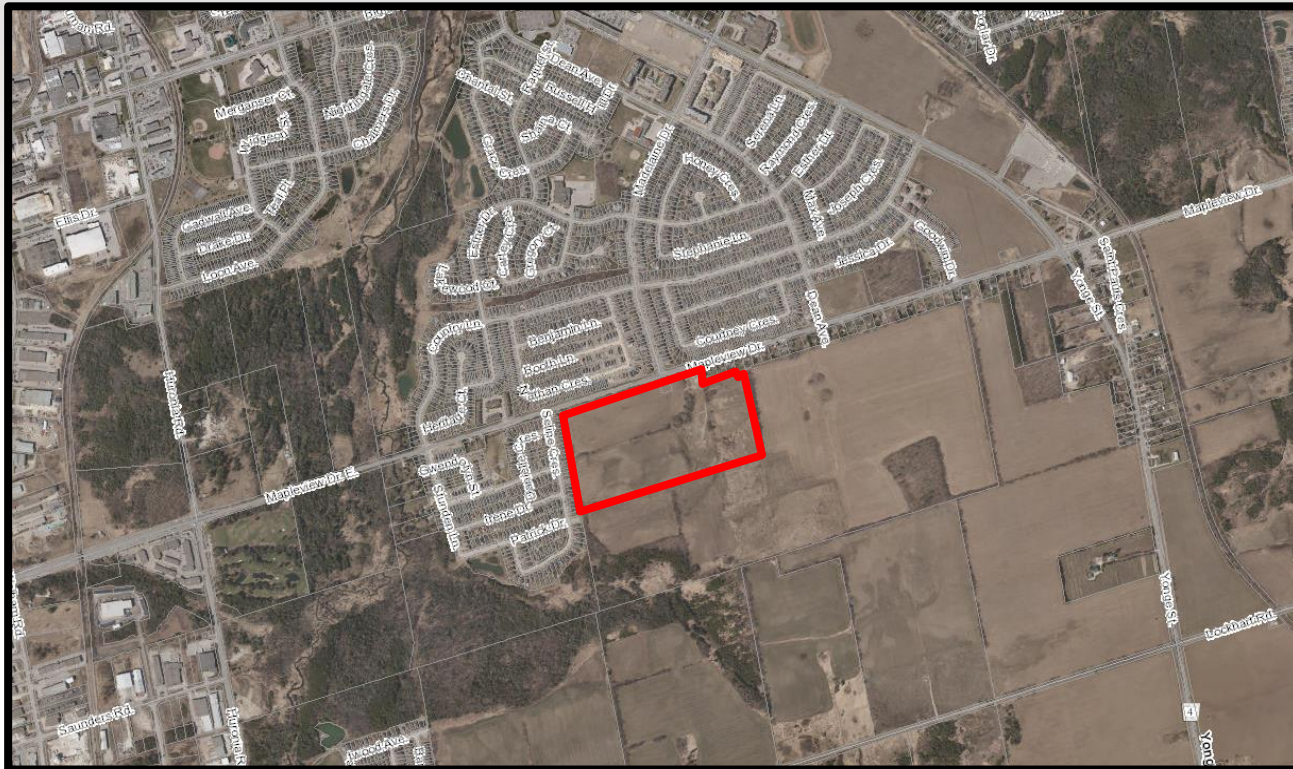


Public Meeting

Application for Zoning By-law Amendment (D14-1679)
BEMP Holdings 2 Inc. & Honeyfield Bemp 2 Limited.
515 Mapleview Drive East



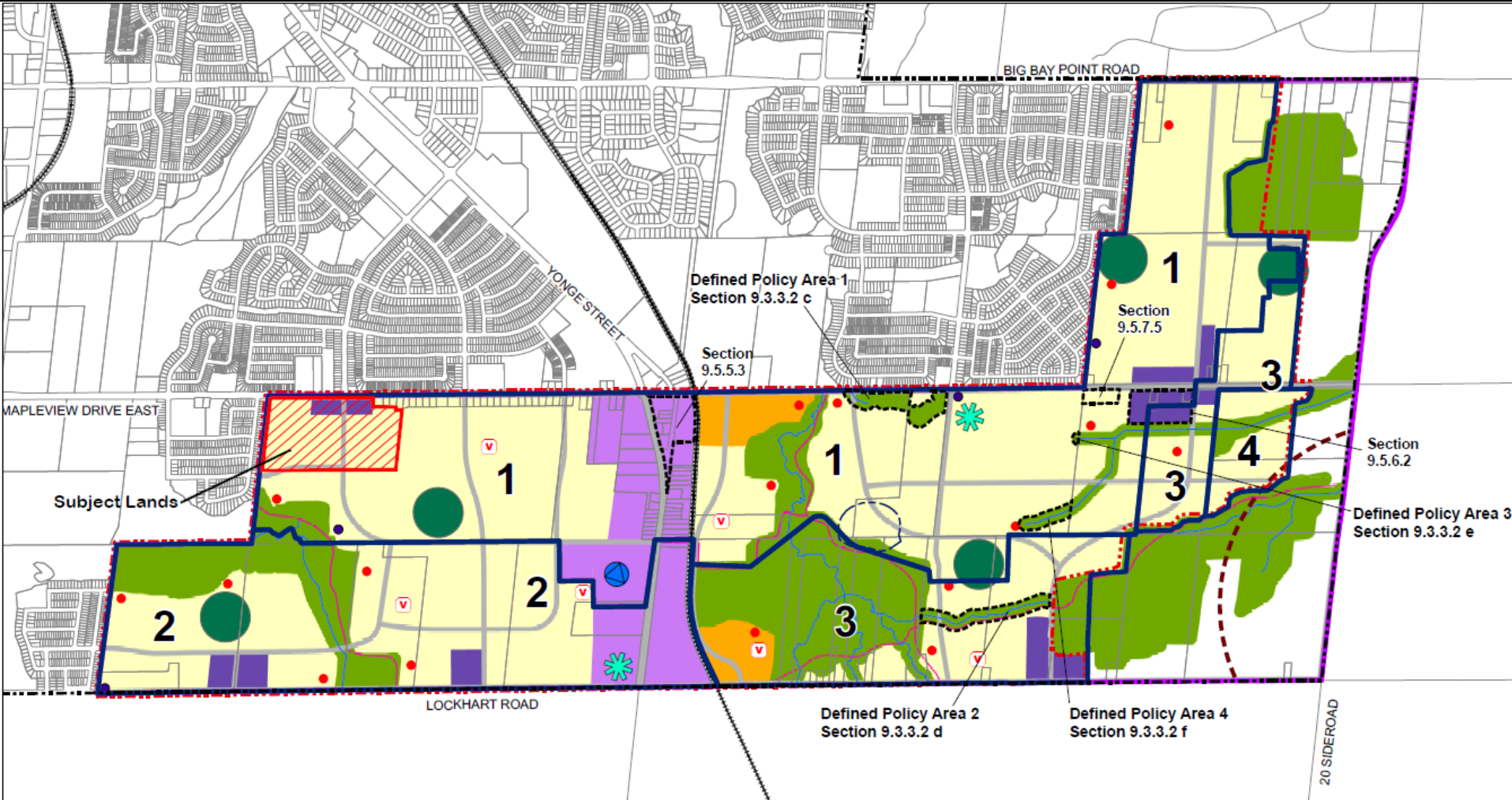
October 2019

Presentation By: Kayly Robbins, The Jones Consulting Group Ltd.

Location: 515 Maplevue Dr. E

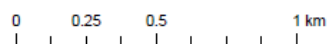


Hewitt's Secondary Plan

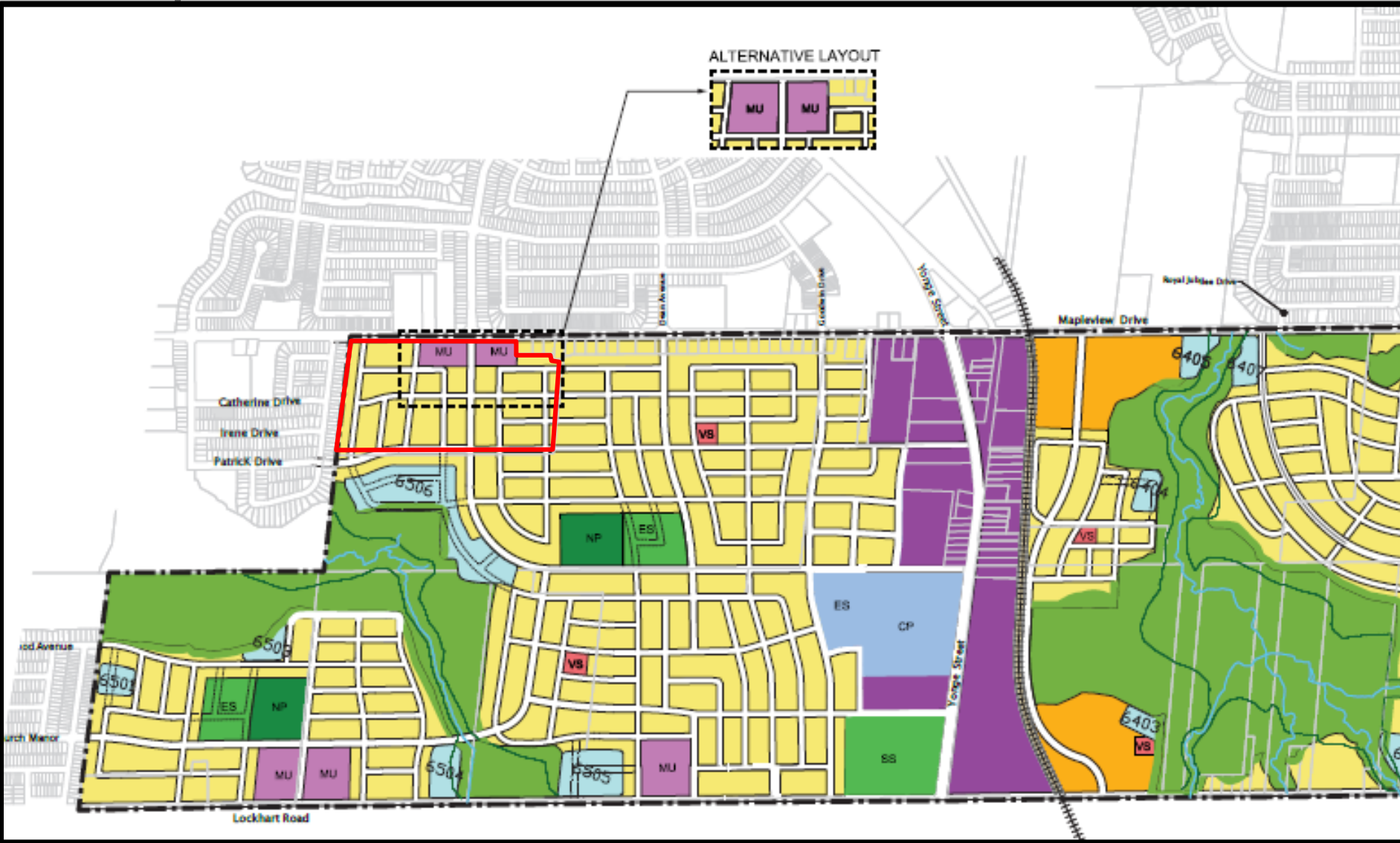


- City Boundary
- Secondary Plan Boundary
- Settlement Area Boundary
- Phase Boundary
- Existing Parcel Fabric
- Railway
- Stream
- Existing and Proposed Roads
- Pathway System
- Geotechnical Study Area
- Waste Disposal Assessment Area
- Stormwater Management Facility
- Stormwater Management Facility (Optional)
- Natural Heritage System
- Residential Area
- Med/High Density Residential Area
- Yonge Street Mixed Use Corridor
- Neighbourhood Mixed Use Node
- Special Rural Area
- Defined Policy Area
- Secondary School
- Recreation Centre/Community Park/School
- School/Neighbourhood Park Area
- Village Square

Schedule 9E
Development Phases
City of Barrie
Hewitt's Secondary Plan

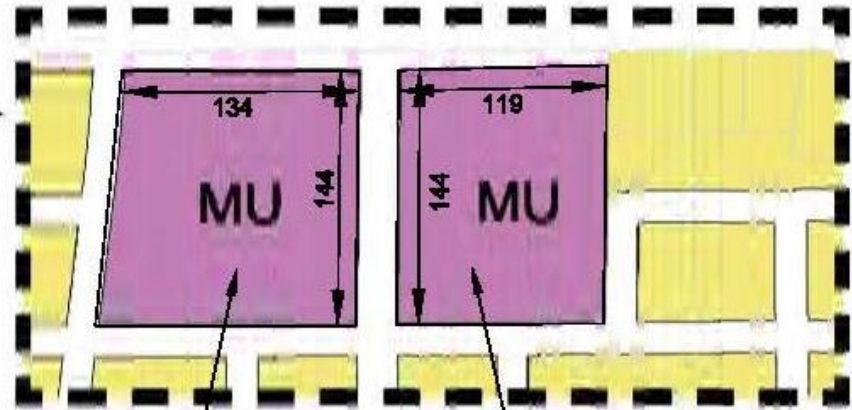


Hewitt's Master Plan



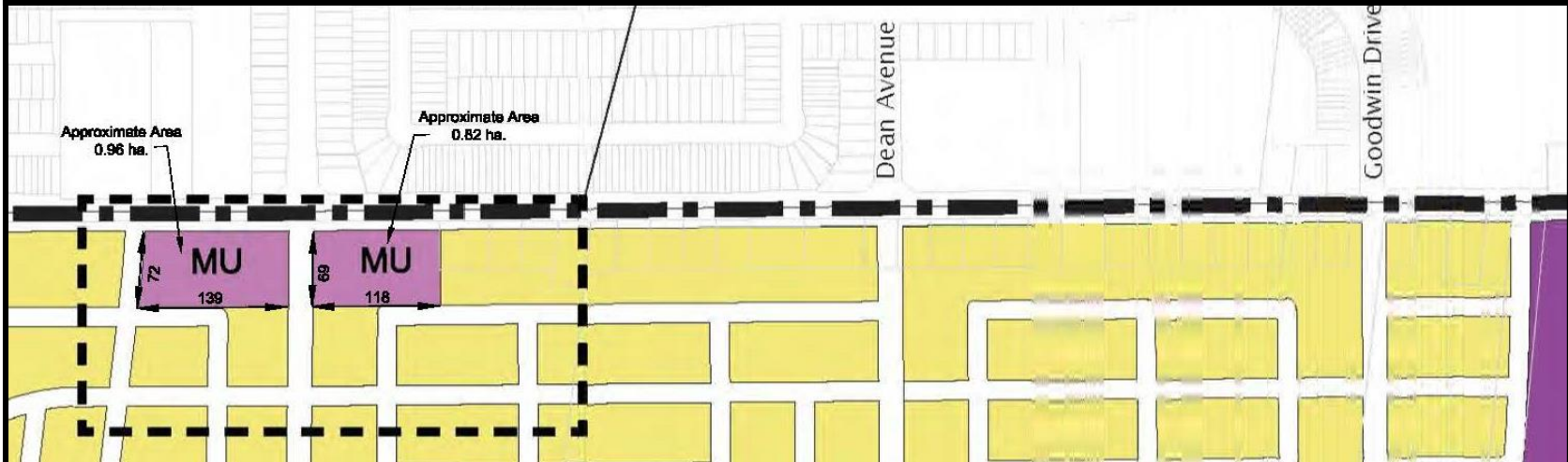
Alternative Layout

ALTERNATIVE LAYOUT

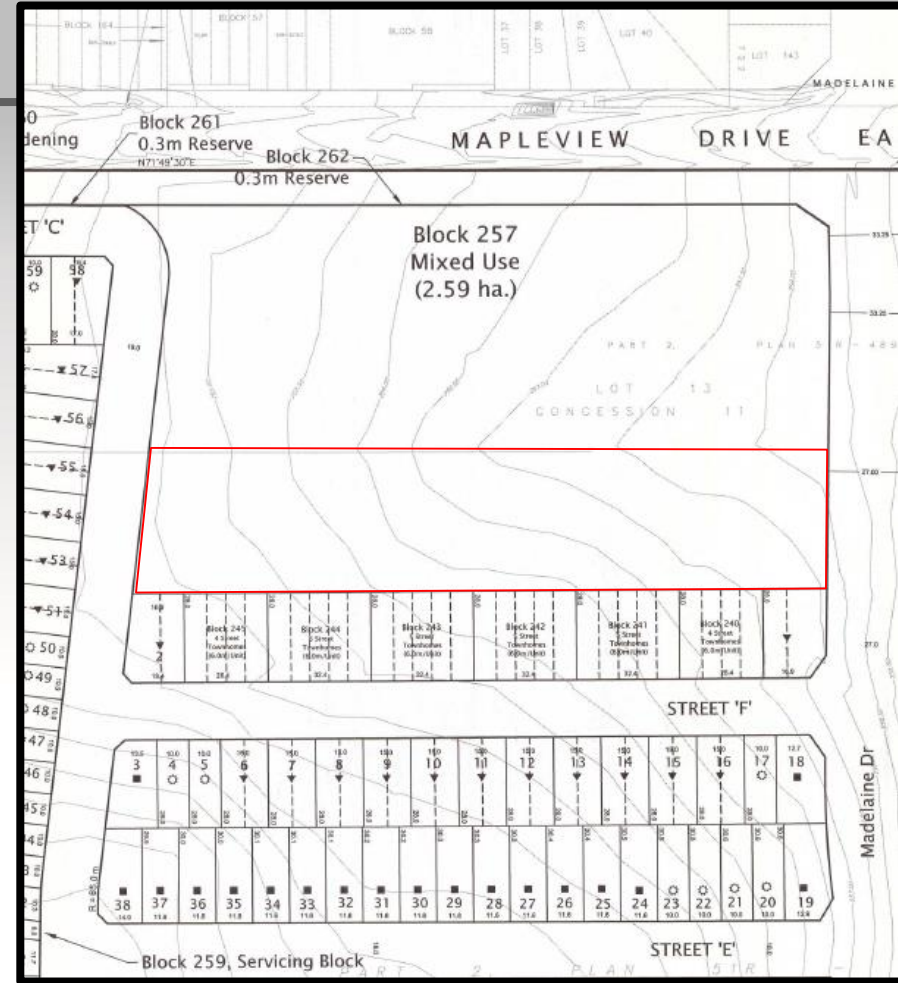
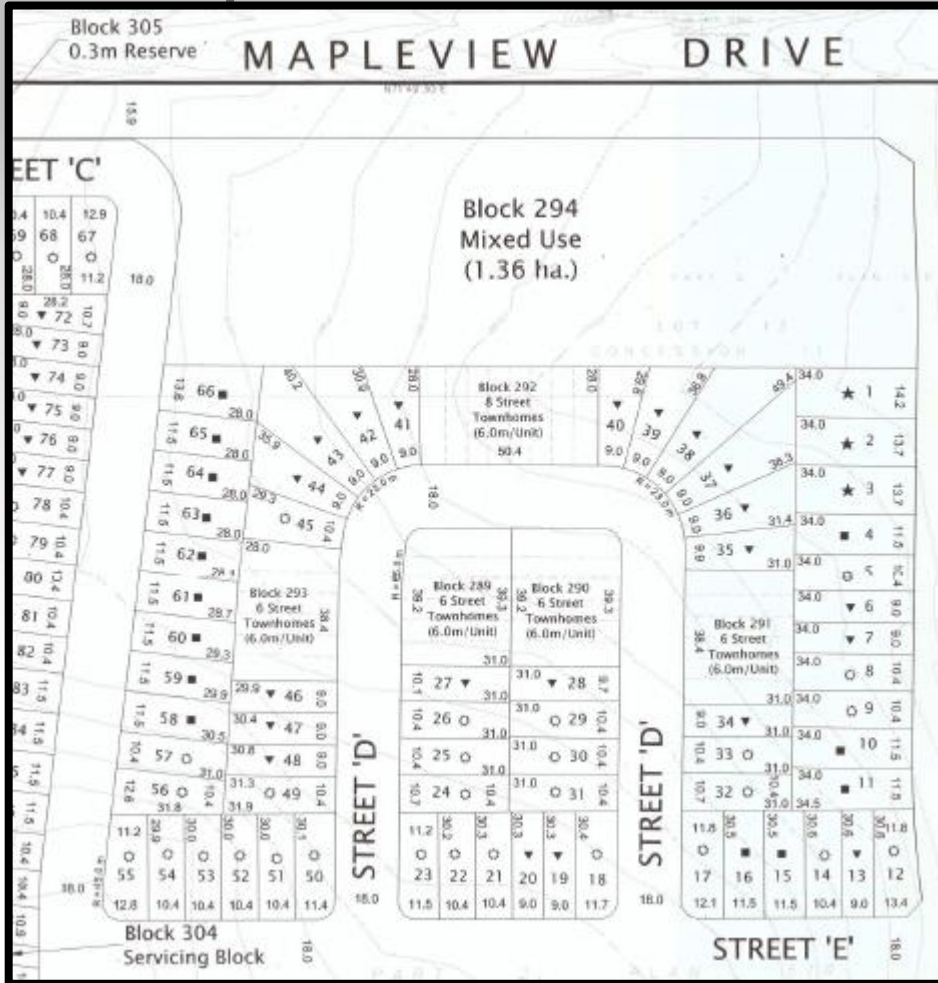


Approximate Area
2.03 ha.

Approximate Area
1.71 ha.



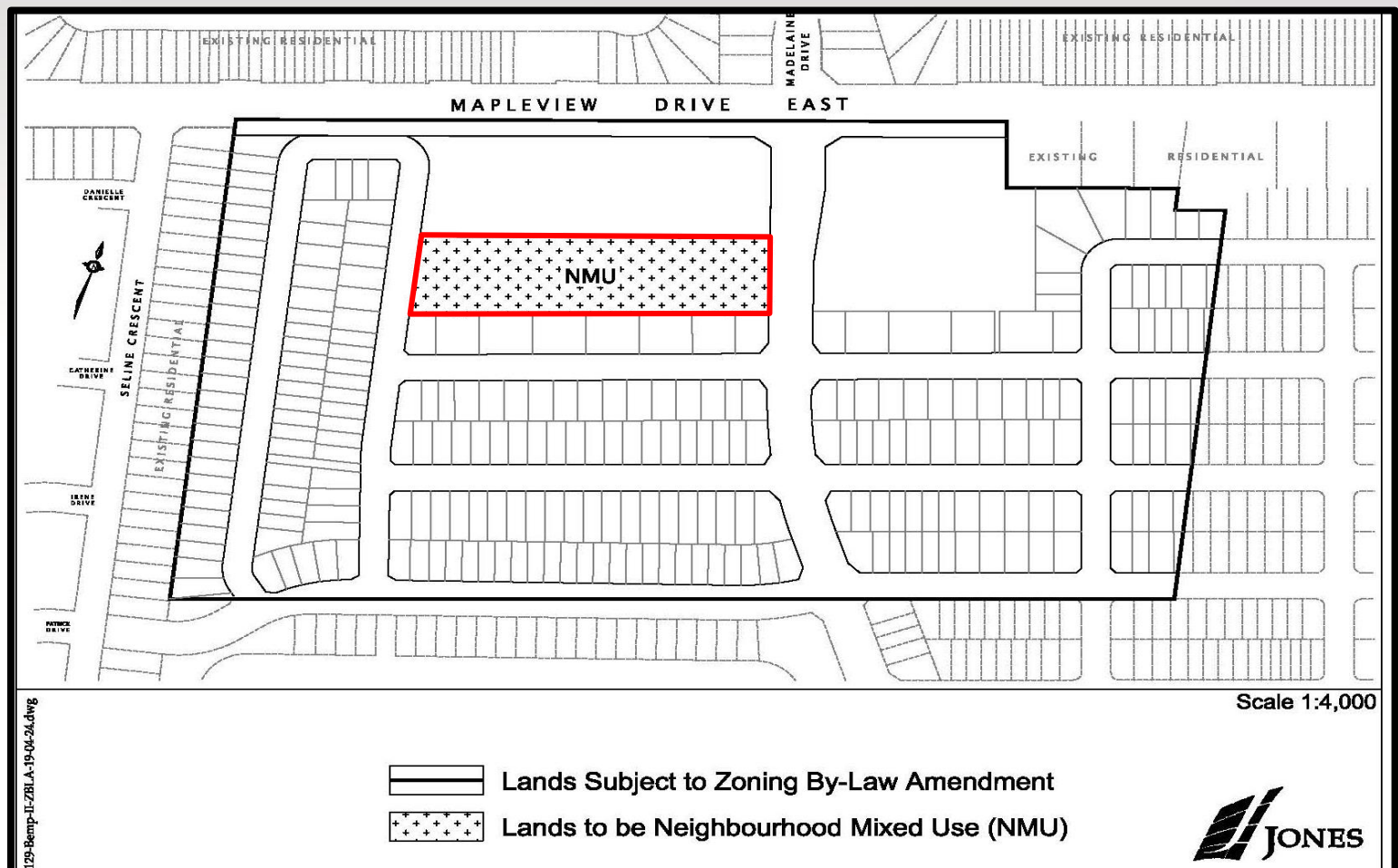
Subdivision 2017 & 2019



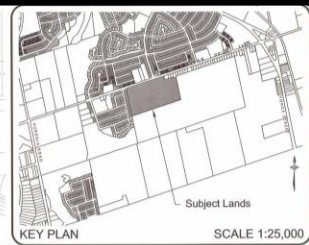
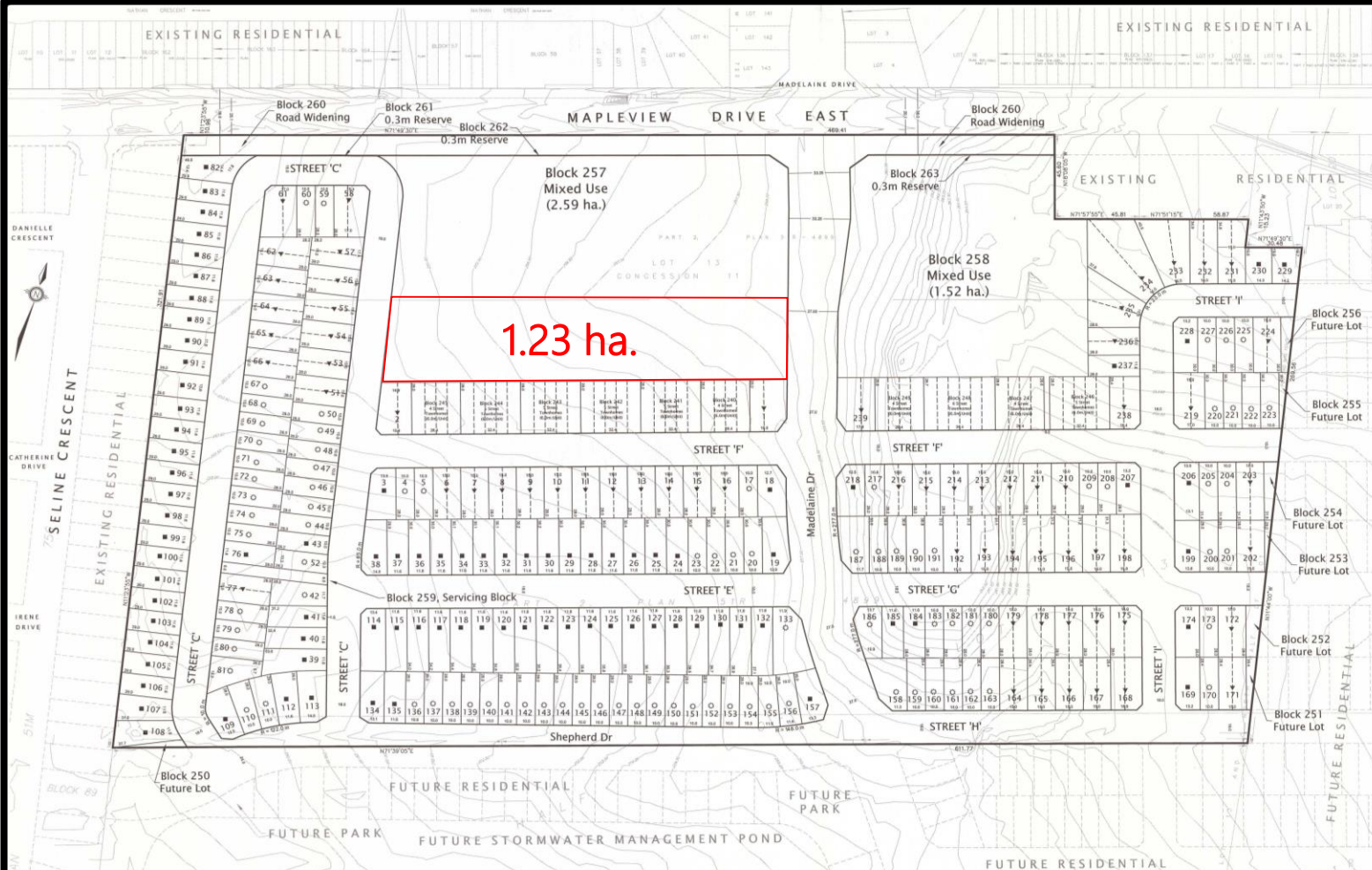
- Previous Zoning By-law Amendment approved in 2017. Rezoned the lands to Neighbourhood Residential (R5) and Neighbourhood Mixed Use (NMU).
- Draft Plan of Subdivision approved in 2017. Redlined Subdivision conditionally approved in August 2019 subject to the mixed use rezoning.

Zoning By-law Amendment

- Site specific Zoning By-law Amendment approved on December 2017.
- Proposed Application to rezone portion of lands from Neighbourhood Residential (R5) to Neighbourhood Mixed-Use (NMU).



Subdivision



Revised Draft Plan of Subdivision to Draft Approved Plan of Subdivision
Part of Lot 13, Concession 11
Former Township of Innisfil, Now in the City of Barrie

OWNER'S CERTIFICATE
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING GROUP LTD., TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF BARRIE FOR APPROVAL.

DATE: May 10, 2019
BEMP Holdings 2 Inc.

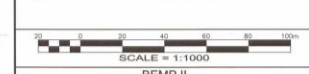
SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: MAY 9, 2019
DINO ASTRI, O.L.S.
ONTARIO LAND SURVEYORS

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- a) SHOWN ON DRAFT PLAN
- b) SHOWN ON DRAFT PLAN
- c) SHOWN ON KEY PLAN
- d) SHOWN ON DRAFT PLAN
- e) SHOWN ON DRAFT PLAN
- f) SHOWN ON DRAFT PLAN
- g) SHOWN ON DRAFT PLAN
- h) MUNICIPAL WIRED WATER TO BE PROVIDED
- i) SAND/DYAL LOAM
- j) SHOWN ON DRAFT PLAN
- k) ALL MUNICIPAL SERVICES TO BE PROVIDED
- l) SHOWN ON DRAFT PLAN
- m) SHOWN ON DRAFT PLAN

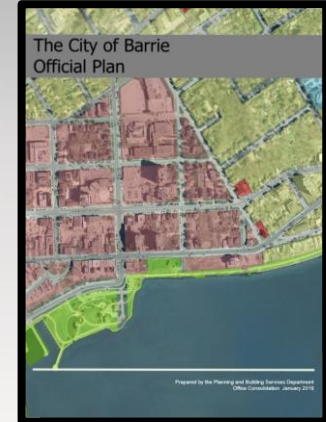
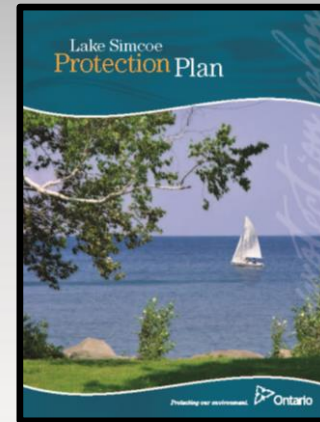
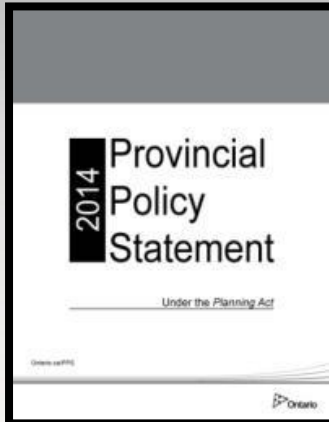
STATISTICS			
RESIDENTIAL LOT BREAKDOWN	#	(M ² & D ²)	Dist. Max. Road Front (Laneway 25, 30ft)
13.7 m Singles	n/a	n/a	28 units
11.6 m Singles	87 units	n/a	n/a
10.0 m Singles	n/a	n/a	140 units
10.4 m Singles	87 units	n/a	n/a
9.0 m Singles	n/a	n/a	80 units
15.0 m Semi Detached (7.5 m unit)	130 units	n/a	40 units
SUB TOTAL			
Street Townhomes (8.0m)	8.86 ha	304 units	288 units
Future Lots & Blocks	0.09 ha	47 units	32 units
Future Park	0.09 ha	3 units	
Mixed Use (40 - 120 uph)	4.11 ha	164 - 493 units	196 units
Service Block	0.03 ha		
Widening & Reserve	0.52 ha		
Roads	4.98 ha		
TOTAL			
	19.45 ha	518 - 847 units	516 units



BEMP II
REVISED DRAFT PLAN OF SUBDIVISION TO DRAFT APPROVED PLAN OF SUBDIVISION

Date issued: MAY 9, 2019
Checked By: RD
Project No.: LAW-06129
Drawn By: m.c.r.
Drawing Name: BEMP II RR-2-19-05-09.dwg

Conclusion



- Consistent with the PPS.
- Conforms to the Growth Plan.
- Conforms to the Lake Simcoe Protection Plan.
- Conforms to the City of Barrie Official Plan.
- Conforms to the alternative layout identified in the Hewitt's Master Plan.
- Provides additional housing options.
- Contributes to achieving greenfield density targets.
- Protects key natural heritage and hydrologic features.