
TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

FROM: S. WHITE, RPP, PLANNER, EXT. 4517

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

**B. ARANIYASUNDARAN, P.ENG., PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW AND DRAFT
PLAN OF SUBDIVISION – 460 LOCKHART ROAD (WARD 9)**

DATE: FEBRUARY 1, 2022

The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting regarding applications for an Amendment to the Zoning By-law and Draft Plan of Subdivision submitted by The Jones Consulting Group Inc. behalf of Lockhart Innisfil Investments (II) Ltd. for lands known municipally as 460 Lockhart Road and legally described as Concession 11 South, Part of Lot 13 (Geographic Township of Innisfil) and Part 3 of Plan 51R-4918 in the City of Barrie.

The proposed Draft Plan of Subdivision seeks to allow for the creation of 394 residential units of varying single detached dwelling and townhouse unit lot sizes, as well as one future lot and block, environmental protection blocks, stormwater management blocks, and municipal roads.

The proposed Zoning By-law Amendment seeks to implement the proposed Draft Plan of Subdivision by rezoning the lands from 'Agricultural' (AG) and 'Environmental Protection' (EP) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential' (R5), 'Multiple Residential' (RM3) and 'Environmental Protection' (EP).

The complete submission package is available for viewing on the City's Proposed Developments webpage under [Ward 9 – 460 Lockhart Road](#).

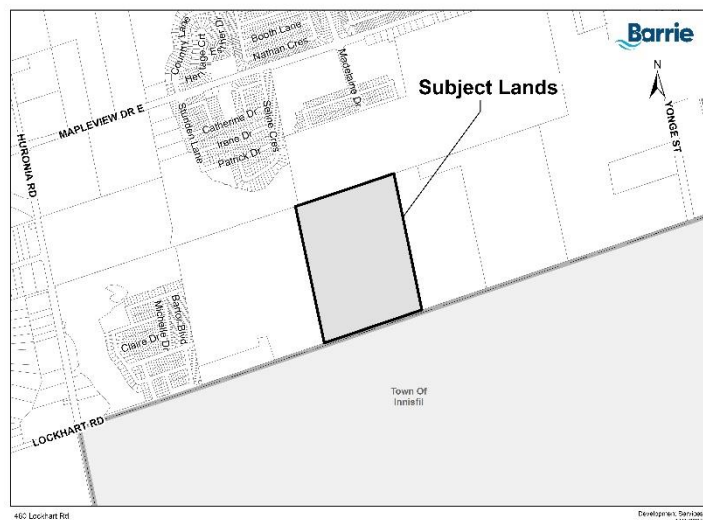
Background

The subject lands are rectangular in shape and are located on the north side of Lockhart Road between Huronia Road and Yonge Street.

The property is 32.1 hectares (79.32 acres) in area, with approximately 487.9 metres (1600 feet) of frontage along Lockhart Road.

The subject lands are located within Phase 2 of the Hewitt's Secondary Plan Area and currently contain vacant agricultural lands and natural heritage features. These natural heritage features include a tributary of Lover's Creek, wetlands and woodlands/forested areas.

The subject lands are surrounded by vacant land and agricultural uses. The adjacent



460 Lockhart Rd
Reno, ON

Development Services
1/14/2021

surrounding agricultural lands on the north side of Lockhart Road are proposed, approved, or designated for development. The immediate surrounding land uses are as follows:

- North: Vacant lands within Phase 1 of the Hewitt's Secondary Plan area which are draft approved or approved for future residential development, and an existing subdivision of single detached dwellings in the northwest.
- South: Agricultural lands located outside of the City of Barrie boundary and within the Town of Innisfil.
- East: Vacant agricultural lands within Phase 2 of the Hewitt's Secondary Plan area, for which applications for a Zoning By-law Amendment and residential Plan of Subdivision have been submitted.
- West: Vacant agricultural lands within Phase 2 of the Hewitt's Secondary Plan area that are draft approved for residential development, one single detached dwelling lot, and further west an existing subdivision of single detached dwellings.

The subject lands are designated 'Residential Area,' 'Neighbourhood Mixed Use Node,' and 'Natural Heritage System,' with provision for a Stormwater Management Facility, on Schedule 9C of the Official Plan.

The property is currently zoned 'Agricultural General' (AG) and 'Environmental Protection' (EP) in the Town of Innisfil Zoning By-law 054-04, which carried over from the Town of Innisfil by virtue of the Barrie-Innisfil Boundary Adjustment Act, 2009.

The applications were submitted to the City and subsequently deemed complete on November 26, 2021. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The applications have also been circulated to all applicable City departments and external agencies for review and comment.

Neighbourhood Meeting

A neighbourhood meeting was not held for this project due to the limited number of properties within the 240 metre circulation radius.

Draft Plan of Subdivision

The proposed draft plan of subdivision seeks to facilitate a subdivision containing 395 residential units, which includes the following features:

- 194 single detached dwelling lots, varying in lot frontage from 9.15 metres to 12.2 metres
- 20 street townhouse lots, with a lot frontage of 6.0 metres
- 180 back to back townhomes, with a lot frontage of 6.4 metres
- 1 future lot
- 1 future block
- 2 major collector road (Fenchurch Manor & Ball Gate)
- 7 local roads (Thicketwood Avenue and Streets A through F)
- 2 environmental protection blocks (Blocks 217 & 218)
- 3 stormwater management blocks (Blocks 219-221)
- 4 blocks for reserves & widenings (Blocks 222-225)

A copy of the proposed Draft Plan of Subdivision is in Appendix "A".

Zoning

The proposed Zoning By-law Amendment is being requested to rezone the lands from 'Agricultural' (AG) and 'Environmental Protection' (EP) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential'

(R5), 'Multiple Residential' and 'Environmental Protection' (EP) to facilitate the development of the proposed draft plan of subdivision.

The 'Neighbourhood Residential' (R5) zone will permit the proposed single detached dwellings and stormwater management facilities. The 'Multiple Residential' (RM3) zone will permit the street townhouses and back-to-back townhomes. The 'Environmental Protection' (EP) zone will apply to the natural heritage lands and associated buffers.

A copy of the proposed zoning schedule has been included in Appendix "B".

Planning and Land Use Matters Under Review

The subject applications are currently 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, City's Official Plan, and Hewitt's Secondary Plan;
- Compatibility and integration with the surrounding uses, including alignment of streets with adjacent developments;
- Analysis of intensification targets for population and employment;
- Review of the Natural Heritage Evaluation and recommendations of the same, including environmental impacts and the long-term protection of environmental features through conveyance to the City through the draft plan of subdivision approval process;
- Impacts on traffic including the interface with Lockhart Road; and
- Confirmation that the proposed development can be supported by existing or planned services and infrastructure.

Next Steps

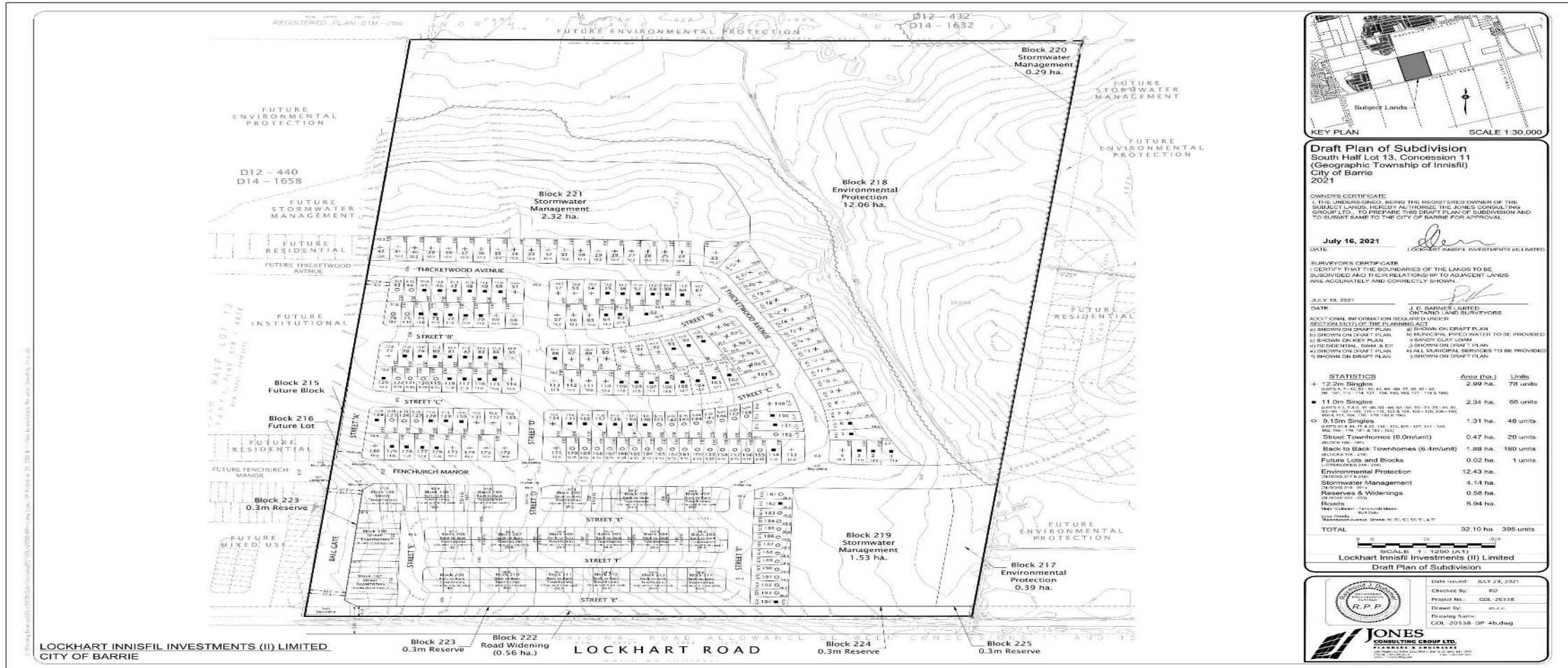
Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application for a Zoning By-law Amendment and Draft Plan of Subdivision by staff and agency partners.

All technical comments received, as well comments provided in the Public Meeting, will be considered during the review of this application. A staff report to Planning Committee is anticipated to be brought forward in the second quarter of 2022 for consideration of the proposed Zoning By-law Amendment. Should Council approve the proposed Zoning By-law Amendment, Planning staff, through delegated approval (Council Motion 10-G-346), would be in a position to consider approval of the draft plan of subdivision. Subsequent site plan applications may be required to develop the townhouse blocks within the subdivision.

If you have any questions, please contact the planning file manager, Shelby White at 705-739-4220 ext. 4517 or via email at shelby.white@barrie.ca.

Attached: Appendix "A" – Draft Plan of Subdivision
 Appendix "B" – Zoning Schedule

APPENDIX "A"
Draft Plan of Subdivision



APPENDIX "B"

Zoning Schedule

