

Public Meeting

Rezoning & Plan of Subdivision Applications

BEMP Holdings 2 Inc.

- D12-431/D14-1628, 515 Mapleview Drive East

Lockmaple Innisfil Investments Limited

- D12-432/D14-1632, 565, 573 & 577 Mapleview Drive East

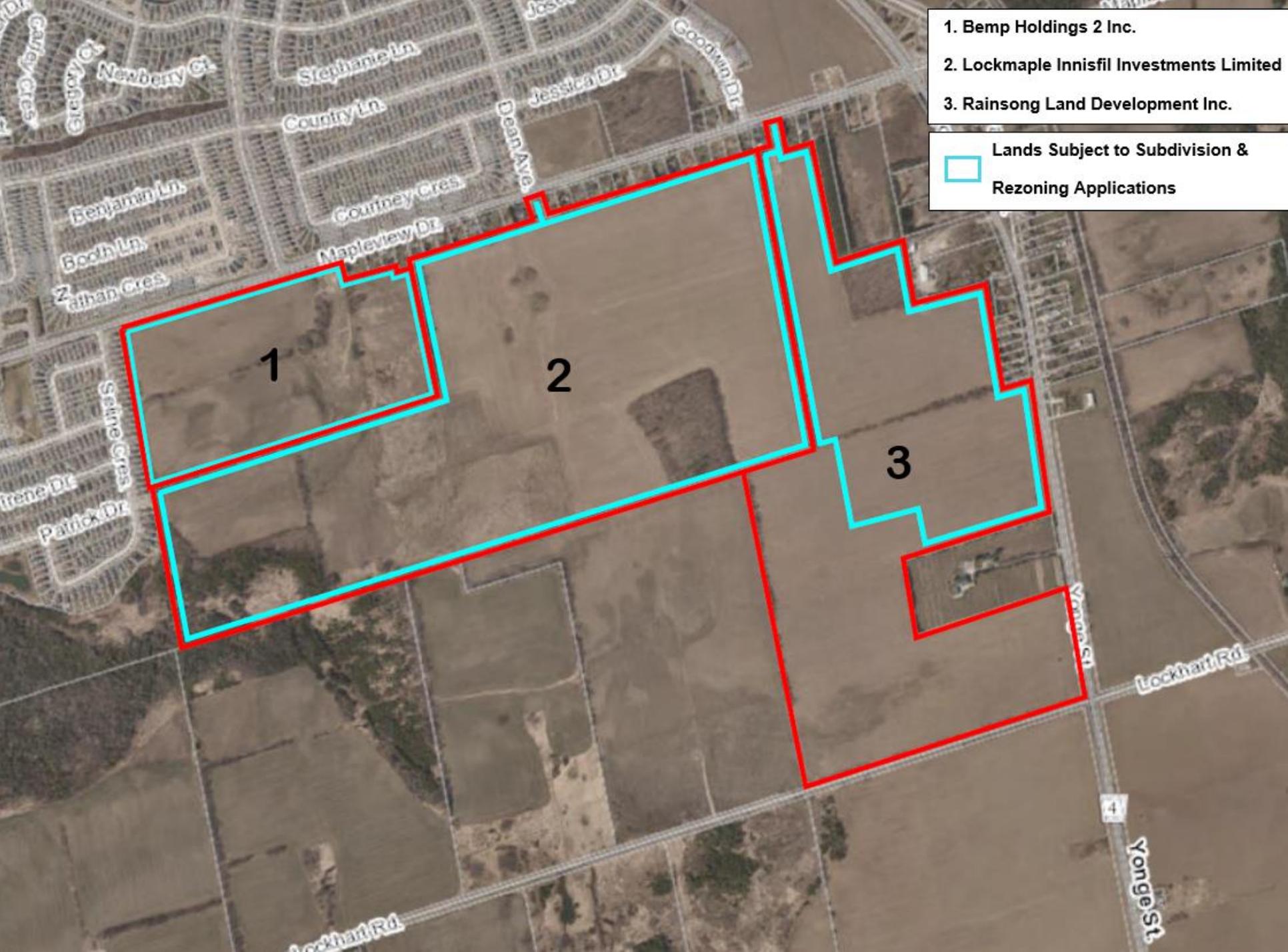
Rainsong Land Development Inc.

- D12-433/D14-1633, 680 Lockhart Road

October 16, 2017

Presentation by: Ray Duhamel, The Jones Consulting Group Ltd.

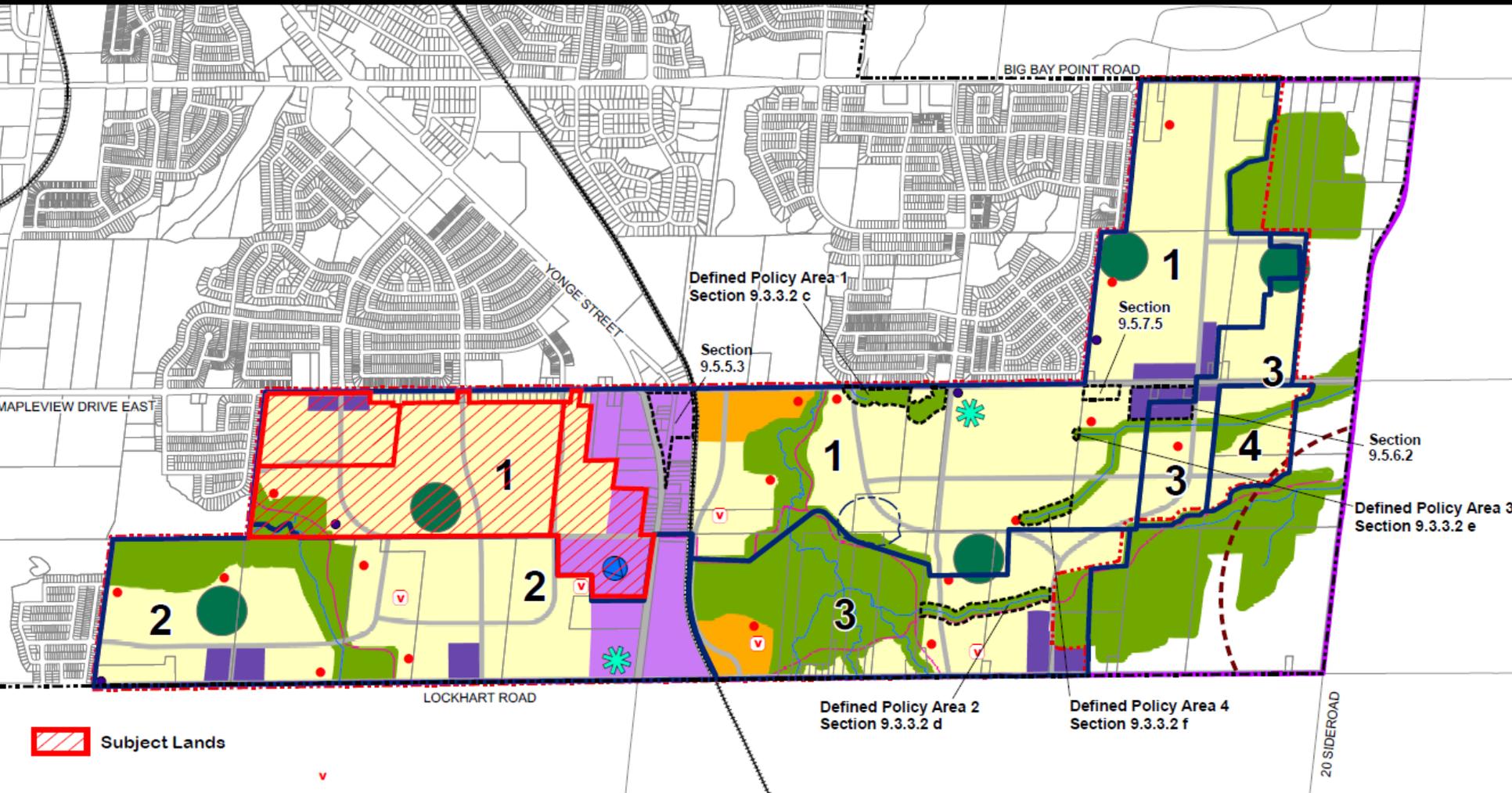




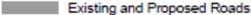
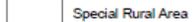
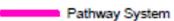
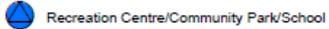
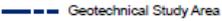
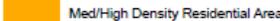
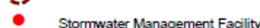
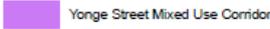
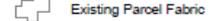
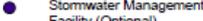
- 1. Bemp Holdings 2 Inc.
- 2. Lockmaple Innisfil Investments Limited
- 3. Rainsong Land Development Inc.

 Lands Subject to Subdivision & Rezoning Applications

Hewitt's Secondary Plan

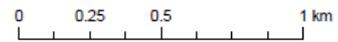


 Subject Lands

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

Schedule 9E
Development Phases

City of Barrie
Hewitt's Secondary Plan



November 2016

Hewitt's Master Plan

APPENDIX 9B

HEWITT'S SECONDARY PLAN - MASTER PLAN

November 2016

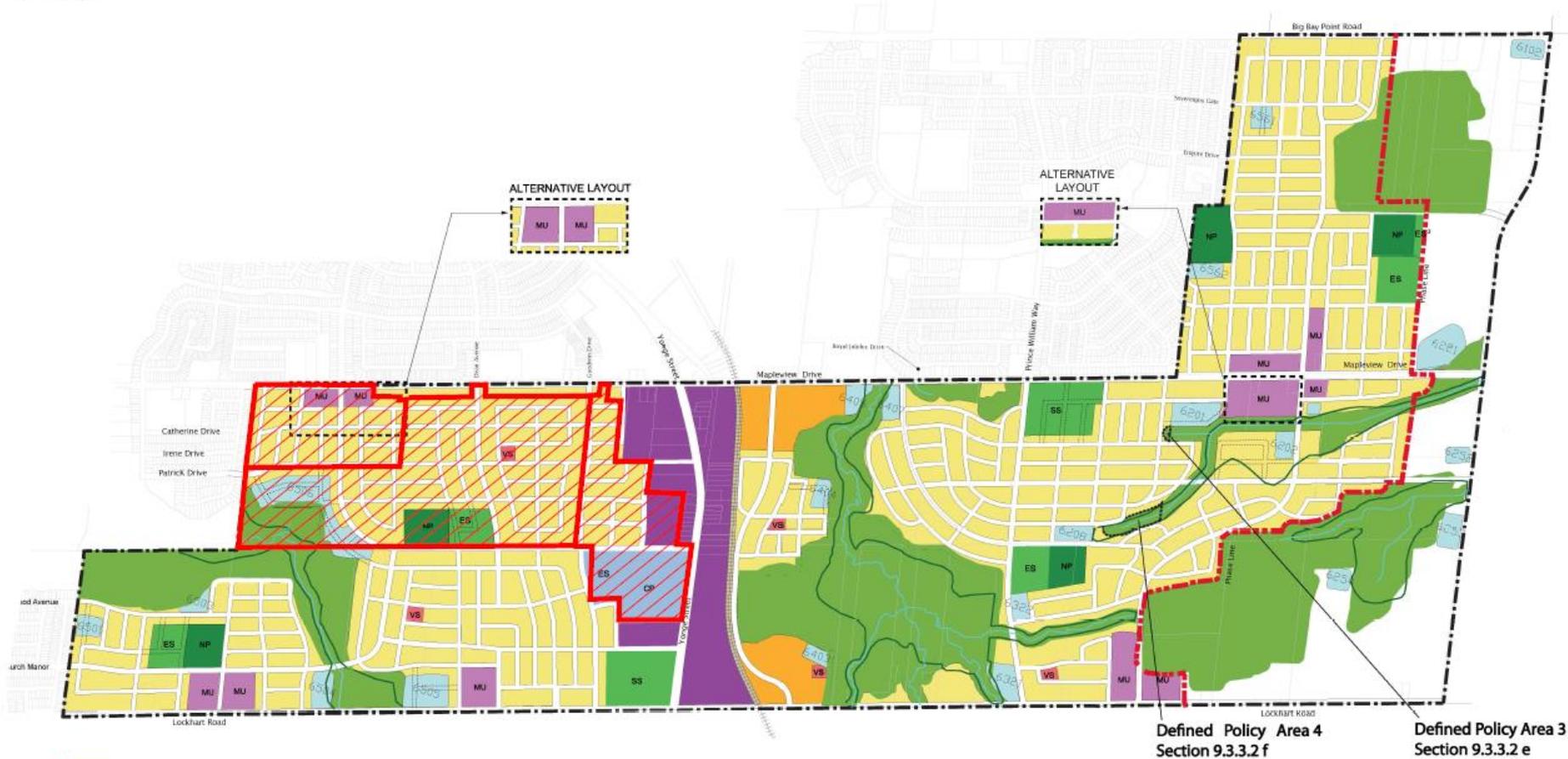


LEGEND

- Secondary Plan Boundary
- Settlement Area Boundary
- Potential Floodline Boundary
- Existing and Proposed Roads
- Railway
- Natural Heritage System
- Residential Area
- Med / High Density Residential Area
- Yonge Mixed Use Corridor
- Neighbourhood Mixed Use Node
- Neighbourhood Park Area
- School
- Recreation Centre/Community Park/ School
- Village Square
- Stormwater Management Facility
- Special Rural Area

¹ The Potential Floodline reflects a floodline which could result from modifications such as culvert improvements which reduce areas subject to flooding. It is recognized that these floodlines have not been approved and that the detailed delineation of the Regulatory Floodplain is required to be completed at the planning/design stages of development. The actual developable area will be defined at that time.

² A partial Public Elementary School with potential to be realized in the future if a municipal comprehensive review results in a settlement area boundary expansion



Defined Policy Area 4
Section 9.3.3.2 f

Defined Policy Area 3
Section 9.3.3.2 e

Approved Conformity Plan

2017-10-02 09:42:10
 1:50000 Scale
 WEST OF YONGE CONFORMITY REVIEW PLAN 3
 Date Issued: October 3, 2016
 Councillor: Bill Eaves
 Planning No.: 031-14-134 (AM-2016)
 File No.: 160-1803 (AM-2016)
 Project No.: 16-001
 Project Name: SCL 14134 (WVF) A10-03-03



A. BEMP Holdings 2 Ltd.

Category	Area (ha)	% of Total	Units
13.7m Single	10.0	25.0	40
12.2m Single	1.0	2.5	4
11.6m Single	1.0	2.5	4
10.8m Single	1.0	2.5	4
9.0m Single	1.0	2.5	4
Street Frontage	1.0	2.5	4
Back to Back Street Frontage	1.0	2.5	4
13.7m Total Units	13.0	32.5	52

B. BEMP Holdings 1 Ltd.

Category	Area (ha)	% of Total	Units
13.7m Single	10.0	25.0	40
12.2m Single	1.0	2.5	4
11.6m Single	1.0	2.5	4
10.8m Single	1.0	2.5	4
9.0m Single	1.0	2.5	4
Street Frontage	1.0	2.5	4
Back to Back Street Frontage	1.0	2.5	4
13.7m Total Units	13.0	32.5	52

C. Lockhart Innisfil Investments Ltd.

Category	Area (ha)	% of Total	Units
13.7m Single	10.0	25.0	40
12.2m Single	1.0	2.5	4
11.6m Single	1.0	2.5	4
10.8m Single	1.0	2.5	4
9.0m Single	1.0	2.5	4
Street Frontage	1.0	2.5	4
Back to Back Street Frontage	1.0	2.5	4
13.7m Total Units	13.0	32.5	52

D. Lockhart Innisfil Investments (II) Ltd.

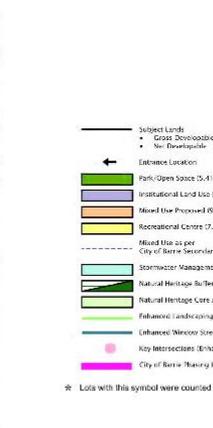
Category	Area (ha)	% of Total	Units
13.7m Single	10.0	25.0	40
12.2m Single	1.0	2.5	4
11.6m Single	1.0	2.5	4
10.8m Single	1.0	2.5	4
9.0m Single	1.0	2.5	4
Street Frontage	1.0	2.5	4
Back to Back Street Frontage	1.0	2.5	4
13.7m Total Units	13.0	32.5	52

E. Van Der Hayden

Category	Area (ha)	% of Total	Units
13.7m Single	10.0	25.0	40
12.2m Single	1.0	2.5	4
11.6m Single	1.0	2.5	4
10.8m Single	1.0	2.5	4
9.0m Single	1.0	2.5	4
Street Frontage	1.0	2.5	4
Back to Back Street Frontage	1.0	2.5	4
13.7m Total Units	13.0	32.5	52

F. Sobeys Capital Inc.

Category	Area (ha)	% of Total	Units
13.7m Single	10.0	25.0	40
12.2m Single	1.0	2.5	4
11.6m Single	1.0	2.5	4
10.8m Single	1.0	2.5	4
9.0m Single	1.0	2.5	4
Street Frontage	1.0	2.5	4
Back to Back Street Frontage	1.0	2.5	4
13.7m Total Units	13.0	32.5	52

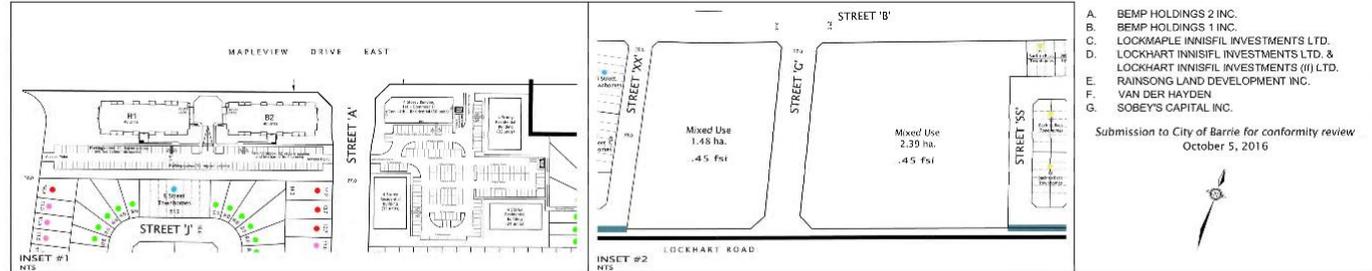


Unit Type	%	Units	A (19.44 ha.)	B (36.59 ha.)	C (65.96 ha.)	D (51.85 ha.)	E (55.15 ha.)	F (3.18 ha.)	G (8.26 ha.)
13.7m Single	25	100	5	25	15	0	0	0	0
12.2m Single	10	40	0	0	0	0	0	0	0
11.6m Single	10	40	0	0	0	0	0	0	0
10.8m Single	10	40	0	0	0	0	0	0	0
9.0m Single	10	40	0	0	0	0	0	0	0
Street Frontage	10	40	0	0	0	0	0	0	0
Back to Back Street Frontage	10	40	0	0	0	0	0	0	0
Mixed Use Blocks	11	44	0	0	0	0	0	0	0
Totals	100	400	5	25	15	0	0	0	0

Hewitt's Secondary Plan West of Yonge Conformity Review Plan 3

- A. BEMP HOLDINGS 2 INC.
- B. BEMP HOLDINGS 1 INC.
- C. LOCKHART INNISFIL INVESTMENTS LTD.
- D. LOCKHART INNISFIL INVESTMENTS LTD. & LOCKHART INNISFIL INVESTMENTS (II) LTD.
- E. RAINSONG LAND DEVELOPMENT INC.
- F. VAN DER HAYDEN
- G. SOBEYS CAPITAL INC.

Submission to City of Barrie for conformity review
October 5, 2016



Supporting Information

Reports:

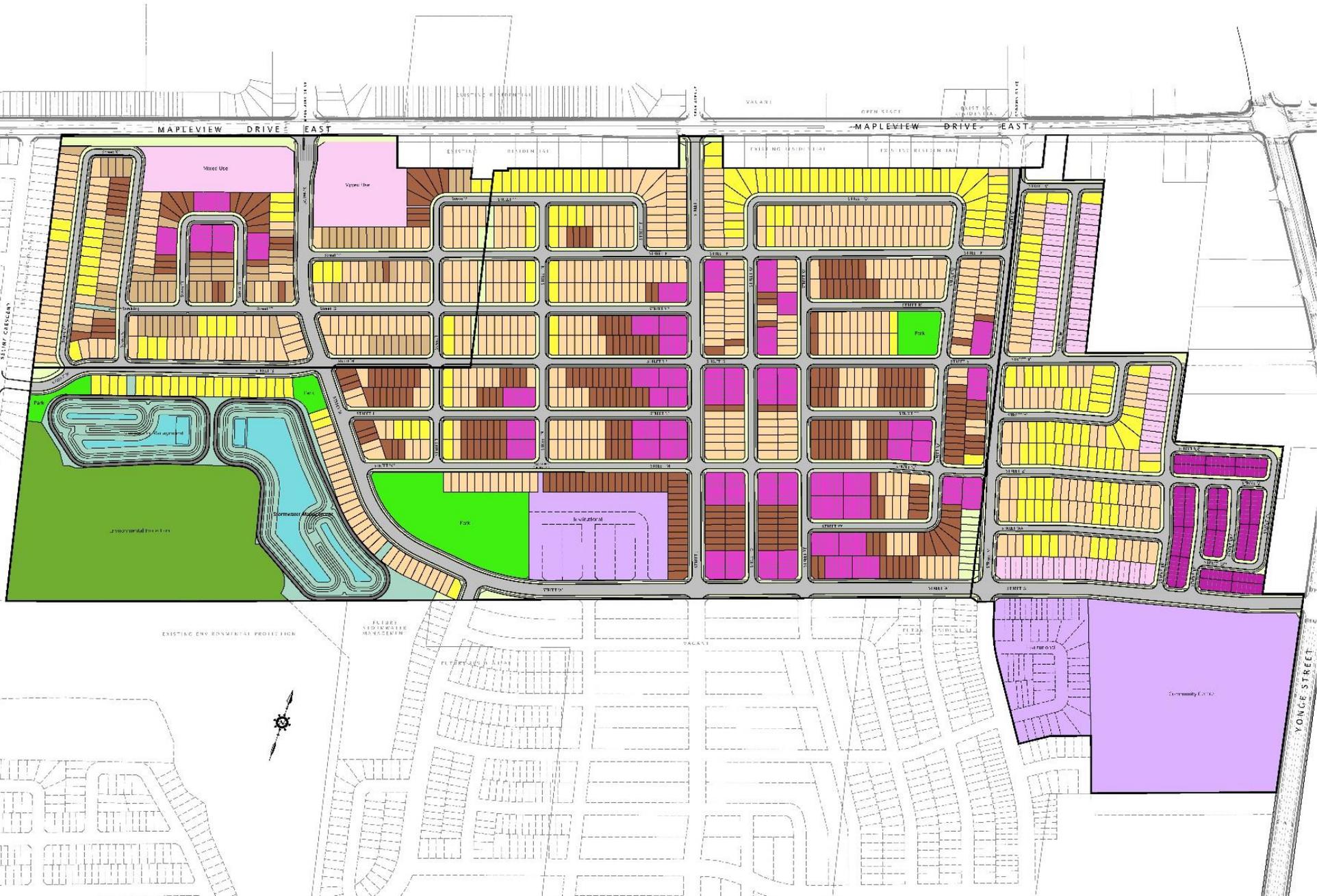
- Planning Justification Reports (Jones Consulting)
- Traffic Impact Study for all of Hewitt's (LEA Consulting)
- Functional Design Reviews (LEA Consulting)
- Species at Risk Screenings (Azimuth Environmental)
- Natural Heritage Evaluation for Lockmaple (Azimuth Environmental)
- Noise Impact Studies (R. Bouwmeester & Ass. for BEMP/Lockmaple & Valcoustics for Rainsong)
- Archaeological (Amick Consulting for BEMP/Lockmaple & Archaeological Ass. for Rainsong)
- Stormwater Management Report (Jones Consulting for Bemp/Lockmaple & SCS Consulting for Consulting for Rainsong)
- Functional Servicing Report (Jones Consulting for Bemp/Lockmaple, & SCS Consulting for for Rainsong)

Plans:

- Draft Plan of Subdivision (Jones Consulting)
- Pedestrian Circulation Plan (Jones Consulting)
- Tree Inventory/Removals Plans (John D. Bell Associates)
- Preliminary Engineering Plans (Jones Consulting for Bemp/Lockmaple)



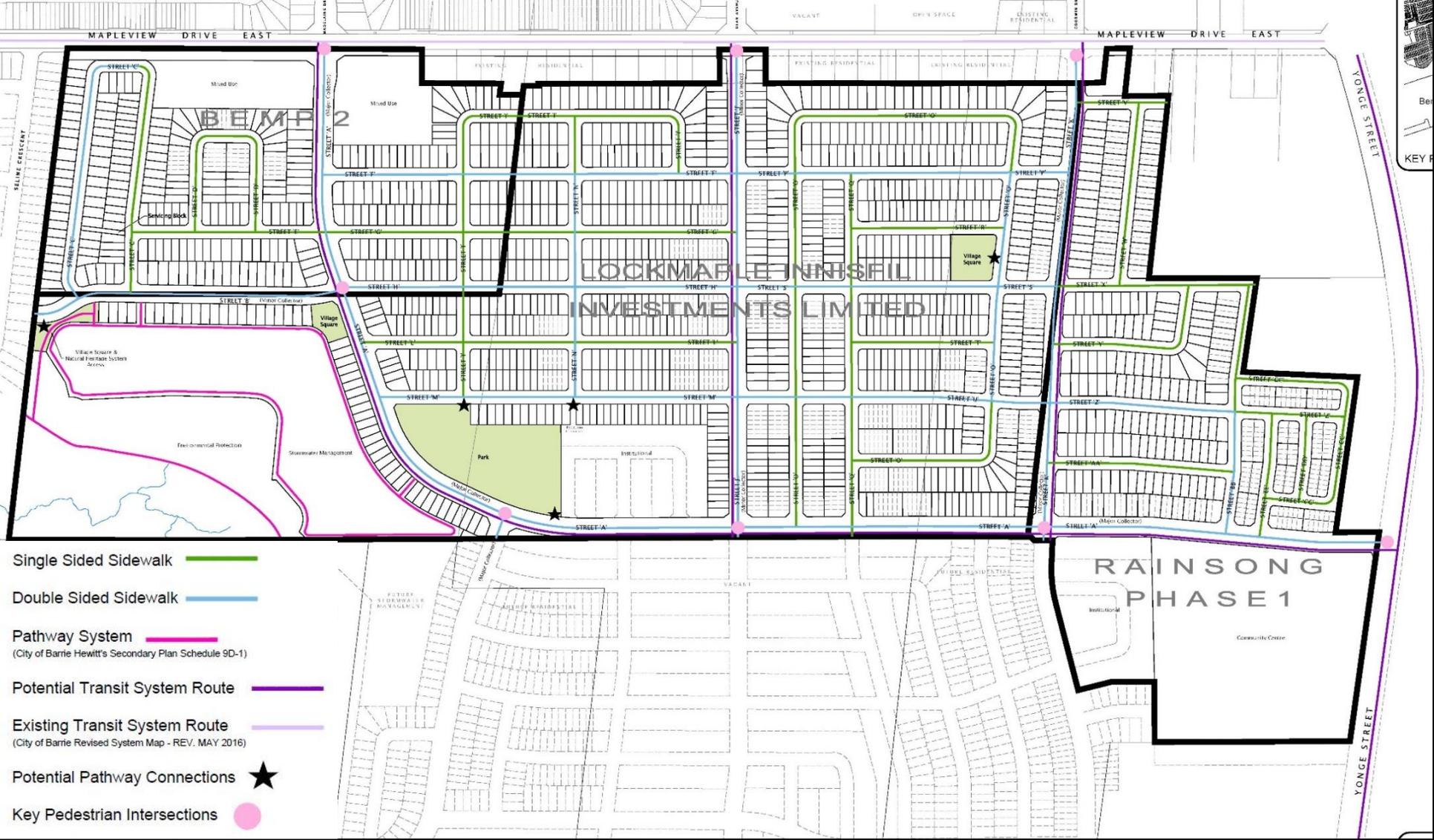
Compiled Draft Plan of Subdivision



Combined Development Statistics

Residential Uses	
Unit Type	No. of Residential Units
Low Density	
• 9.0m single	40
• 9.15m single	269
• 10.4m single	80
• 11.0m single	464
• 11.5m single	140
• 12.2m single	181
• 13.7m single	28
• 15.0m semi (7.5/unit)	100
<i>Sub-Total</i>	1302
Medium Density	
• 6.0m Townhome	339
• 6.0m Back-To-Back Townhome	154
<i>Sub-Total</i>	493
Mixed use	
• Apartment	196
<i>Sub-Total</i>	196
TOTAL Residential Units	1991

- Total Area = 110.61 ha.
 - 7.02 ha. Environmental Protection Area
 - 6.35 ha. SWM
 - 4.87 ha. public elementary schools (x2)
 - 10.1 ha. parks and Community Centre
 - 2.87 ha. mixed use blocks
- 1,991 units
 - 65% low density
 - 25% medium density
 - 10% mixed use
- 24 uph net density
- 55.4 people and jobs per hectare

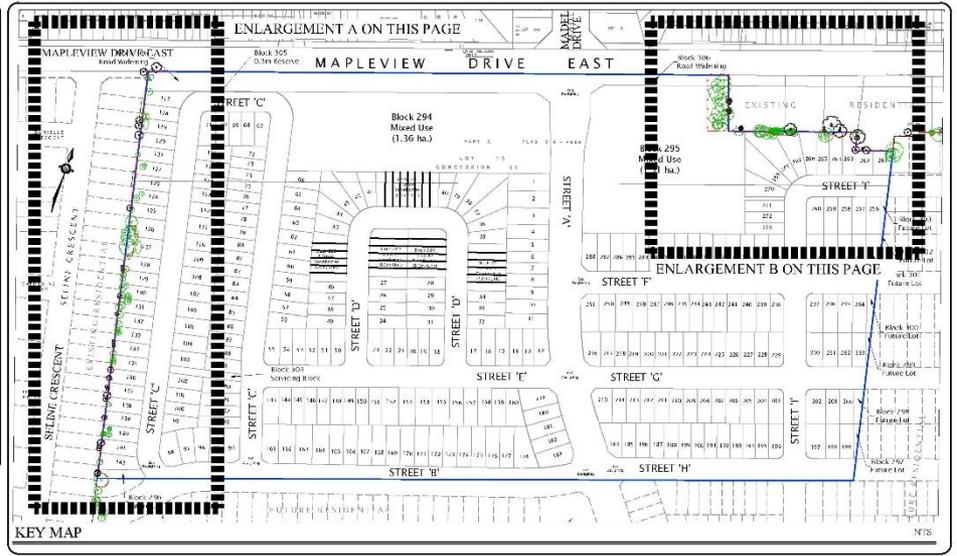
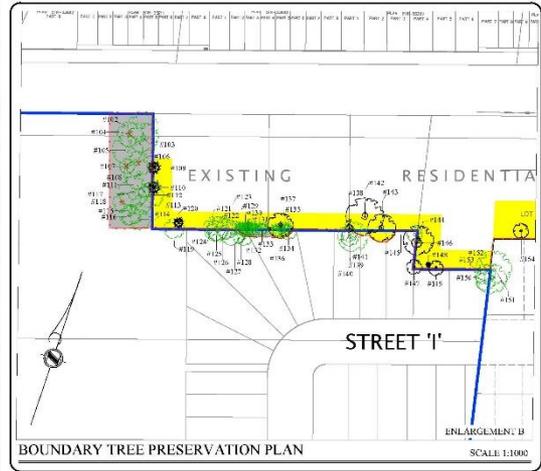
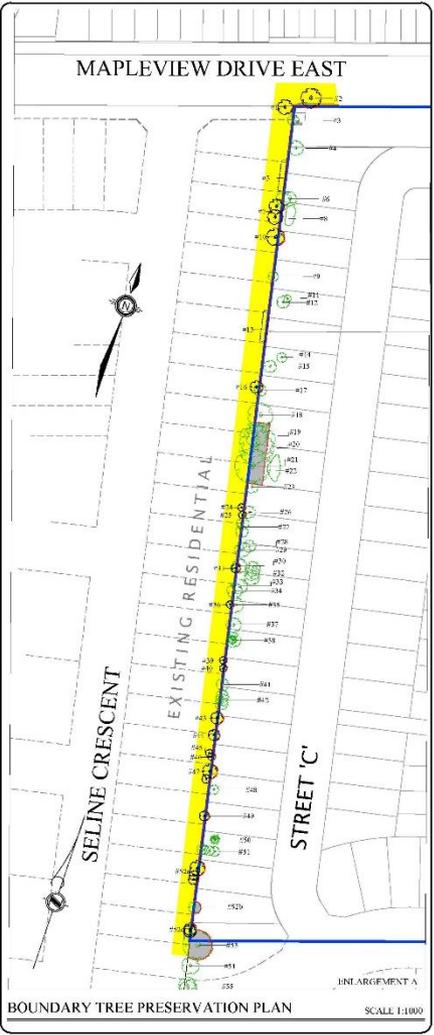


Pedestrian Circulation Plan



Proposed Zoning By-Law Schedule





BOUNDARY TREE ASSESSMENT

Tree #	No. of trees	Botanical Name	Forest Value	Maturity	Sensitivity to change	Proximity to development	Preservation Value	Preservation Level
1	1	<i>Prunus serotina</i>	Low	Medium	Sensitive	Intersected	Low	2
2	1	<i>Fraxinus americana</i>	Medium	Medium	Intermediate	Intersected	Medium	2
3	1	<i>Clonoxylon americana</i>	Low	Immature	Tolerant	0.5m to P.L.	-	-
4	1	<i>Melospiza sylvatica</i>	Low	Immature	Tolerant	3m to P.L.	-	-
5	1	<i>Thuja occidentalis</i>	Low	Immature	Tolerant	0.5m to adjacent	High	1
6	2	<i>Prunus serotina</i>	Low	Immature	Sensitive	0.5 to 5m to P.L.	High	1
7	2	<i>Acer saccharinum</i>	Low	Immature	Tolerant	3m to P.L.	-	-
8	10	<i>Crataegus</i>	Low	Immature	Tolerant	3m to P.L.	-	-
9	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	0.5m to P.L.	High	1
10	1	<i>Acer saccharinum</i>	Low	Immature	Tolerant	0.5m to adjacent	High	1
11	1	<i>Crataegus</i>	Low	Immature	Tolerant	7m to P.L.	-	-
12	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	6m to P.L.	-	-
13	1	<i>Thuja occidentalis</i>	Medium	Immature	Tolerant	0.5m to adjacent	High	1
14	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	7.5m to P.L.	-	-
15	1	<i>Melospiza sylvatica</i>	Low	Immature	Tolerant	3.5m to P.L.	High	1
16	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	0.5m to adjacent	High	1
17	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	0.5m to P.L.	High	1
18	1	<i>Acer saccharinum</i>	High	Medium	Very Sensitive	2m to P.L.	Medium	2
19	1	<i>Acer saccharinum</i>	High	Medium	Very Sensitive	1m to P.L.	Medium	2
19	1	<i>Acer saccharinum</i>	High	Medium	Very Sensitive	2m to P.L.	Medium	2
20	1	<i>Acer saccharinum</i>	High	Medium	Very Sensitive	2m to P.L.	Medium	2
21	2	<i>Acer saccharinum</i>	High	Medium	Very Sensitive	1m to P.L.	Medium	2
22	1	<i>Melospiza sylvatica</i>	Low	Immature	Tolerant	8m to P.L.	-	-
23	1	<i>Fraxinus americana</i>	Medium	Immature	Intermediate	1.5m to P.L.	High	1
24	4	<i>Acer saccharinum</i>	High	Immature	Intermediate	0.5m to P.L.	Low	3
25	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	0.5m to P.L.	High	1
26	1	<i>Melospiza sylvatica</i>	Low	Immature	Tolerant	3.5m to P.L.	-	-
27	1	<i>Fraxinus americana</i>	Medium	Immature	Intermediate	0.5m to P.L.	High	1
28	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	5.5m to P.L.	-	-
29	1	<i>Fraxinus americana</i>	Medium	Immature	Intermediate	2m to P.L.	High	1
30	1	<i>Fraxinus americana</i>	Medium	Immature	Intermediate	0.5m to P.L.	High	1
31	1	<i>Melospiza sylvatica</i>	Low	Immature	Tolerant	0.5m to P.L.	Low	3
32	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	5.5m to P.L.	-	-
33	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	3m to P.L.	-	-
34	1	<i>Fraxinus americana</i>	Medium	Immature	Intermediate	0.5m to P.L.	High	1
35	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	2m to P.L.	High	1
36	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	0.5m to adjacent	High	1
37	2	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	0.5m to P.L.	High	1
38	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	2.5m to P.L.	High	1
39	1	<i>Fraxinus americana</i>	Medium	Immature	Intermediate	0.5m to P.L.	High	1
40	3	<i>Fraxinus americana</i>	Medium	Immature	Intermediate	0.5m to P.L.	High	1
41	1	<i>Fraxinus americana</i>	Medium	Immature	Intermediate	0.5m to P.L.	High	1
42	1	<i>Fraxinus americana</i>	Medium	Immature	Intermediate	0.5m to P.L.	High	1
43	1	<i>Fraxinus americana</i>	Medium	Immature	Intermediate	0.5m to P.L.	High	1
44	1	<i>Fraxinus americana</i>	Medium	Immature	Intermediate	0.5m to adjacent	High	1
45	1	<i>Fraxinus americana</i>	Medium	Immature	Intermediate	1.5m to adjacent	High	1
46	1	<i>Fraxinus americana</i>	Medium	Immature	Intermediate	0.5m to P.L.	High	1
47	1	<i>Fraxinus americana</i>	Medium	Immature	Intermediate	0.5m to P.L.	High	1
48	1	<i>Melospiza sylvatica</i>	Low	Immature	Tolerant	1.5m to adjacent	High	1
48	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	3m to P.L.	High	1
49	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	0.5m to P.L.	High	1
50	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	6m to P.L.	High	1
51	1	<i>Fraxinus americana</i>	Medium	Immature	Intermediate	0.5m to P.L.	High	1
52	1	<i>Fraxinus americana</i>	Medium	Immature	Intermediate	0.5m to P.L.	High	1
53	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	1.5m to adjacent	High	1
54	1	<i>Acer saccharinum</i>	High	Immature	Very Sensitive	0.5m to P.L.	Medium	2
55	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	0.5m to P.L.	High	1
56	2	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	0.5m to P.L.	High	1
57	1	<i>Acer saccharinum</i>	High	Medium	Very Sensitive	0.5m to west P.L.	Medium	2

Tree #	No. of trees	Botanical Name	Forest Value	Maturity	Sensitivity to change	Proximity to development	Preservation Value	Preservation Level
102	2	<i>Acer saccharinum</i>	High	Medium	Very Sensitive	3.7m to P.L.	Medium	2
103	1	<i>Acer saccharinum</i>	High	Medium	Very Sensitive	3.5m to P.L.	Medium	2
105	4	<i>Acer saccharinum</i>	High	Medium	Very Sensitive	3.5m to P.L.	Medium	2
104	1	<i>Acer saccharinum</i>	High	Medium	Very Sensitive	0.5m to P.L.	Medium	2
106	1	<i>Fraxinus americana</i>	Low	Medium	Sensitive	7m to P.L.	-	-
109	1	<i>Acer saccharinum</i>	High	Medium	Very Sensitive	11m to P.L.	Medium	3
106	1	<i>Prunus serotina</i>	Low	Medium	Sensitive	5.5m to P.L.	-	-
107	1	<i>Fraxinus americana</i>	Medium	Medium	Intermediate	9.8m to P.L.	-	-
108	2	<i>Acer saccharinum</i>	High	Medium	Very Sensitive	3m to P.L.	Medium	2
109	1	<i>Pinus strobus</i>	Medium	Medium	Intermediate	1.2m to adjacent	High	1
110	1	<i>Pinus strobus</i>	Medium	Medium	Intermediate	1m to adjacent	High	1
111	1	<i>Robinia pseudoacacia</i>	Low	Immature	Sensitive	0.5m to P.L.	Medium	3
112	1	<i>Robinia pseudoacacia</i>	Low	Medium	Sensitive	0.3m to P.L.	Medium	3
113	1	<i>Robinia pseudoacacia</i>	Low	Medium	Sensitive	4.4m to P.L.	Medium	3
114	1	<i>Robinia pseudoacacia</i>	Low	Medium	Sensitive	3m to P.L.	Medium	3
115	1	<i>Robinia pseudoacacia</i>	Low	Medium	Sensitive	0m to P.L.	Medium	3
116	1	<i>Robinia pseudoacacia</i>	Low	Medium	Sensitive	11m to P.L.	Medium	3
117	1	<i>Acer saccharinum</i>	High	Medium	Very Sensitive	7m to P.L.	Medium	2
118	1	<i>Melospiza sylvatica</i>	Low	Immature	Tolerant	10m to P.L.	-	-
119	1	<i>Robinia pseudoacacia</i>	Low	Medium	Sensitive	0.25m to P.L.	High	1
120	1	<i>Pinus strobus</i>	Medium	Immature	Intermediate	2.2m to adjacent	High	1
121	1	<i>Acer negundo</i>	Low	Immature	Tolerant	0.1m to P.L.	-	-
122	1	<i>Robinia pseudoacacia</i>	Low	Immature	Sensitive	1.7m to P.L.	-	-
123	1	<i>Robinia pseudoacacia</i>	Low	Immature	Sensitive	0.1m to P.L.	-	-
124	1	<i>Robinia pseudoacacia</i>	Low	Medium	Tolerant	0.2m to P.L.	-	-
125	1	<i>Acer negundo</i>	Low	Immature	Tolerant	0.2m to P.L.	-	-
126	1	<i>Robinia pseudoacacia</i>	Low	Medium	Sensitive	4m to P.L.	-	-
127	1	<i>Robinia pseudoacacia</i>	Low	Medium	Sensitive	0.8m to P.L.	-	-
128	1	<i>Acer negundo</i>	Low	Immature	Tolerant	0.2m to P.L.	-	-
129	1	<i>Pinus strobus</i>	Medium	Medium	Sensitive	3.5m to P.L.	-	-
130	1	<i>Pinus strobus</i>	Medium	Medium	Sensitive	0.2m to P.L.	Medium	3
131	1	<i>Pinus strobus</i>	Medium	Medium	Sensitive	0.2m to P.L.	Medium	3
132	1	<i>Pinus strobus</i>	Medium	Medium	Sensitive	0.2m to P.L.	Medium	3
133	2	<i>Pinus strobus</i>	Medium	Medium	Sensitive	0.2m to P.L.	Medium	3
134	1	<i>Acer negundo</i>	Low	Immature	Tolerant	1.2m to P.L.	-	-
135	1	<i>Pinus strobus</i>	Medium	Medium	Sensitive	0.3m to P.L.	Medium	3
136	2	<i>Pinus strobus</i>	Medium	Medium	Sensitive	0.6m to P.L.	-	-
137	1	<i>Acer negundo</i>	Low	Immature	Tolerant	1.5m to adjacent	High	1
138	1	<i>Acer saccharinum</i>	High	Immature	Very Sensitive	0.5m to adjacent	High	1
139	1	<i>Melospiza sylvatica</i>	Low	Medium	Tolerant	3.5m to P.L.	-	-
140	1	<i>Acer saccharinum</i>	High	Medium	Very Sensitive	1.5m to adjacent	High	1
141	1	<i>Clonoxylon americana</i>	Low	Medium	Intermediate	3m to P.L.	-	-
142	1	<i>Acer negundo</i>	Low	Medium	Tolerant	3.7m to adjacent	High	1
143	1	<i>Robinia pseudoacacia</i>	Low	Medium	Very Sensitive	0.8m to adjacent	High	1
144	1	<i>Robinia pseudoacacia</i>	Low	Medium	Very Sensitive	0.5m to adjacent	High	1
145	1	<i>Acer negundo</i>	Low	Immature	Tolerant	1m to P.L.	-	-
146	1	<i>Acer negundo</i>	Low	Immature	Tolerant	0.2m to adjacent	High	1
147	1	<i>Acer negundo</i>	Low	Immature	Tolerant	1m to adjacent	High	1
148	1	<i>Thuja occidentalis</i>	Medium	Immature	Tolerant	1.5m to adjacent	High	1
149	1	<i>Acer negundo</i>	Low	Immature	Tolerant	0.5m to P.L.	High	1
150	1	<i>Acer negundo</i>	Low	Medium	Tolerant	3m to P.L.	-	-
151	4	<i>Fagus grandifolia</i>	High	Medium	Very Sensitive	1.5-10m to adjacent	-	-
152	1	<i>Clonoxylon americana</i>	Low	Immature	Intermediate	0.5m to adjacent	High	1
153	1	<i>Acer saccharinum</i>	High	Medium	Tolerant	2m to P.L.	-	-

Boundary Tree Preservation Plan

* Boundary trees in poor condition to be removed; acceptance from the adjacent neighbors is required.

