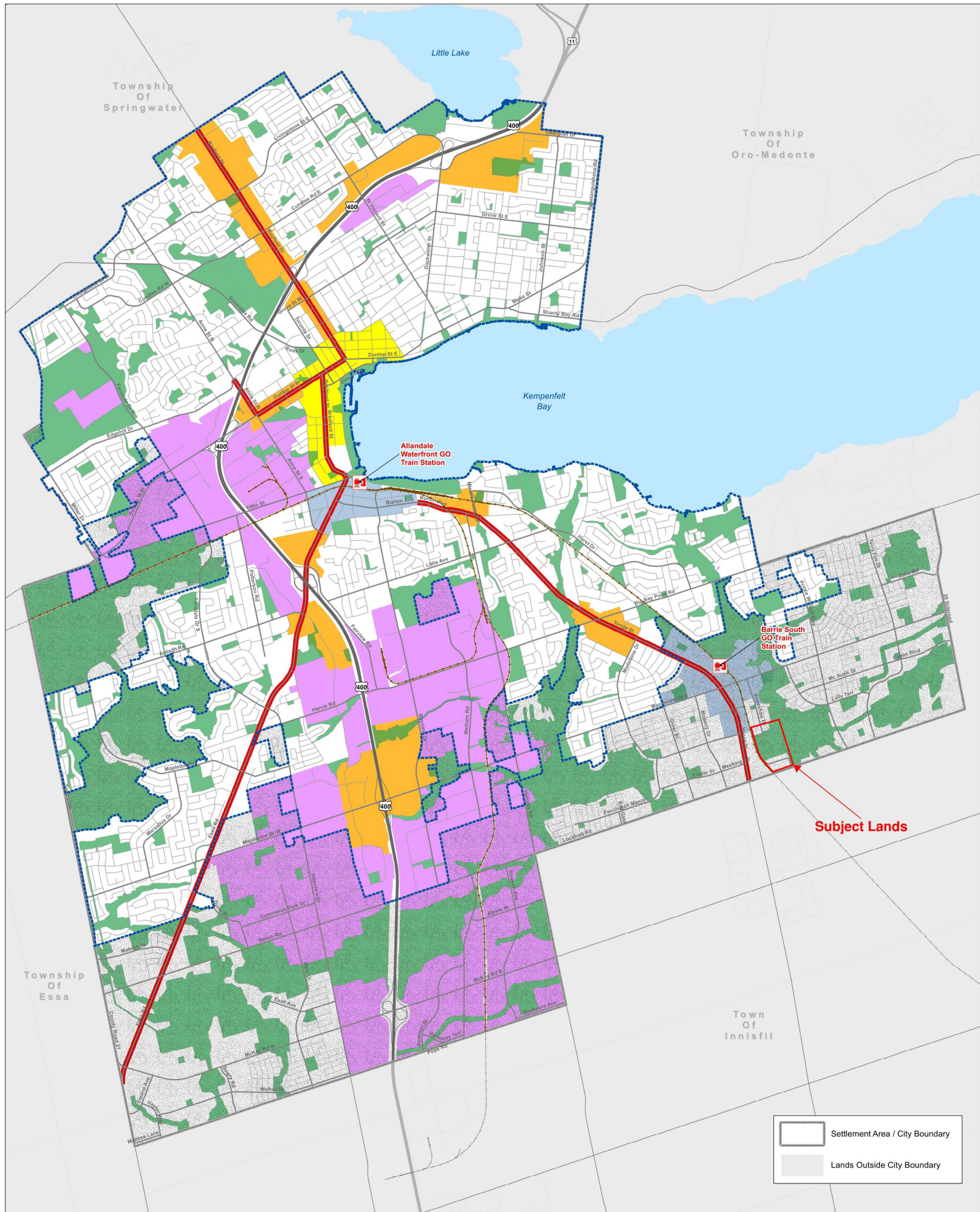
NOTE - SUBJECT TO FINAL CALCULATION

NOTE - BLOCKS 17, 18, 19, 20 and 21 OMITTED
BLOCKS 23 and 32 HAVE BEEN OMITTED

PROJECT No. P-3006
SCALE 1:1500
JULY 25, 2023
NOV-8-2019
3006DES14-REDLINED
3006DES13-X-REF: (3006MAS1)
23:7
KLM DWG. No. - 19:6
KLM PLANNING PARTNERS INC.
54 JARVIS DRIVE - UNIT 18, CONCORD, ONTARIO L4K 5P3
TEL: (905) 880-0555 FAX: (905) 880-0097 info@klmplan.com
Planning • Design • Development

APPENDIX "C"

Official Plan Map 1 – Community Structure



OFFICIAL PLAN
MAP I
Community Structure
As Modified and Approved by the
Ministry of Municipal Affairs and
Housing December 6, 2023

- Major Transit Station
- Intensification Corridor
- Proposed Urban Growth Centre (UGC)
- Major Transit Station Area (MTSA)
- Strategic Growth Area
- Employment
- Natural Heritage System and Greenspace
- Built-up
- Designated Greenfield Area (DGA)

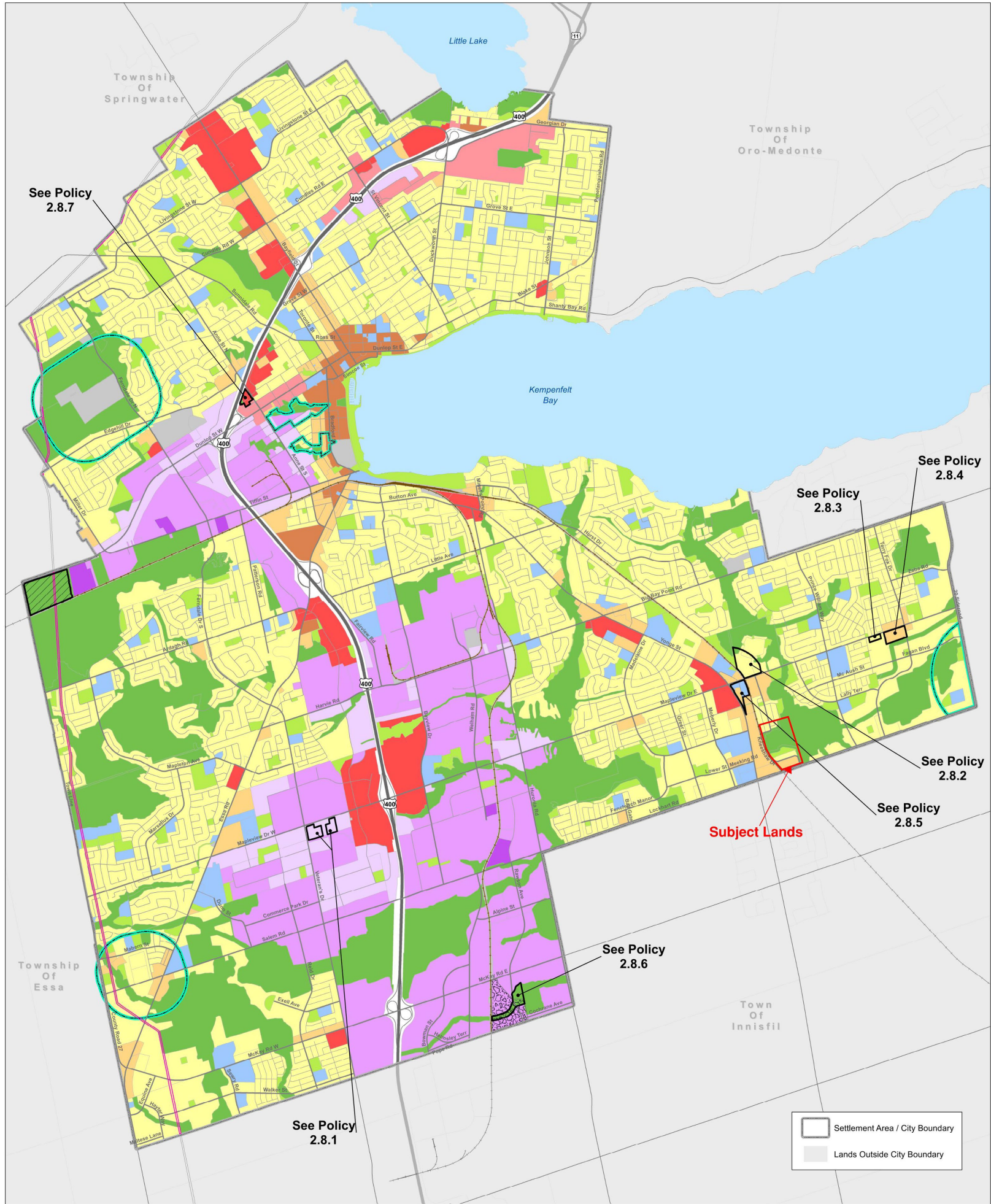
* The built-up area was released on April 2, 2008 and corresponds to any area within the settlement area boundary that is not designated greenfield area.
** Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.



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For information please contact Service Barrie at 705-726-4242 or ServiceBarrie@barrie.ca

APPENDIX "D"

Official Plan Map 2 – Land Use Designations



OFFICIAL PLAN
MAP 2
Land Use Designations
As Modified and Approved by the
Ministry of Municipal Affairs and
Housing December 6, 2023

- | | | |
|---|--|--|
| Neighbourhood Area | Employment Area - Non Industrial | Waste Disposal Assessment Area |
| Medium Density | Employment Area - Industrial | Extractive Industrial |
| High Density | Employment Area - Restrictive Industrial | Defined Policy Area |
| Strategic Employment and Economic District (SEED) | Natural Heritage System | Application Before the Local Planning Appeal Tribunal (LPAT) |
| Commercial District | Greenspace | TransCanada Pipeline Right-of-way |
| Community Hub | Infrastructure and Utility | |

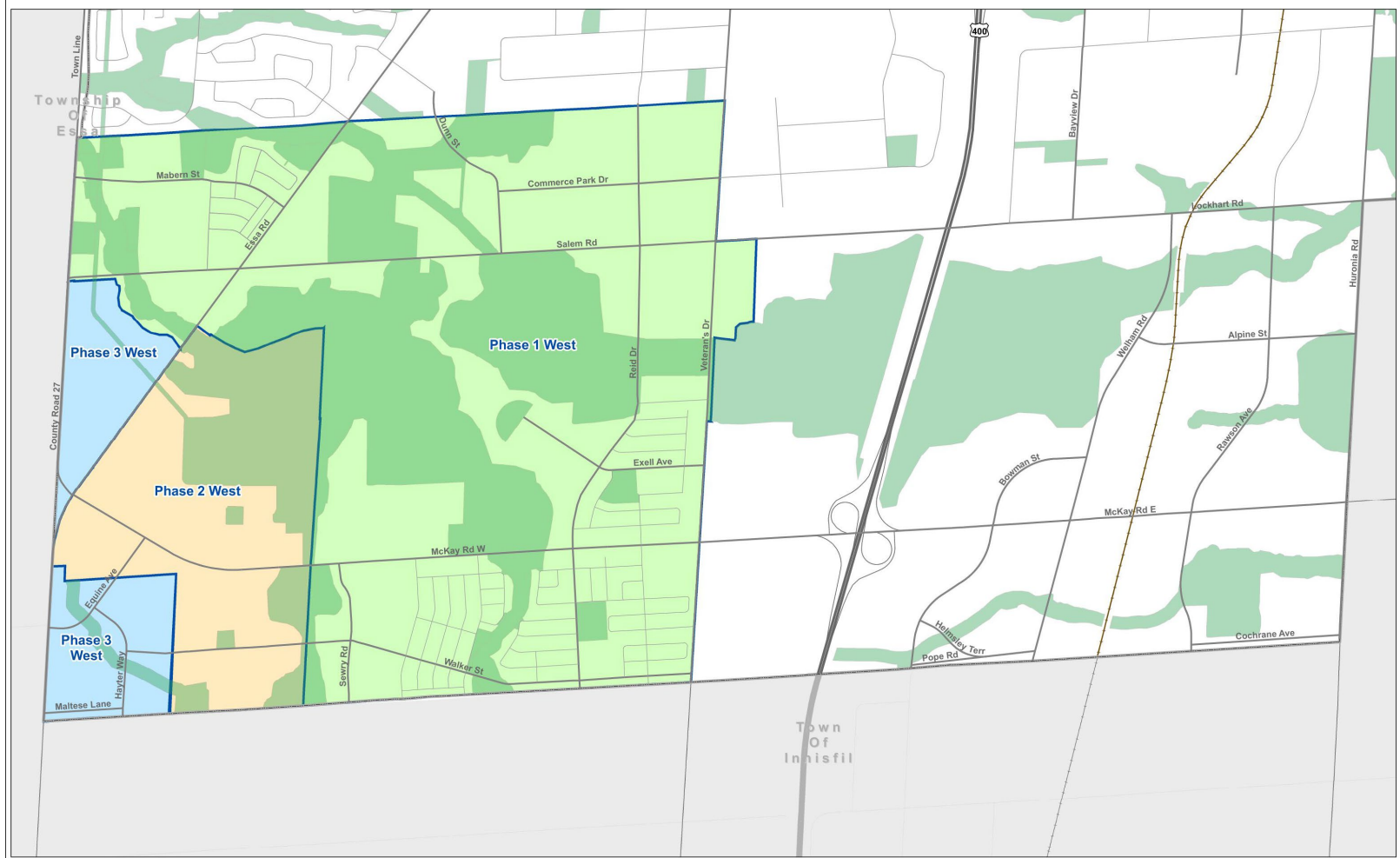
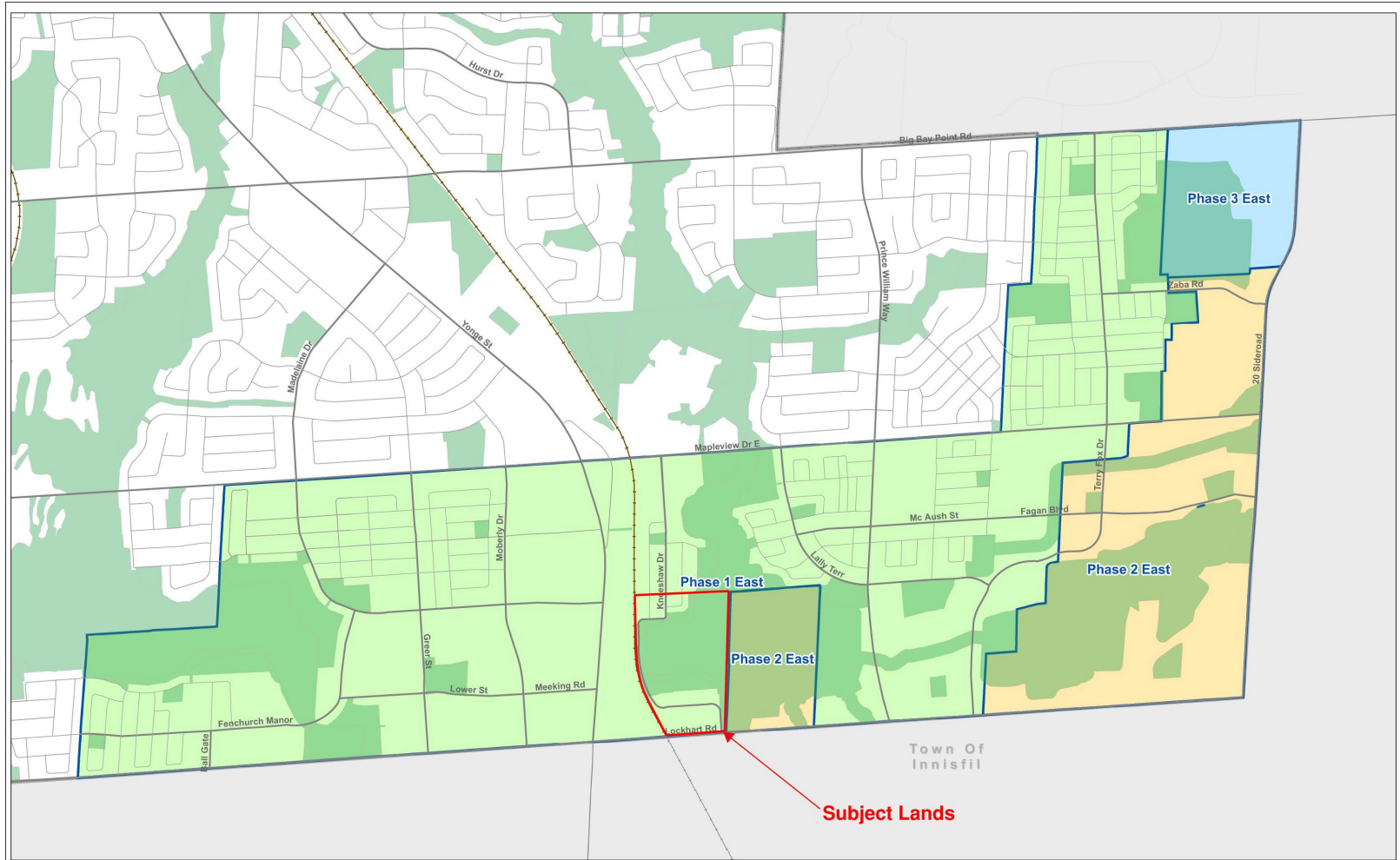
* All land use designations extend to the centre line of the right-of-way for streets. Land use designations, where applicable, extend to/terminate at the boundary of the right-of-way for provincial highways, rail corridors and utility corridors.
** Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.



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For information please contact Service Barrie at 705-726-4242 or ServiceBarrie@barrie.ca
Development Services 3/2/2022

APPENDIX "E"

Official Plan Appendix 2 – Phasing Plan



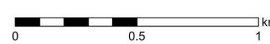
**OFFICIAL PLAN
APPENDIX 2
Phasing Plan**

**As Modified and Approved by the
Ministry of Municipal Affairs and
Housing December 6, 2023**

Development Phases

- | | | |
|--------------|--------------|--|
| Phase 1 East | Phase 1 West | Settlement Area / City Boundary |
| Phase 2 East | Phase 2 West | Natural Heritage System and Greenspace |
| Phase 3 East | Phase 3 West | Lands Outside City Boundary |
| Phase 4 East | | |

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



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