



**DEVELOPMENT SERVICES
MEMORANDUM**

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File: D30-012-
2024
Pending #:

TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: L. JUFFERMANS, RPP, SENIOR PLANNER, EXT. 4447

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 – 830, 864
AND 912 LOCKHART ROAD**

DATE: SEPTEMBER 18, 2024

The purpose of this Memorandum is to advise members of the Affordability Committee of a Public Meeting for a proposed Amendment to the Zoning By-law submitted by the Jones Consulting Group Ltd., on behalf of Pratt Construction Inc. The site is legally described as Part of Lot 19 and 20, Concession 12, in the former Town of Innisfil, known municipally as 830, 864 and 912 Lockhart Road.

OVERVIEW

The proposed Zoning By-law Amendment seeks to amend the current zoning on the property from the Agricultural General (AG) and Environmental Protection (EP) zones of the former Town of Innisfil By-law 054-04 to the Neighbourhood Residential (R5), Environmental Protection (EP) and Open Space (OS) zones of the City of Barrie Comprehensive By-law 2009-141, as amended. The development proposes 338 residential units within a Plan of Subdivision comprising 119 single detached dwellings, 217 street townhouses, 2 future lots/blocks, roadways, parkland, stormwater management and drainage, and environmental protection lands (see Appendix “B” – Draft Plan of Subdivision). The submission materials associated with the subject application are available for viewing on the City’s [Development Projects](#) webpage under [Ward 10 - 830, 864 & 912 Lockhart Road](#).

BACKGROUND

The subject lands currently contain agricultural fields and natural heritage features (woodlots) and are located on the north side of Lockhart Road centered between the future Hewitt’s South Plan of Subdivision and the Hewitt’s Gate/Bistro 6 Plans of Subdivision/Condominium currently under construction. The lands subject to the current application are 28.04 hectares (69.3 acres) in area with no direct frontage onto Lockhart Road.

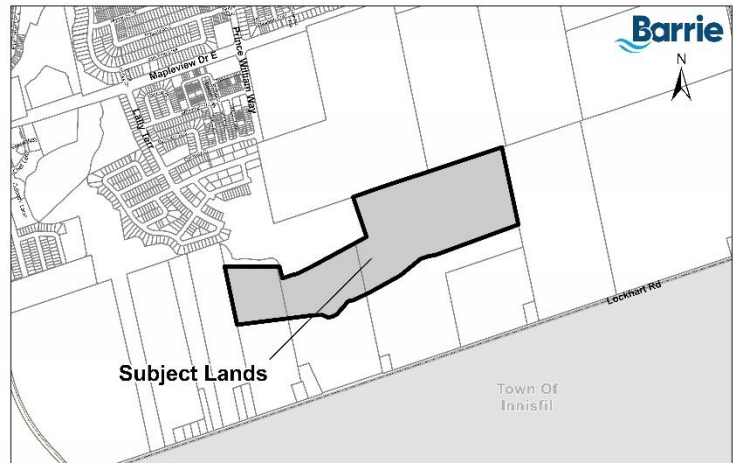
The land uses immediately surrounding the site include:

- **North:** The new Secondary School (Maple Ridge) and other lands, including both registered draft approved plans of subdivision that are currently being developed and owned by the applicant and other developers which are comprised of planned residential uses, open space, environmental protection, and stormwater management blocks;
- **East:** Vacant agricultural lands, natural heritage areas and single detached dwellings, with lands being proposed for future development;

- **South:** Other lands in the same ownership that are proposed for development in what is known as the “Hewitt’s South” subdivision. Vacant agricultural lands and single detached dwellings are located further south in the Town of Innisfil; and
- **West:** Residential lots consisting of single detached dwellings and environmental protection lands. Draft plan approved lands with proposed townhouse units. The Metrolinx rail line is also located further west.

The subject lands are designated within the Official Plan 2024 as Neighbourhood Area, where the proposed low-rise built form is permitted.

Access to the site would be provided through adjacent lands owned by the applicant on collector roads and from Mapleview Drive East and Lockhart Road being the area’s arterials. Access for construction vehicles and new residents will be a consideration of the draft Plan of Subdivision and detailed design process.



The subject lands are identified as a ‘Designated Greenfield Area’ on Map 1 – Community Structure and are designated ‘Neighbourhood Area’ and ‘Natural Heritage System’ on Map 2 – Land Use Designation of the [City of Barrie Official Plan \(2024\)](#).

The policies of the Official Plan require that growth in Designated Greenfield Areas follow a logical progression where new development is contiguous with or abuts developed areas and shall progress outwards from the existing patterns of development. 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.

The applications were submitted to the City and deemed complete on August 7, 2024. 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 hosted for the subject application as is standard in the former Hewitt’s Secondary Plan Area, given the limited number of immediately adjacent landowners and most landowners are party to the Hewitt’s Secondary Plan Landowners Group and aware of the plans for the subject site.



ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment seeks to amend the former Innisfil Zoning By-law (054-04) from Agricultural General (AG) and Environmental Protection (EP) to Residential Single Detached Dwelling Fifth Density (R5), Open Space (OS) and Environmental Protection (EP) within the City of Barrie Zoning By-law 2009-141, as amended, in support of the proposed subdivision development.

PLANNING AND LAND USE MATTERS UNDER REVIEW

The subject application is currently under review by Planning staff and the City's Technical Review Team. The primary planning and land use related items being considered at this time are:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Impacts on traffic and opportunities for active transportation and pedestrian connections through the subject area;
- Compatibility with surrounding land uses, including proposed developments surrounding the subject site;
- Site servicing, grading, and stormwater management as it relates to conformity with City standards and Master Studies;
- Protection of the Natural Heritage System and associated features;
- Efficient use of land and resources that optimize the use of existing and planned services and infrastructure; and
- Ensuring that the development meets the operational standards of all City Service Departments.

NEXT STEPS

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

All review comments that are received, as well comments provided at the Public Meeting, will be considered during the review of these applications. A staff report to General Committee is anticipated to be brought forward in late 2024 for consideration. Should Council approve the proposed Zoning By-law Amendment, Planning staff would be in a position to issue draft plan approval for the concurrent draft plan of subdivision application.

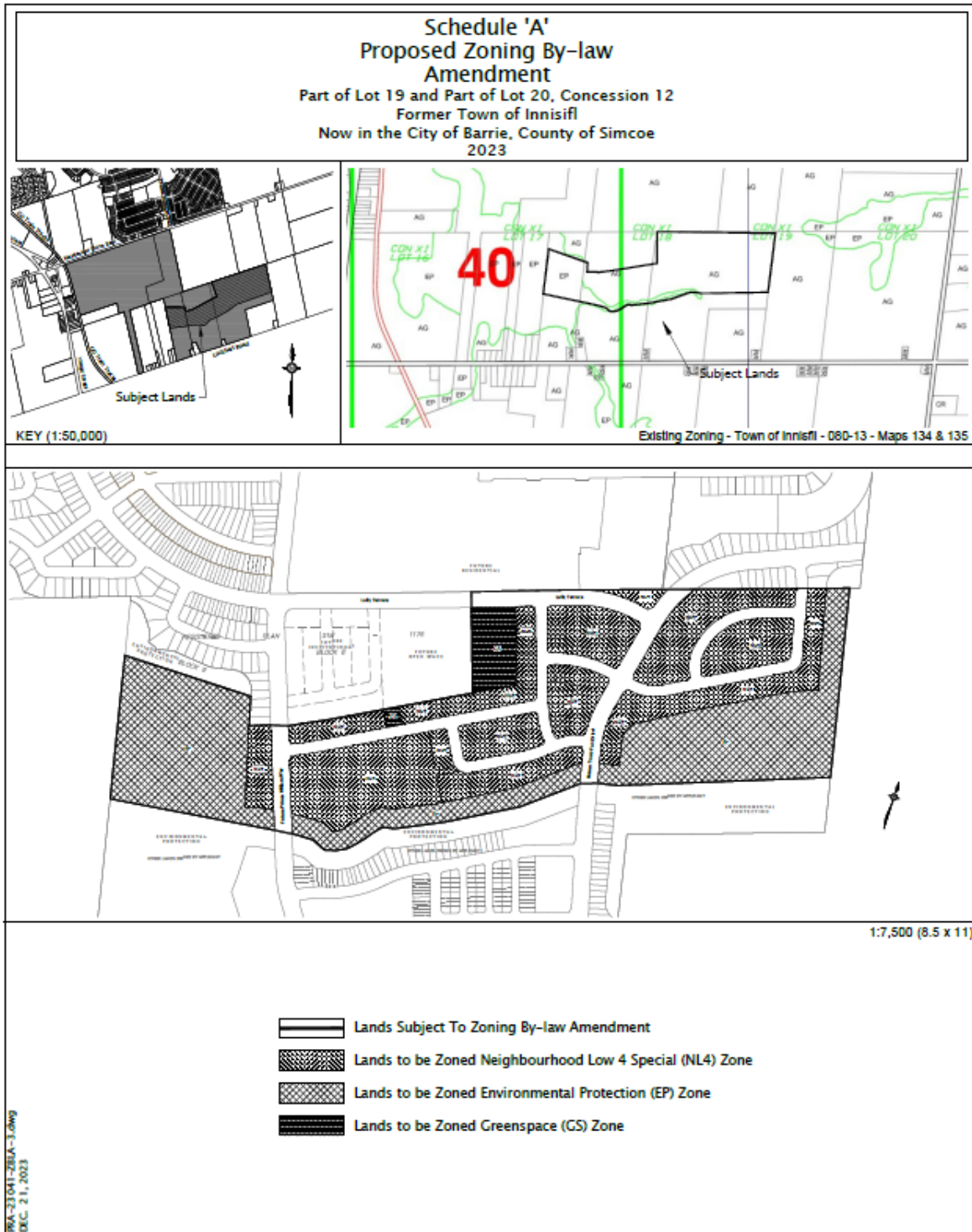
If you have any questions, please contact the planning file manager, Logan Juffermans at 705-739-4220 ext. 4447 or via email at logan.juffermans@barrie.ca.

ATTACHMENTS:

- Appendix "A" – Draft Zoning By-law Amendment Schedule
- Appendix "B" – Draft Plan of Subdivision

APPENDIX "A"

Draft Zoning By-law Amendment Schedule



APPENDIX "B"

Draft Plan of Subdivision

