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**TO:** GENERAL COMMITTEE

**SUBJECT:** ZONING BY-LAW AMENDMENT APPLICATION – 124, 180, 228  
MCKAY ROAD

**WARD:** 7

**PREPARED BY AND KEY CONTACT:** T. BUTLER, PLANNER, EXT. 5446

**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

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### **RECOMMENDED MOTION**

1. That the Zoning By-law Amendment Application submitted by the Jones Consulting Group Ltd., on behalf of Mattamy (Salem) Limited, to rezone the northern portions of the lands known municipally as 124, 180 and 228 McKay Road from 'Agriculture General' (AG) and 'Environmental Protection' (EP) zones that apply to the subject lands in the Innisfil Zoning By-law 054-04, and from 'Neighbourhood Residential' (R5) in the City of Barrie Comprehensive By-law 2009-141, as amended, to 'Neighbourhood Residential' (R5), 'Neighbourhood Residential Multiple' (RM3), and 'Environmental Protection' (EP) in City of Barrie Comprehensive By-law 2009-141, as amended 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 DEV001-25.
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 the Jones Consulting Group Ltd., on behalf of Mattamy (Salem) Limited, for the northern portion of the lands known municipally as 124, 180 and 228 McKay 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 August 14, 2024, staff have determined that the proposal is consistent with the Provincial Planning Statement (2024) and the City of Barrie Official Plan (2024). As such, staff are

recommending approval of the proposed rezoning as provided in draft attached to Staff Report DEV001-25 as Appendix “A”. The submitted Draft Plan of Subdivision is attached as Appendix “B”.

Background

6. The lands were formerly owned by H&H Capital Group Ltd. and Mattamy (Salem) Limited concluded the purchase of the sale on the lands on November 8, 2021. While under H&H’s ownership, the lands were the subject of several *Planning Act* approvals.
7. On June 24, 2019, Council approved By-law 2019-069 which rezoned the subject lands for residential uses. This original Zoning By-law Amendment included two small portions of the lands that are no longer part of the subject lands or applications. On August 8, 2019, the City issued Draft Plan approval for a 784 lot residential subdivision containing single detached homes, townhouses, mixed use residential areas, an elementary school, neighbourhood park and a stormwater management facility (see Appendix “C” – H&H Draft Plan of Subdivision).
8. While under Mattamy (Salem) Limited ownership, the lands were subject to the approval of an Extension and Redline Revision to a Draft Plan of Subdivision Approval in 2022 (see Appendix “D” – 2022 Draft Plan of Subdivision). The request was granted by the City of Barrie on August 3, 2022, with a lapsing date of August 3, 2023, which resulted in the following changes:
  - i. Revisions to lotting types (frontages) which resulted in a more compact urban form and smaller unit typologies that increase density and more efficiently use planned infrastructure. The number of proposed units on the subject lands increased from 672 to 731;
  - ii. Increased widenings along Veteran’s Drive and McKay Road West; and
  - iii. The road geometry at the Steet ‘H’ and ‘J’ intersections with Street ‘A’ were improved to more closely align with the City’s Transportation Design Manual.
9. The lands were subject to an additional Extension to Draft Plan Approval in 2023. The request was granted by the City of Barrie on August 3, 2023, with a lapsing date of August 8, 2026. The current submission is to facilitate the requested Redline Revision to a Draft Approved Plan of subdivision for a total of 746 lots, of which, 380 residential units located within Phase 1 have been registered. The table below identifies the lotting changes from the previously approved Redline Revision:

Table 1. Red Line Revision Unit Count

<b>DRAFT PLAN OF SUBDIVISION STATISTICS</b>		
<b>Residential Uses (frontage in metres)</b>	<b>No. of Residential Units (New Red Line Plan 2024)</b>	<b>No. of Residential Units (Previously Approved Red Line Plan 2023)</b>
9.15 metre single detached	205	161
11.0 metre single detached	125	146
11.0 metre single detached (corner lots)	19	27

Street Townhouses (7.01 metre)	151	91
Dual Frontage Townhouses (6.4 metre)	88	64
Rear Lane Townhouses (6.4 metre)	0	109
Back-to-Back Townhouses (6.4 metre)	158	130
<b>TOTAL</b>	<b>746</b>	<b>731</b>

Development Proposal

10. The application, if approved, would rezone portions of the lands known municipally as 124, 180 and 228 McKay Road from 'Agriculture General' (AG) and 'Environmental Protection' (EP) zones that apply to the subject lands in the Innisfil Zoning By-law 054-04, and from 'Neighbourhood Residential' (R5) in the City of Barrie Comprehensive By-law 2009-141, as amended, to 'Neighbourhood Residential' (R5), 'Neighbourhood Residential Multiple' (RM3), and 'Environmental Protection' (EP) in City of Barrie Comprehensive By-law 2009-141.
11. The concurrent Draft Plan of Subdivision application, included for reference as Appendix "B" to Staff Report DEV001-25, proposes to incorporate additional lands to the north to accommodate stormwater management areas and 9 additional single detached residential dwellings for a total of 366 residential dwellings within Phase 2. Refinements to existing previously approved zoning is requested to accommodate 37 back to back townhouses. It was noted by staff that the existing zoning over the portion of the lands previously rezoned would not accommodate townhouse uses. The total development consists of 746 residential building lots, a block for a school, open space park areas and associated stormwater management and environmental protection areas. A total of 380 lots in the subdivision have already been registered and are currently under construction (see Appendix "E" – Phase 1 Registration Plan).
12. Subject to Council approval of the proposed Zoning By-law Amendment application, the proposed development would proceed to Draft Plan of Subdivision approval through the delegated approval process (Council Motion 10-G-346).
13. No site-specific provisions are proposed within the current application, as all existing and proposed lots would conform with the required zone standards.

Site and Location

14. The subject property is located at the intersection of McKay Road and Veteran's Drive, extending north along Veteran's Drive and west along McKay Road, within the former Salem Secondary Planning Area. The lands are known municipally as part of 124, 180, and 224 McKay Road and legally described as Part of Lots 2 and 5, Concession 10, Part 2, RP 51R-2471, and Part 1, RP 51R-43746, in the former Town of Innisfil, now in the City of Barrie. The lands subject to the current application are 52.18 hectares (129 acres) in area. The lands include 19.09 hectares directly to the north along Veterans Drive which were formerly owned by the County of Simcoe.

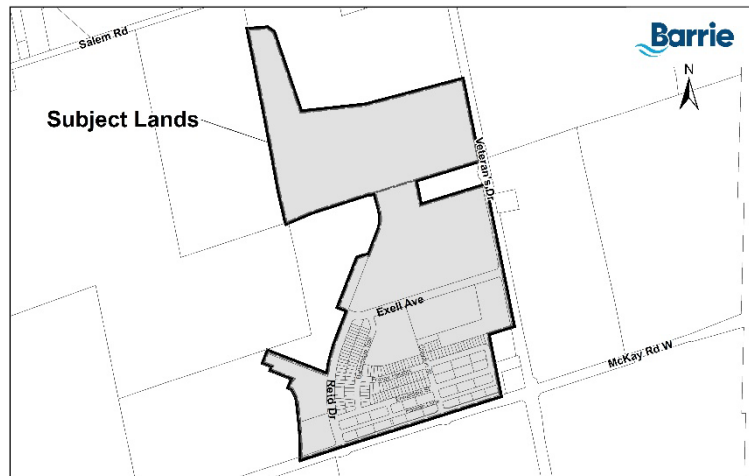
15. The subject lands are irregular in shape with approximately 518 metres of frontage along McKay Road West and 750 metres along Veterans Drive.
16. The surrounding land uses include the following:

**North** County of Simcoe Forest and agricultural lands that are designated for future employment uses;

**East** Agricultural lands designated for future employment uses;

**South** A draft approved and partially registered residential and mixed use subdivision, as well as future employment lands located to the southeast, including vacant agricultural lands within the Town of Innisfil

**West** Single detached dwellings along Salem Road and Agricultural lands along McKay Road. Further west are lands proposed to contain residential development.



#### Existing Policy

17. The subject property is identified as being within the Designated Greenfield Area on Map 1 – Community Structure, and is designated “Neighbourhood Area”, and “Natural Heritage System” on Map 2 - Land Use Designations, and includes lands identified as being Natural Core and Natural Linkage Areas and Low Constraint Stream on Map 3 – Natural Heritage Protection Overlays in the City’s Official Plan.
18. The lands are currently zoned as Agricultural General (AG) and Environmental Protection (EP) in the former Town of Innisfil Zoning By-law (054-04), which continues to apply from the land’s annexation into Barrie in 2010. In addition, a portion of the lands subject to the rezoning application is currently zoned ‘Neighbourhood Residential’ (R5) in City of Barrie Comprehensive Zoning By-law 2009-141, as amended.

#### Background Studies

19. In support of the application, the following plans, reports, and studies were submitted. Copies of the submission material are available under [Ward 7 – 124, 180, 224 McKay Road.](#)
- Planning Justification Report (The Jones Consulting Group Ltd, July 2024)
  - Functional Servicing Report (R.J. Burnside & Associates Ltd., June 2024)
  - Stormwater Management Report (R.J. Burnside & Associates Ltd., June 2024)
  - Natural Heritage Evaluation (R.J. Burnside & Associates Ltd., June 2024)
  - Traffic Letter (JD Northcote Engineering Inc., Nov. 23, 2024)
  - Tree Inventory and Preservation Plan (Kuntz Forestry Consulting Inc, )
  - Transportation Impact Letter (C.F. Crozier & Associates Inc., June 2024)

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### Public Consultation

20. A Neighbourhood Meeting was not hosted for the subject application as is standard in the former Salem Secondary Plan Area, given the limited number of immediately adjacent landowners and that most landowners are party to the Salem Secondary Plan Landowners Group and are aware of the plans for the subject site.
21. A statutory Public Meeting was held on August 14, 2024, to present the subject application to the Affordability Committee and the public. One member of the public attended the meeting.
22. The member of the public who attended the public meeting is an adjacent landowner and identified a concern with potential trespassing on their lands as it remains largely undeveloped and is contiguous with the lands subject to the application. This comment is related to general interest in ensuring that existing landowners whose lands are not subject to existing or future development within the former Salem and Hewitt's Secondary Plans do not experience unforeseen adverse impacts on their lands by future residents.
23. It was identified by Parks Planning and the Lake Simcoe Region Conservation Authority staff that placing chain-link fence within Natural Core and Natural Linkage Areas would adversely impact existing wildlife and would create barriers in areas intended to be natural linkages between identified natural heritage resources. Given that residential homes are not proposed adjacent to the resident's lands, staff suggest that any matters related to trespassing be referred to Barrie Police should trespassing occur in the future.

### Department and Agency Comments

24. 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 departments as it relates to the subject Zoning By-law Amendment application:
  - a) Development Services - Addressing, Approvals, Parks Planning and Transportation Planning;
  - b) Fire and Emergency Services;
  - c) Business Performance and Environmental Sustainability – Risk Management Official, Environmental Sustainability and Environmental Compliance;
  - d) Finance – Development Charges Department;
  - e) Transit and Parking Strategy Department;
  - f) Infrastructure Services Department (Water Operations Branch);
  - g) Engineering Standards;
  - h) Alectra Utilities, Bell Canada, Enbridge and Hydro One;
  - i) Simcoe County District School Board;
  - j) Simcoe Muskoka Catholic District School Board; and
  - k) The Lake Simcoe Region Conservation Authority (LSRCA)

Any comments that were provided will be addressed through subsequent approvals associated with the red-line revision to the existing draft plan of subdivision.

### POLICY ANALYSIS

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

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Provincial Planning Statement (2024) (PPS)

26. Staff have reviewed the relevant policies and are of the opinion that the development is consistent with the applicable policies of the Provincial Planning Statement (2024) which direct growth to settlements and promotes densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation. The subject lands are within a designated greenfield area and the settlement boundary of the City of Barrie, defined as a Large and Fast-Growing Municipality and plans to conform with minimum density targets as defined within Section 2.3 of the PPS. The proposed development aligns with the policies of a healthy, liveable, and compact community and would be serviced by existing municipal infrastructure and services, thereby representing efficient and cost-effective development.
27. Sections 3.9 and 4.1 of the PPS require that development provide for the needs of persons of all ages and abilities in the distribution of a full range of publicly accessible natural settings for recreation, parklands, public spaces, open space areas, trails and linkages. The proposed development intends for the existing natural heritage features to be incorporated into publicly accessible areas, while protecting diversity and connectivity of natural features, and the long-term ecological function and biodiversity of natural heritage systems. Additionally, Natural Heritage features are defined and protected through the rezoning, and restored or, where possible, improved. The resultant rezoning and draft plan will protect for the long-term Natural Heritage linkages between and among natural heritage features and areas, surface water features and ground water resources.

City of Barrie Official Plan (OP) 2024

28. Staff have reviewed the relevant policies in the City of Barrie Official Plan 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. As noted, the subject lands are identified as being within the Designated Greenfield Area on Map 1 – Community Structure and are designated 'Neighbourhood Area', and 'Natural Heritage System' on Map 2 – Land Use. General land use intentions for the 'Neighbourhood Areas' are provided in Section 2.3.7 and further land use policies that guide development in Neighbourhood Areas are provided in Section 2.6.1.
29. The Neighbourhood Area is where the majority of residents are expected to live, while ensuring the protection and connections to the Natural Heritage Systems and Greenspaces. Neighbourhoods are expected to accommodate a scale of development and built form suitable for their planned function, created through plans of subdivision, and shall allow for opportunities for a full range of housing forms, types, and options including affordable housing. The Mattamy (Salem) Subdivision includes a mix of housing types (singles, semis and townhouses) and has committed to supporting opportunities for affordable housing by way of additional residential unit options for prospective purchasers.
30. It is the intention of the Official Plan as detailed in Section 2.4.2.3 that Designated Greenfield Areas shall accommodate 50% of annual residential growth, where development follows a logical progression of lands contiguous with newly developed areas. Designated Greenfield Areas are planned for complete communities, which efficiently use land, preserve the natural heritage system, allow for varied land uses, support transit service, and create neighbourhoods where resident's needs are readily available. The proposed development representing 746 residential units contributes to the annual growth intentions of the Official Plan, while conforming with complete community goals and exceeding the minimum density targets with a forecasted 62 people and jobs per hectare.

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31. The subject property includes a significant area of land which has been comprehensively designated Natural Heritage System through the former Salem Secondary Plan review and connects with features and designations on adjacent lands. These natural features are further highlighted within Sections 2.6.6, and 5.4 where the lands shall be used in the Natural Heritage System to maintain, protect, enhance, and restore the City's Natural Heritage System and its ecological functions. This designation protects in perpetuity resources which contribute to a complete community for residents.
  32. Urban Design policies in Section 3.2.1 seek to create neighbourhoods which shall be designed for a diversity of land uses and housing choices with good connectivity to transit, facilities and amenities, activation of the street and open spaces and integration of safety and crime prevention principles. These principles are further detailed within Section 4, where complete streets are described as incorporating a variety of transportation options, serving all residents and mobility needs. Staff are of the opinion that the proposed Zoning By-law Amendment application generally conforms to Section 3.2.1 and Section 4, however design requirements for homes adjacent to the stormwater management and Natural Heritage areas will be further considered within detailed design of the Plan of Subdivision Application should the zoning by-law amendment be approved.
  33. Through the Official Plan, the City has also set environmental, social and economic resilience goals for all development within the City. Environmental considerations have been made through the provided Natural Heritage Evaluation, and other aspects of the built form will be further considered through detailed design of the subdivision. Affordable Housing forms a core pillar of this section, further described in Section 6.4.2 of the Official Plan. Building upon complete community goals, the City has established that a minimum of 15% of all new housing units each year shall be affordable housing, and that this provision shall apply through developments of 40 or more residential dwelling units. The application in response to this provision of the Official Plan has committed to providing unit types that will contain accessory residential units (second suites) that will be offered as turn-key options, adding to the inventory of the City's rental market. While the City will not be able to control the affordable rental rates of such units, it is recognized that the creation of additional residential units serves to address demand and reduces higher rental rates created by insufficient rental unit supply.
  34. The proposed development provides a low rise built form which is consistent within the Neighbourhood Area designation. Natural Heritage Areas contribute to a complete neighbourhood and protection of natural resources for the long term benefit of all residents. The development builds upon an area with existing approvals that will support active transportation options for residents and the long term build out of public transit. Affordable Housing will be a consideration of the development working to ensure a greater mix of uses, housing tenure and options for residents are provided. The proposed development further conforms with Section 9.5.3 Plan of Subdivision requirements, which contemplates how such Draft Plans of Subdivision will be developed and incorporated within the City. For these reasons and as described above, staff are of the opinion that the proposed development conforms with the Official Plan.

#### Comprehensive Zoning By-law 2009-141

35. The applicant is proposing to change the current zoning on the northern portion of the subject lands from 'Agricultural General' (AG) and 'Environmental Protection' (EP) in the former Town of Innisfil By-law 054-04 and from 'Neighbourhood Residential' (R5) in the City of Barrie Comprehensive By-law 2009-141, as amended, to 'Neighbourhood Residential' (R5), 'Neighbourhood Residential Multiple' (RM3) and 'Environmental Protection' (EP) in accordance with the City's Comprehensive Zoning By-law 2009-141, as amended.
36. Through review of the application, it was noted that existing/previously approved zoning over a portion of the lands would not accommodate the proposed housing type of townhouses. As such,

the proposed amendment would alter the existing zoning from 'Neighbourhood Residential' (R5) in the City of Barrie Comprehensive By-law 2009-141, as amended, to 'Neighbourhood Residential Multiple' (RM3) for approximately 28 lots within the northern portion of the existing draft approved plan (see Appendix "A" – Draft Zoning By-law Amendment).

37. No site-specific provisions are proposed through the subject rezoning application, with all resultant development lots conforming with the current zone standards.

#### Plan of Subdivision

38. Subject to Council approval of the proposed application, the property would be subject to Plan of Subdivision approvals, as per Section 51 of the *Planning Act*. The approval of Plans of Subdivision has been delegated to City staff in accordance with Council Motion 10-G-346. In this regard, review of the Draft Plan of Subdivision remains on going with staff currently reviewing details related to stormwater management. Should Council approve the rezoning, Staff would be in a position to approve the associated Red-line Revision to Draft Plan of Subdivision attached as Appendix "B" to this report once the detailed stormwater management review has been completed. This is expected to occur in the first quarter of 2025.
39. Through the Plan of Subdivision process, detailed design matters will be reviewed and addressed including design elements of the lands, parks, environmental features, access routes, transit, servicing, stormwater management, landscaping, lighting, zoning compliance, building orientation/placement/massing and parking. The detailed design component of the Plan of Subdivision process will ensure the development complies with all municipal standards and provides an appropriate interface with adjacent neighbourhoods, trails and streets.

#### Summary

40. Staff have reviewed the comments received and considered the proposed Zoning By-law Amendment application, having regard to conformity with relevant Provincial and City planning policies. In staff's opinion, the proposed development of 366 residential units, plus the establishment of an environmental protection block for stormwater management, is consistent with the Provincial Planning Statement (2024) and the City's Official Plan (2024).
41. At this time, there are no further matters that impact the processing of the subject rezoning application and as such, it is being recommended for approval.

#### **ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

42. The following environmental and/or climate change impact matters have been considered in the development of the recommendation:
- a) Through the provided Natural Heritage Evaluation (NHE), Ecological Offsetting response and Tree Inventory, natural heritage features have been appropriately identified on the subject property and will be dedicated to the City at no cost and as a condition of the final subdivision approval, thereby ensuring the feature is protected and maintained for the long-term.

Any woodland communities which are proposed for removal have been identified and compensation will be provided in order to allow for replanting elsewhere in the City with all tree removals by the applicant requiring City tree removal permits and LSRCA approval.

The NHE confirmed that the proposed development is not expected to have negative impacts on area natural heritage features provided recommended mitigation, compensation, and best practices as detailed are implemented.



**ALTERNATIVES**

43. The following alternatives are available for consideration by General Committee:

<p><b><u>Alternative #1</u></b></p>	<p>General Committee could refuse the proposed Zoning By-law Amendment application and maintain the existing “Agricultural” (AG) and “Environmental Protection” (EP) and “Neighbourhood Residential” (R5) over the subject property.</p> <p>This alternative is not recommended as the proposed development forms part of the lands that were annexed on January 1, 2010, with the intent to allow the City of Barrie to expand in a compact and sustainable manner. The proposed development conforms to all Provincial and municipal policies as noted throughout the analysis section of this report and is considered an appropriate use of the subject lands.</p>
<p><b><u>Alternative #2</u></b></p>	<p>General Committee could propose an alternative zoning on the subject properties to accommodate increased densities or a greater mix of uses.</p> <p>This alternative is not recommended as this property and surrounding lands have been comprehensively planned whereby additional dwelling units will be accommodated and a greater mix of residential unit types, commercial and employment needs will occur along arterials external to the subject site.</p>

**FINANCIAL**

44. 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.

**LINKAGE TO 2022-2026 COUNCIL STRATEGIC PLAN**

45. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:

- Affordable Place to Live
- Thriving Communities

46. In accordance with Council’s goals, the proposed development would provide for an efficient expansion of the City’s urban area, extending existing services and infrastructure, and will contribute to a mix of new housing types including the potential for more affordable and attainable housing options and will support the local transit network.

- Attachments:
- Appendix “A” – Draft Zoning By-law Amendment
  - Appendix “B” – Draft Plan of Subdivision
  - Appendix “C” – H&H Draft Approved Plan of Subdivision 2020
  - Appendix “D” – Mattamy (Salem) Draft Approved Plan of Subdivision 2022
  - Appendix “E” – Mattamy (Salem) Phase 1 Registration Plan

APPENDIX "A"

Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2025-XX

**A By-law of The Corporation of the City of Barrie to amend Town of Innisfil By-law 054-04 and City of Barrie 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, formerly in the Town of Innisfil, now in the City of Barrie.**

**WHEREAS** the Council of The Corporation of the City of Barrie deems it expedient to amend Town of Innisfil By-law 054-04 and City of Barrie By-law 2009-141 to rezone lands legally described as: Part of Lots 2 and 5, Concession 10, Part 2, RP 51R-2471, and Part 1, RP 51R-43746 in the Town of Innisfil, known municipally as 124, 180 and 220 McKay Road in the City Barrie, shown on Schedule "A" attached to this By-law from 'Agricultural General' (AG) and 'Environmental Protection' (EP) in the Town of Innisfil By-law 054-04 and from 'Neighbourhood Residential' (R5) in the City of Barrie Comprehensive By-law 2009-141, to the 'Neighbourhood Residential' (R5), 'Neighbourhood Residential Multiple' (RM3) and 'Environmental Protection' (EP) zones of the City of Barrie Comprehensive By-law 2009-141, as amended,

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 25-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 'Agricultural General' (AG) and 'Environmental Protection' (EP) in the Town of Innisfil By-law 054-04 to 'Neighbourhood Residential' (R5), and 'Environmental Protection' (EP) in City of Barrie Comprehensive Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** the zoning map be amended to change the zoning from 'Neighbourhood Residential' (R5) to 'Neighbourhood Residential Multiple' (RM3) in Comprehensive Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
3. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule "A" to this Bylaw, shall apply to the said lands except as varied by this By-law.
4. **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 \_\_\_\_, 2025.

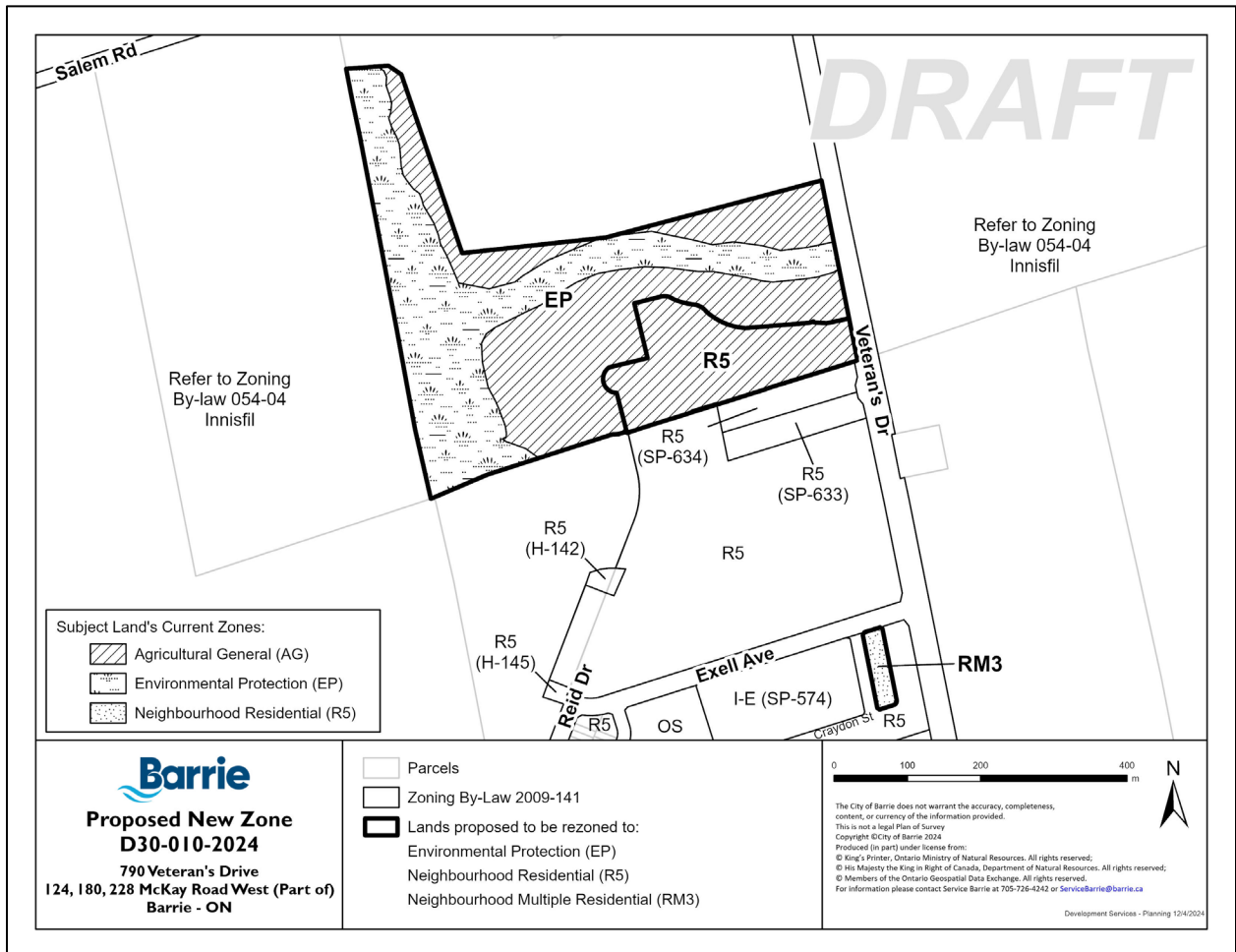
**READ** a third time and finally passed this \_\_\_\_ day of \_\_\_\_, 2025.

**THE CORPORATION OF THE CITY OF BARRIE**

\_\_\_\_\_  
**MAYOR – A. NUTTALL**

\_\_\_\_\_  
**CITY CLERK – WENDY COOKE**

Schedule "A" to attached By-law 2025-XXX



**APPENDIX "B"**  
**Draft Plan of Subdivision**

STATISTICS	Revised Draft Plan (Oct/2024)	Revised Draft Plan (June/2024)	Revised Draft Approved Plan (Dec./2021)	Draft Approved Plan (April/2019)
	Area (ha.)	Units	Area (ha.)	Units
13.0m Singles	n/a	n/a	n/a	n/a
12.0m Singles	n/a	n/a	n/a	n/a
11.6m Singles	n/a	n/a	n/a	n/a
★ 11.0m Singles	4.13 ha.	125	5.01 ha.	154
■ 11.0m Corner Singles	0.78 ha.	19	0.79 ha.	19
○ 9.15m Singles	5.50 ha.	205	4.89 ha.	181
Street Townhomes	3.19 ha.	151	3.19 ha.	151
Dual Frontage Townhomes	1.54 ha.	88	1.54 ha.	88
Rear Lane Townhomes	n/a	n/a	n/a	n/a
Back to Back Townhomes	1.54 ha.	158	1.54 ha.	158
Street Townhomes	n/a	n/a	n/a	n/a
Street Townhomes	n/a	n/a	n/a	n/a
Mixed Use Residential	n/a	n/a	n/a	n/a
Institutional (School)	2.30 ha.		2.30 ha.	
Parkland	2.01 ha.		2.01 ha.	
Walkways	0.12 ha.		0.12 ha.	
Stormwater Management Pond	4.77 ha.		5.39 ha.	
Environmental Protection	15.58 ha.		14.45 ha.	
Stormwater Management Access	n/a		n/a	
Future Road	n/a		n/a	
Road Widening / 0.3m Reserves	0.96 ha.		0.96 ha.	
Roads & Lanes	9.76 ha.		9.99 ha.	
<b>TOTAL</b>	<b>52.18 ha.</b>	<b>746 units</b>	<b>52.18 ha.</b>	<b>751 units</b>

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

g) SHOWN ON DRAFT PLAN  
h) MUNICIPAL WATER  
i) TOGA LOAMY SAND & BONDHEAD SANDY LOAM  
j) SHOWN ON DRAFT PLAN  
k) ALL MUNICIPAL SERVICES TO BE PROVIDED  
l) THERE ARE NO RESTRICTIVE COVENANTS AFFECTING THE LAND TO BE SUBDIVIDED.

**OWNER'S CERTIFICATE**

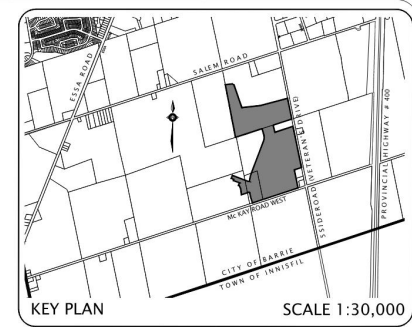
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING GROUP LTD., TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF BARRIE FOR APPROVAL.

OCTOBER 23, 2024  
DATE  
*Tim Warner*  
TIM WARNER  
MATTAMY (SALEM) LIMITED

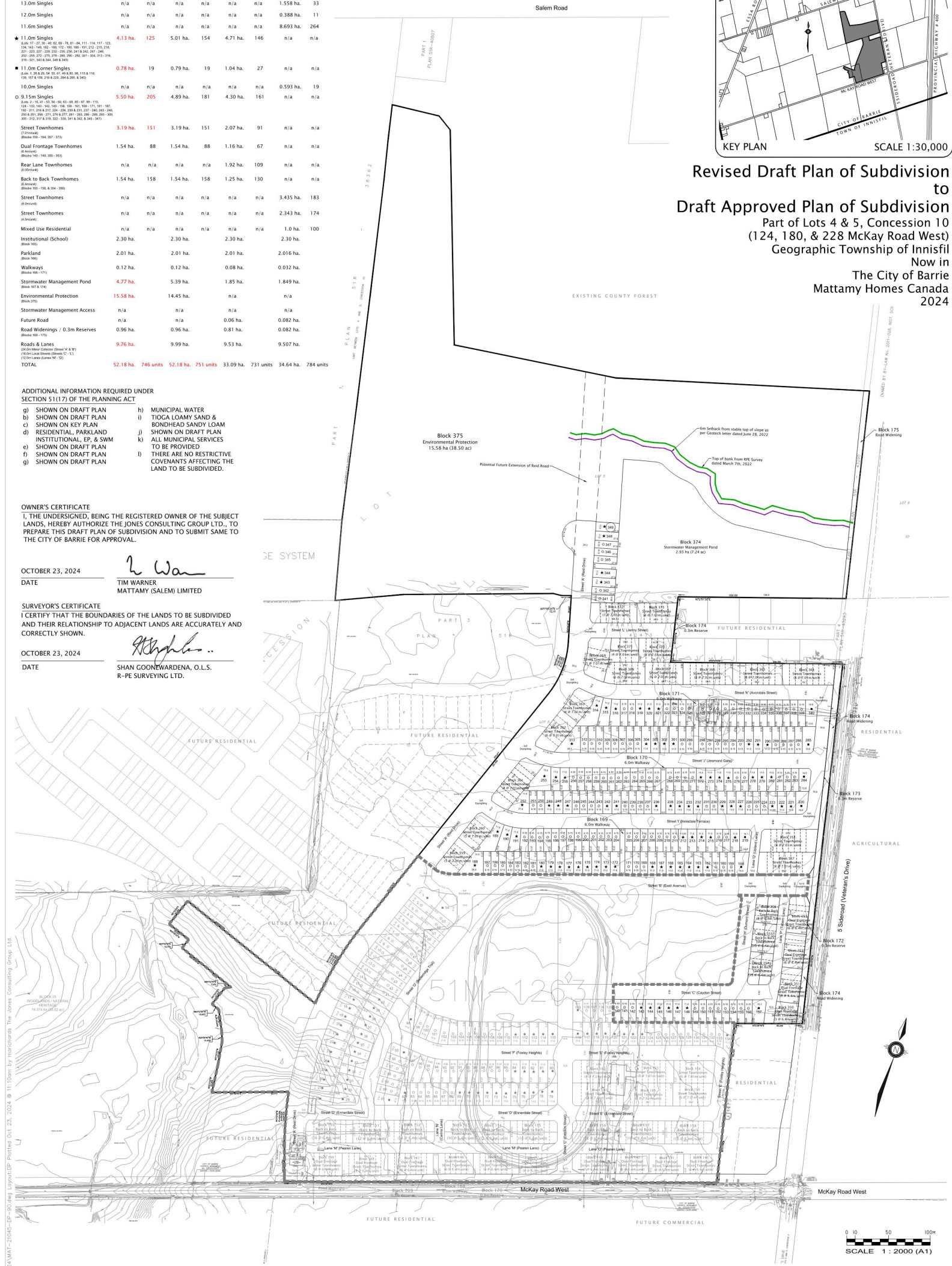
**SURVEYOR'S CERTIFICATE**

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

OCTOBER 23, 2024  
DATE  
*Shan Coonwardena*  
SHAN COONWARDENA, O.L.S.  
R-PE SURVEYING LTD.



**Revised Draft Plan of Subdivision to Draft Approved Plan of Subdivision**  
Part of Lots 4 & 5, Concession 10 (124, 180, & 228 McKay Road West)  
Geographic Township of Innisfil  
Now in The City of Barrie  
Mattamy Homes Canada  
2024



— Top of bank from RPE Survey dated March 7th, 2022  
— 6m Setback from stable top of slope as per Geotech letter dated June 28, 2022  
■ Registered Plan 51M-1263 Limits

DATE	SCHEDULE OF REVISIONS	DRAWN
NOV. 24, 2022	REVISIONS AS PER CITY COMMENTS	m.c.r.
NOV. 30, 2022	REVISIONS AS PER CLIENT COMMENTS	m.c.r.
DEC. 1, 2022	REVISE OLS BEARINGS AND DISTANCES	m.c.r.
DEC. 2, 2022	CHANGES AS PER CLIENT COMMENTS/PREP FOR SUBMISSION	m.c.r.
DEC. 13, 2022	CHANGES AS PER CLIENT COMMENTS/PREP FOR SUBMISSION	m.c.r.
MAY 3, 2024	NEW PLAN/PREP FOR SUBMISSION	m.c.r.
MAY 17, 2024	NEW SWM POND PLAN/LOTING CHANGES/PREP FOR SUBMISSION	m.c.r.
MAY 21, 2024	NEW SWM POND PLAN/PREP FOR SUBMISSION	m.c.r.
MAY 27, 2024	CHANGES AS PER ENG COMMENTS/PREP FOR SUBMISSION	m.c.r.
MAY 28, 2024	CHANGES AS PER CLIENT COMMENTS/PREP FOR SUBMISSION	m.c.r.
JUNE 6, 2024	CHANGES AS PER CLIENT COMMENTS/PREP FOR SUBMISSION	m.c.r.
OCT. 2, 2024	CHANGES AS PER CLIENT COMMENTS/UNIT COUNTS ONLY	m.c.r.
OCT. 4, 2024	REORGANIZE LOT DISTRIBUTION ALONG CRAYDON ST. ONLY	m.c.r.
OCT. 8, 2024	NEW SWM POND LIMIT/UPDATE DP	m.c.r.
OCT. 18, 2024	UPDATE ALL STATS FOR SUBMISSION	m.c.r.
OCT. 22, 2024	REVISION TO STAT TABLE FOR SUBMISSION	m.c.r.

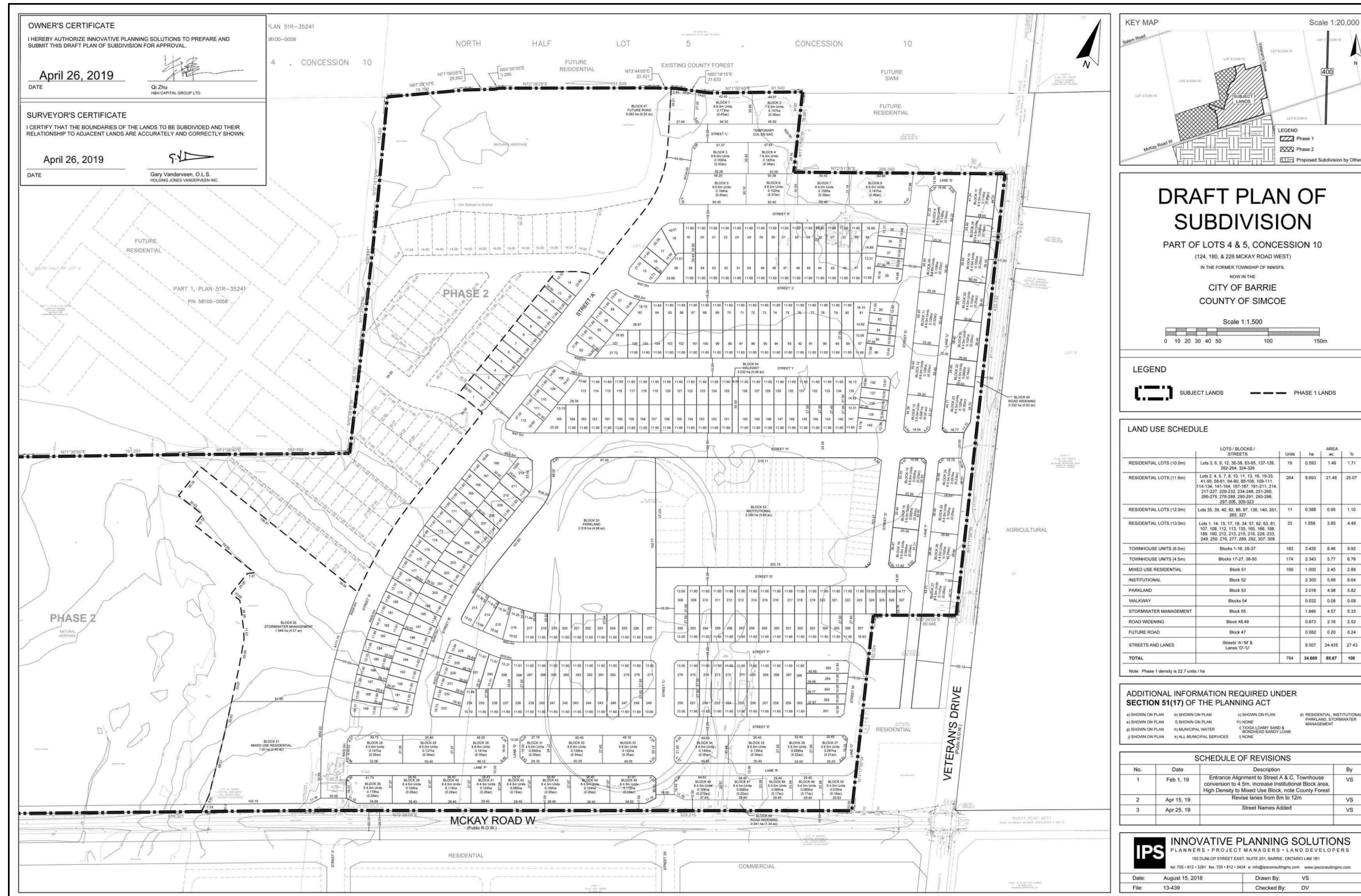
**REVISED DRAFT PLAN OF SUBDIVISION**

Date Issued: DEC. 21, 2021  
Checked By: RD  
Project No.: MAT-21045  
Drawn By: m.c.r.  
Drawing Name: MAT-21045-DP-90.dwg

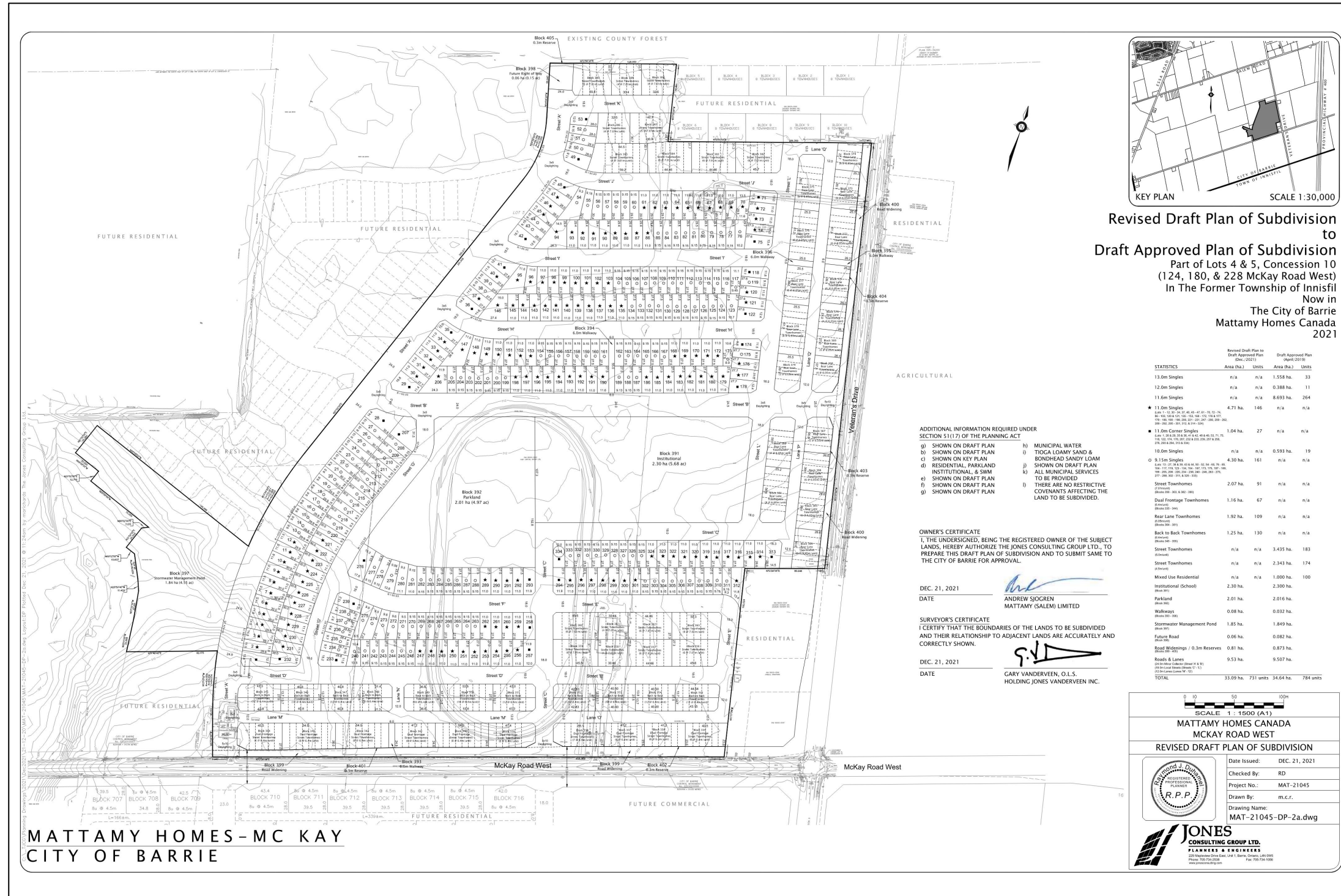
**JONES CONSULTING GROUP LTD.**  
PLANNERS & ENGINEERS  
220 Woodbine Ave., Unit 1, Barrie, Ontario, L4N 5S5  
Phone: 705-734-2038  
www.jonescgl.com

**MATTAMY HOMES - MC KAY**  
**CITY OF BARRIE**

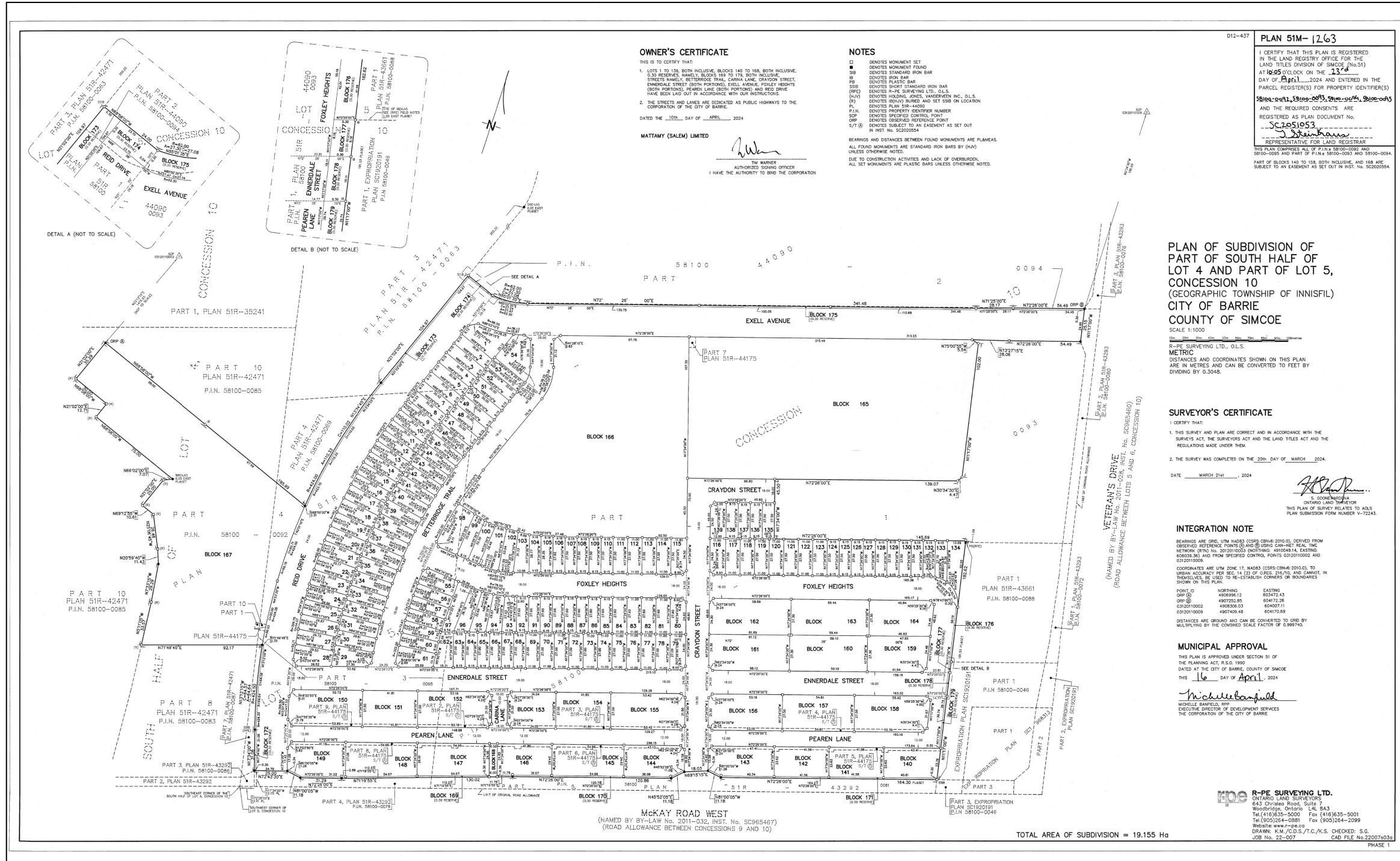
APPENDIX "C"  
H&H Draft Approved Plan of Subdivision 2020



APPENDIX "D"  
Mattamy (Salem) Draft Approved Plan of Subdivision 2022



APPENDIX "E"  
Mattamy (Salem) Phase 1 Registration Plan



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:  
1. LOTS 1 TO 138 BOTH INCLUSIVE, BLOCKS 140 TO 188, BOTH INCLUSIVE, AS RESERVED, NAMELY BLOCKS 140 TO 178, BOTH INCLUSIVE, STREETS NAMELY, BETTERIDGE TRAIL, CRAYDON STREET, ENNERDALE STREET (BOTH PORTIONS), EXELL AVENUE, FOLEY HEIGHTS (BOTH PORTIONS), PEAREN LANE (BOTH PORTIONS) AND RED DRIVE HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.  
2. THE STREETS AND LANES ARE DESIGNATED AS PUBLIC HIGHWAYS TO THE CORPORATION OF THE CITY OF BARRIE.  
DATED THE 10th DAY OF APRIL, 2024  
MATTAMY (SALEM) LIMITED  
THE WARRIOR  
AUTHORIZED SIGNING OFFICER  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

NOTES

□ DENOTES MONUMENT SET  
■ DENOTES MONUMENT FOUND  
SIB DENOTES STANDARD IRON BAR  
SB DENOTES IRON BAR  
PB DENOTES PLASTIC BAR  
SIBS DENOTES SHORT STANDARD IRON BAR  
SIBS DENOTES IN-PH SURVEYING LITH. BILLS  
(A7) DENOTES HOLDING, JONES, WANDERVEN INC. O.L.S.  
(N) DENOTES HEAVY BARRIS AND SET SOB ON LOCATION  
PL DENOTES PLAN 519-44090  
P.L. DENOTES PROPERTY IDENTIFIER NUMBER  
SOP DENOTES SPECIFIED CONTROL POINT  
SOP DENOTES SIGHTED REFERENCE POINT  
S/T DENOTES SUBJECT TO AN EASEMENT AS SET OUT IN REG. NO. SC200004  
BEARINGS AND DISTANCES BETWEEN FOUND MONUMENTS ARE PLAMEAS. ALL FOUND MONUMENTS ARE STANDARD IRON BARS BY (N/A) UNLESS OTHERWISE NOTED. DUE TO CONSTRUCTION ACTIVITIES AND LACK OF OVERBURDEN, ALL SET MONUMENTS ARE PLASTIC BARS UNLESS OTHERWISE NOTED.

D12-437 PLAN 51M-1263

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF SIMCOE (No.51) AT 10:05 O'CLOCK ON THE 13th DAY OF April, 2024 AND ENTERED IN THE PARCEL REGISTER(S) FOR PROPERTY IDENTIFIER(S) 58100-0093, 58100-0094, 58100-0095, 58100-0096, 58100-0097 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. SC2051053  
S. COOPER  
REPRESENTATIVE FOR LAND REGISTRATION  
58100-0095 AND PART OF P.L.N. 58100-0097 AND 58100-0098 AND PART OF P.L.N. 58100-0093 AND 58100-0094 ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGISTRATION ACT AND ARE SUBJECT TO AN EASEMENT AS SET OUT IN REG. NO. SC200004.

PLAN OF SUBDIVISION OF PART OF SOUTH HALF OF LOT 4 AND PART OF LOT 5, CONCESSION 10 (GEOGRAPHIC TOWNSHIP OF INNISFIL) CITY OF BARRIE COUNTY OF SIMCOE  
SCALE 1:1000  
R-PE SURVEYING LTD., O.L.S.  
METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF MARCH, 2024.  
DATE MARCH 21st, 2024  
S. COOPER  
ONTOARIO LAND SURVEYOR  
THIS PLAN OF SURVEY RELATES TO ADSL PLAN SUBMISSION FORM NUMBER V-7243.

INTEGRATION NOTE

BEARINGS ARE GRID, UTM NAD83 (CRS:CSRS86-2010.0), DERIVED FROM OBSERVED REFERENCE POINTS (OAR) (SIBS) CALLED "REAL" THE NETWORK (R70) NO. 202010003 (NORTHING: 4910493.14, EASTING: 600009.30) AND FROM SPECIFIED CONTROL POINTS 03120110002 AND 03120110003.  
COORDINATES ARE UTM ZONE 17, NAD83 (CRS:CSRS86-2010.0), TO UTM ACCURACY PER SEC. 14 (2) OF OREG. 215 (2), AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.  
POINT ID NORTHING EASTING  
OAR @ 4909981.12 604722.43  
OAR @ 490722.85 604722.28  
03120110002 4908209.03 604077.11  
03120110003 4907409.48 604170.69  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORNER SCALE FACTOR OF 0.999740.

MUNICIPAL APPROVAL

THIS PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990 DATED AT THE CITY OF BARRIE, COUNTY OF SIMCOE THIS 16th DAY OF April, 2024  
Michelle Bantford  
MICHÈLE BANTFORD, O.P.P.  
EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES  
THE CORPORATION OF THE CITY OF BARRIE

R-PE SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
643 Chrysler Road, Suite 7  
Woodbridge, Ontario L4L 8A3  
Tel: (905)264-5000 Fax: (905)264-5001  
Website: www.r-pe.ca  
DRAWN: K.M./C.D.S./T.C./K.S. CHECKED: S.G.  
JOB NO. 22-007 CAD FILE NO. 22007403a  
PHASE 1

TOTAL AREA OF SUBDIVISION = 19.155 Ha