
TO: GENERAL COMMITTEE

SUBJECT: ZONING BY-LAW AMENDMENT APPLICATION – 460 LOCKHART ROAD

WARD: 9

PREPARED BY AND KEY CONTACT: L. JUFFERMANS, RPP, SENIOR PLANNER, EXT. 4447

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

RECOMMENDED MOTION

1. That the Zoning By-law Amendment application submitted by The Jones Consulting Group, on behalf of Lockhart Innisfil Investments (II) Ltd., for lands known municipally as 460 Lockhart Road, 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), be approved.
2. No written and oral submissions were received from the public relating to this application. Comments from technical staff and our partner agencies have been taken into consideration as part of the deliberations and final recommendations related to the approval of the application as amended and identified within Staff Report DEV031-24.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law.

PURPOSE & BACKGROUND

Report Overview

4. The purpose of this Staff Report is to recommend approval of a Zoning By-law Amendment application (file: D30-022-2021) submitted by The Jones Consulting Group, on behalf of Lockhart Innisfil Investments (II) Ltd., for lands known municipally as 460 Lockhart Road, (see Appendix "A" – Proposed Zoning By-law Amendment).
5. The proposed Zoning By-law Amendment seeks to rezone the subject 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).
6. The proposed Zoning By-law Amendment would implement the proposed Draft Plan of Subdivision to permit the development of a residential subdivision with a total of 395 residential units, comprised of 194 single detached dwellings, 20 street townhouse units and 180 back to back townhouse units, in addition to 2 future lots and blocks, 12.43 hectares of environmentally protected land, stormwater

management ponds, and municipal streets. The Draft Plan of Subdivision is attached as Appendix "B" to Staff Report DEV031-24.

7. 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).
8. This report reviews the zoning by-law amendment application based on conformity with Provincial and City planning policies, as well as provides an overview of comments received through the technical review and public engagement processes, which included a public meeting on February 1, 2022. Staff have determined that the application has regard for matters of provincial interest as outlined in the *Planning Act*, are consistent with the Provincial Policy Statement (2020) and conform to the Growth Plan for the Greater Golden Horseshoe (2019), as amended, and the City of Barrie Official Plan (2010), and the Hewitt's Secondary Plan. As such, this application is being recommended for approval.

Site and Location

9. The subject lands are 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, and known municipally as 460 Lockhart Road.
10. The lands are 32.1 hectares (79.32 acres) in area, rectangular in shape, with approximately 487.9 metres (1600 feet) of frontage along the north side of Lockhart Road between Huronia Road and Yonge Street. The lands are located within the Hewitt's Secondary Plan area and currently contain vacant agricultural lands and natural heritage features.
11. The existing land uses surrounding the subject property (key map below in Figure 1) are as follows:
 - North: Residential lands currently under development, an existing subdivision of single detached dwellings in the northwest, stormwater and Environmental Protection blocks.
 - South: Agricultural lands located outside of the City of Barrie boundary and within the Town of Innisfil.
 - East: Vacant lands for which applications for a Zoning By-law Amendment and residential Plan of Subdivision have been submitted (application D30-021-2021).
 - West: Residential lands currently under development, including single detached and townhouse dwellings.

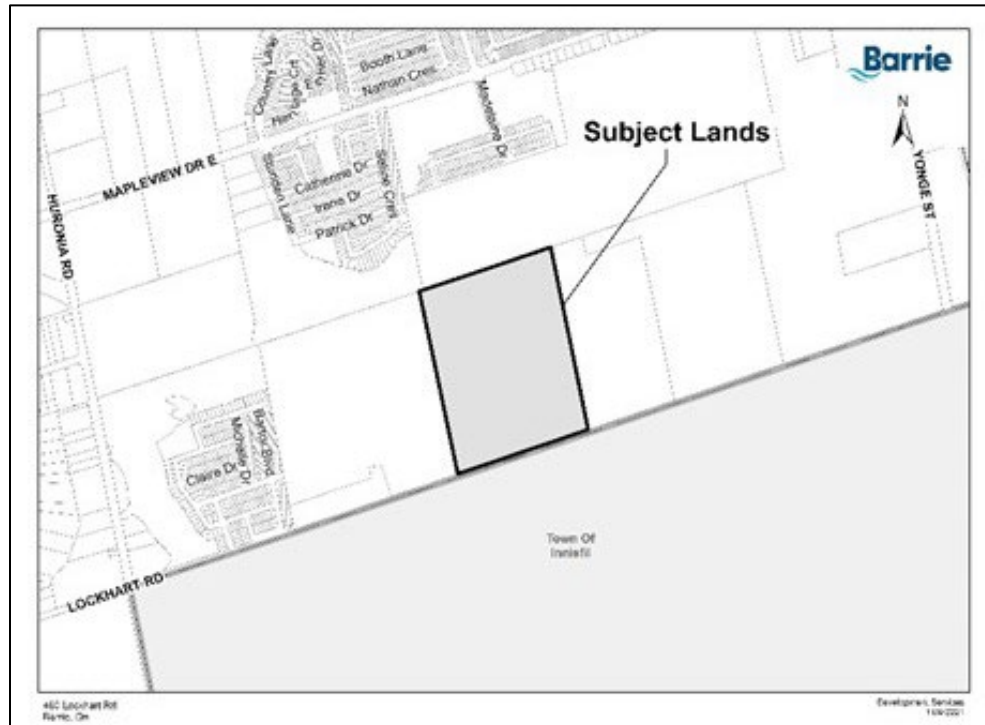


Figure 1: Location Map

Existing Policy

12. The application was deemed complete on December 15, 2021, prior to the approval of the new City of Barrie Official Plan (2024) which was approved with modifications by the Ministry of Municipal Affairs and Housing in May 2024. Section 2.5.7 of the new Official Plan notes that applications deemed complete prior to the approval of this Plan by the Ministry of Municipal Affairs and Housing may continue towards final approval under the policy framework in place at the time the Notice of Complete Application was issued. This would include any subsequent implementing approvals. As such, the application has been reviewed against the policies of the City's former Official Plan (2010).
13. The former City of Barrie Official Plan (2010), which includes the Hewitt's Secondary Plan, designates the subject lands as 'Residential Area', 'Mixed Use Nodes and Corridors' and 'Environmental Protection'. The predominant use of the 'Residential Area' designation is for a range of low and medium density residential uses which are predominately ground-related forms development in addition to related uses such as parks, schools, and places of worship. Mixed Use Nodes and Corridors are intended to provide the highest order of activities including medium and high density residential, retail and service commercial, business, live-work, institutional and cultural uses. The predominant use of lands within the 'Environmental Protection' designation is for the preservation and protection significant environmental features and wildlife habitat. The subject parcel is currently zoned 'Agricultural General' (AG) and 'Environmental Protection' (EP) pursuant to the Town of Innisfil Zoning By-law 054-04.

Background Studies

14. In support of the application, the following reports were submitted. Copies of the submission material is available online on the City's Proposed Developments webpage under [460 Lockhart Road](#).
- Planning Justification Report (The Jones Consulting Group Ltd. dated October 2021)
 - Stage 1-3 Archaeological Assessment, Approved by the Ministry of Tourism, Culture and Sport (Archaeological Assessments Ltd. dated July 19, 2012)
 - Stage 4 Archaeological Assessment (Archaeological Assessments Ltd. dated July 19, 2012)
 - Geotechnical Investigation for Proposed Residential Development Report (Soil Engineers Ltd. dated May 2021)
 - Functional Servicing Report (The Jones Consulting Group Ltd. dated October 2021)
 - Preliminary Stormwater Management Report (The Jones Consulting Group Ltd. dated October 2021)
 - Hydrogeological Study in Support of Draft Plan (R.J. Burnside & Associates Ltd. dated February 2022)
 - Traffic Noise Opinion Letter (R. Bouwmeester & Associates dated October 14, 2021)
 - Natural Heritage Evaluation (Azimuth Environmental Consulting, Inc. dated May 2023)
 - Traffic Impact Study (JD Northcote Engineering Inc. dated September 9, 2021)
 - Pedestrian Circulation Plan (The Jones Consulting Group Ltd. dated May 9, 2022)
 - Proposed Draft Plan of Subdivision (The Jones Consulting Group Ltd., issue dated July 20, 2021)
 - Civil Engineering Drawing Package (The Jones Consulting Group Ltd., dated October 2021)
 - Tree Inventory and Preservation Plan (JDB Associates Inc. dated January 28, 2020)

Neighbourhood Meeting

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

Public Meeting

16. A statutory Public Meeting was held on February 1, 2022, to present the subject application to Planning Committee and the public. There were no comments or questions made by members of the public at the meeting.

Department and Agency Comments

17. The subject application was circulated to staff in various departments and to external agencies for review and comment.
18. The **Lake Simcoe Region Conservation Authority (LSRCA)** is satisfied by the application with the issuance of Draft Conditions for the future Plan of Subdivision. Review of technical documents and Lake Simcoe Protection Plan policies will be undertaken as part of the Plan of Subdivision clearance.
19. **Development Services – Addressing** staff did not note any concerns with the application and provided direction on future street naming and numbering processes, which would be assigned following the decision of the Draft Plan of Subdivision.

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20. **Development Services – Approvals** staff noted no concern with the proposed rezoning and indicated the application adequately demonstrates that the proposal is in conformity with the overall master development plans for the area and that the development can be provided with the required municipal servicing when the overall area, and adjacent lands are developed. They also provided a number of conditions to be included with the conditions of the Draft Plan of Subdivision to address servicing and infrastructure requirements.
 21. **Development Services – Parks Planning** staff noted no concern with the proposed rezoning and that they are satisfied with the updated Pedestrian Circulation Plan. Further detailed design of the trail system and natural heritage system, as well as an edge management plan and fencing/acoustic wall requirements, will be addressed through the Draft Plan of Subdivision process. A Tree Removal Permit will be required.
 22. **Development Services - Transportation Planning** is supportive of the application, including the road network and revised pedestrian circulation plan, and provided conditions to be incorporated into the conditions of the Draft Plan of Subdivision to address matters including but not limited to: interim restrictions for temporary dead-end streets; daylighting triangle, road widening and 0.3m reserve requirements within the subdivision and along Lockhart Road; road design requirements, including the inclusion of buffered bicycle lanes on major collector roads, turning lanes, on-street parking prohibitions; and traffic calming measures. They also confirmed that because this application was initiated before the City's review of its arterial road right of way policy (with respect to road widths and active transportation requirements), this development will not be requested to alter the proposed Draft Plan for conformity with the new policies unless they request a draft plan approval extension in the future.
 23. The **Infrastructure Department - Water Operations Branch** have indicated they have no concerns with the proposed rezoning and that a detailed review and comments on the proposed water infrastructure will be provided through the detailed design stage of the Draft Plan of Subdivision process, including how to address dead end watermain within the subdivision through looping, auto flushers, or through connections to neighbouring development.
 24. The City's **Fire and Emergency Services Department** indicated no objection to the proposed rezoning, and noted that if development occurs in phases, the phasing plan will need to address emergency access provisions to their satisfaction. A fire break plan will also be required for this development, to be addressed through the Draft Plan of Subdivision process.
 25. The City's **Finance Department** provided applicable development charges/fees associated with the future development of this site.
 26. **Information Technology** confirmed they have no concerns with the proposed development.
 27. **Transit** staff have no concerns with the proposed rezoning and provided design requirements for the location of transit stops within the proposed development, which will be addressed through the Draft Plan of Subdivision conditions.
 28. **Environmental Sustainability (Business Performance and Environmental Sustainability)** provided comments indicating the proposed development will be eligible for Municipal Curbside Collection Services, including recycling and organics programs.
 29. **Environmental Compliance (Business Performance and Environmental Sustainability)** provided comments on the use of erosions and sediment controls, temporary dewatering, discharge of water, and fill management. These matters will be addressed through the Draft Plan of Subdivision process. A Site Alteration Permit, Discharge Agreement, Fill Management Plan, and Spill Contingency Plan will be required.

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30. **Environmental Risk Management (Business Performance and Environmental Sustainability)** noted their support for the proposed rezoning and provided conditions to address their requirements for the Draft Plan of Subdivision.
31. **Alectra Utilities** provided comments indicating no objection to the application. The developer is to contact Alectra to discuss hydro requirements for this development to obtain a subdivision application form and discuss all aspects of the project to prepare the electrical distribution system design for the subdivision. They also provided details on minimum clearance and setback requirements to their infrastructure/system.
32. **Enbridge Gas Inc.** noted no objections to the proposed application. The developer is to contact Enbridge to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving. They also noted if easements are required to service the development these are to be provided to Enbridge.
33. **Bell Canada** noted no concerns and provided conditions to be incorporated into the conditions of the Draft Plan of Subdivision.
34. **Canada Post** indicated no concerns and noted requirements for mail delivery equipment and service, including a request to remain informed about the timing of development to ensure mail delivery service is provided.
35. **Simcoe Muskoka Catholic District School Board** provided comments indicating no concerns with the proposed rezoning and provided conditions for the Draft Plan of Subdivision that would advise prospective purchasers that pupils generated by the proposed development may need to be temporarily transported to/accommodated in facilities outside of the neighbourhood.
36. **Simcoe County District School Board** provided comments indicating no objection to the proposed development. They also provided conditions for the Draft Plan of Subdivision that would advise prospective purchasers that accommodation within the community is not guaranteed and that students may need to be accommodated in temporary facilities including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community, as well as that if school buses are required within the Subdivision, bus stop locations are subject to change.

ANALYSIS

Policy Planning Framework

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

Ontario Planning Act, R.S.O. 1990

38. Section 2 of the *Planning Act* requires that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, shall have regard to, among other matters, matters of provincial interest such as, but not limited to, the protection of ecological systems, including natural areas; the adequate provision and efficient use of transportation; sewage and water services and waste management systems; the adequate provision of a full range of housing, including affordable housing; the resolution of planning conflicts involving public and private interests; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; the promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and the mitigation of greenhouse gas emissions

and adaptation to a changing climate. The *Planning Act* can be found in its entirety at the following link: <https://www.ontario.ca/laws/statute/90p13>

39. The proposed development is consistent with this legislation in that it is located within the settlement area of Barrie; will utilize planned and available infrastructure (sewage, water and waste management systems) and public service facilities such as transit and schools; provides for a variety of lot sizes; is designed to provide pedestrian connections, municipal sidewalks, and transit routes; and will protect key ecological systems, including the identified natural heritage system, through re-zoning these to 'Environmental Protection' (EP) and facilitating their transfer to the City of Barrie for long-term conservation.

Provincial Policy Statement (2020) (PPS)

40. The Provincial Policy Statement (2020) (PPS) provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS encourages planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs. Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. The PPS can be found in its entirety at the following link: <https://www.ontario.ca/page/provincial-policy-statement-2020>
41. The PPS contains policies that state new development should occur adjacent to and within existing built-up areas, have a compact form, mix of uses and densities that allow for the efficient use of land, planned infrastructure and public service facilities (i.e., transit) to accommodate projected needs. They also contain policies to protect natural features and areas for the long term. The subject lands are within the settlement area boundary and in a preplanned secondary planning area intended for a mix of uses and residential built form that provides a variety of housing options.
42. Although not included in detail, staff have reviewed the relevant policies and are of the opinion that the proposed development is consistent with the applicable policies of the Provincial Policy Statement (2020).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), as amended

43. Staff have reviewed the relevant policies and are of the opinion that the development generally conforms to the Growth Plan for the Greater Golden Horseshoe. Section 2.2.7 of the Growth Plan requires that all new development taking place in designated greenfield areas will be planned, designated, zoned, and designed in a manner that supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services. The minimum density target applicable to the City's designated greenfield area is no less than 79 residents and jobs combined per hectare. The minimum density target is measured over the entire designated greenfield area of each upper or single-tier municipality excluding natural heritage features and systems, floodplains, rights-of-way, employment areas and cemeteries.
44. Based on the foregoing, staff are of the opinion that the proposed development conforms to the Growth Plan as it would make efficient use of land and utilize available and planned infrastructure, including the City's transit service. While proposed development provides a density of approximately 36.7 persons and jobs per developable hectares within the subject lands, which is less than the Growth Plan target, staff are satisfied with the justification provided by the applicant in their Planning Justification Report; this rationale included highlighting the fact that the subject lands includes 5.04 hectares of stormwater management facilities that also service adjacent greenfield development, and a demonstration that the minimum density target is exceeded when

measured comprehensively over nearby/neighbouring lands. The subject proposal provides housing options through the provision of various sized single detached dwelling unit lots to support the achievement of a complete community across this area of the City.

Lake Simcoe Protection Plan (LSPP)

45. The Lake Simcoe Protection Plan (LSPP) is a policy and implementation document that guides efforts to protect and restore the ecological health of the Lake Simcoe watershed. The subject application has been reviewed in detail by the Lake Simcoe Region Conservation Authority (LSRCA) for conformity with the LSPP. The LSRCA has confirmed that the proposal meets the definition of major development as defined by the LSPP and have provided comments noting that they do not have any objections to the approval of the rezoning application. Planning staff are of the opinion that the subject application is consistent with the policies of the LSPP.

Former City of Barrie Official Plan (OP)

46. Staff have reviewed the relevant policies in the Former City of Barrie Official Plan (2010) 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.
47. There are several policies in the Official Plan (2010) that generally support the proposed development. Section 2.3 Assumptions, 3.1 Growth Management, 3.3 Housing, and 4.2 Residential, relate to the provision of increased densities, directing growth to take advantage of existing services and infrastructure and the provision of a range and mix of housing types at appropriate locations.
48. Section 2.3 (g) of the Official Plan identifies that mixed land uses, and increased density represent an opportunity to develop complete communities, as intended by the Growth Plan. The proposed development is consistent with this policy in that it provides low density units in the form of single detached dwellings of various sizes, which support the achievement of a complete community across the Hewitt's Secondary Plan area. The proposed development also utilizes existing and planned infrastructure and services and would support the use of public transit.
49. The policies in Section 3.1.2.2 address staging and phasing of development, including policies that promote orderly development of lands and services, prioritize the approval of development applications adjacent to existing development, and contain blocks intended for multiple family development. The proposed development is consistent with these policies and is immediately adjacent to registered subdivisions that are currently under construction, and has been designed holistically in conjunction with adjacent lands; the subject lands will be provided with access via these neighbouring developments (560 Lockhart Road/D30-021-2021, and 565, 573 & 577 Maplevue Drive East/ D12-432), and will in turn will provide key north-south and east-west connections between these lands.
50. Policies 3.3.2.1(a), (b), and (g) encourages a varied selection of housing types regarding size, density, and tenure, the support of programs and policies encouraging a wide range of housing opportunities including rental housing and directs new residential development to be at densities that are consistent with the Official Plan. This proposal conforms to these policies as the applicant is proposing a mix of housing types, which include single detached units with a range of lot frontages, street townhouse units, and back to back townhouse units. Housing types such as townhouse units are considered more attainable forms of housing than single detached dwelling units. The applicant has indicated that while affordable units are not proposed for this specific subdivision, they are being provided elsewhere in the Hewitt's Secondary Plan area that the subject lands are within, which was comprehensively planned. The applicant has also noted that the specific affordability of units in the proposed development will not be determined until all costs and

market factors are finalized closer to final approval; however, at the time the application was submitted (November 2021) they anticipated that potentially 10 to 20% of the back to back townhouses (i.e., 18 to 26 units) may fall within the City's current definition of affordable ownership, which was most recently reported as \$391,600 per the 2024 Housing Bulletin. Second suites will also be permitted as-of-right in all single detached dwellings and street townhouse dwelling units, which will contribute to the City's rental housing stock.

51. Section 3.3.2.2 identifies a goal that a minimum target of 10% of all new housing units be affordable with respect to home ownership. The criteria for affordable housing is identified as the least expensive of:
- Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households; or,
 - A Housing unit for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

This policy represents a target of the Official Plan, not a requirement. However, as noted above, the developer has agreed to offer more affordable and attainable forms of housing in the form of townhouse units as a means of increasing housing options in the City. In addition, all single detached dwellings have as of right permissions for second, third and fourth units, which can contribute to increasing rental housing options in the area.

Former Hewitt's Secondary Plan

52. The former Hewitt's Secondary Plan established a detailed planning framework for the future urban development of the Hewitt's Secondary Plan area. The Hewitt's Secondary Plan area was comprised of five residential districts and the Yonge Street mixed use corridor.
53. Policy 9.2.4.3 identifies that Mixed Use Nodes and Corridors are the most urban component of the former Hewitt's Secondary Plan area providing for the densest development and highest order of activities including medium and high density residential, retail and service commercial, business, live-work, institutional and cultural uses. Mixed use development is encouraged but development may also occur in single purpose buildings. The proposal conforms to this policy by proposing to rezone the lands within this designation to 'Neighbourhood Multiple Residential' (RM3) (Blocks 198 – 216) for the intention of construction back to back townhouses; the RM3 zone also will permit as-of-right a range of medium and high density uses, as well as some commercial and institutional uses, to service the community and contribute to the planned mixed-use streetscape at the interface of Lockhart Road and Ball Gate.
54. Policy 9.2.4.4 identifies that lands designated Residential Area permit a range of low and medium density residential uses which will be predominantly ground related development. It also identifies that residential areas be organized so that residents are generally within a five (5) minute walk of park facilities. The proposal conforms to this policy as the development provides for a mix of housing types (194 single detached units, 20 street townhouse units, and 180 back to back townhouse units) within close proximity to a public elementary school and parks (3 Village Squares) in the adjacent approved development (400 Lockhart Road, files D14-1658 and D12-440) immediately to the west, and additional parkland in a proposed development to the east (620 Lockhart Road, file D30-012-2021). Additionally, this proposal will provide street, sidewalk and dedicated pedestrian connections to existing and proposed subdivisions adjacent to the subject lands, including potential trails through greenspace.

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55. Policy 9.2.8 identifies that the average density for population and employment for the former Hewitt's and Salem Secondary Plan areas is 50 persons and jobs per hectare for both the developable plan areas combined. The proposal conforms to this policy as the development provides a density of approximately 58.7 persons and jobs per developable hectare with 395 units resulting in a total of 1,094 persons based on 2.77 persons per unit and approximately 60 jobs from a home-based business assuming an average of 5.5% per population. Density is calculated based on an area of 19.67 hectares which is the total property area less the Natural Heritage System.
56. The subject lands are subject to the Environmental Protection and Natural Heritage System policies in Section 9.3.2, as they contain a 'Natural Core Area', a 'High Constraint Stream Corridor Area', and a 'Regulatory Floodplain' as identified on Schedule 9B. The presence of significant natural heritage features on the subject lands, and determination of adequate buffers and mitigation measures to protect these features/mitigate the impact of development on them, was determined through a Natural Heritage Evaluation (NHE), in consultation with the Lake Simcoe Regions Conservation Authority (LSRCA). The NHE confirmed the presence of seven distinct vegetation communities on the subject lands, including a tributary of Lover's Creek, wetlands, and forest and woodlands, which provide habitat for terrestrial and aquatic wildlife. The proposed subdivision does not propose any development or site alteration within the Natural Heritage System and it will be preserved together with the associated buffers, as confirmed through review and acceptance of the NHE by the LSRCA.
57. In accordance with Section 9.3.8 of the former Hewitt's Secondary Plan, the natural heritage system lands (Blocks 217 and 218) are to be zoned Environmental Protection (EP) and will be conveyed to the City. This will occur through the Draft Plan of Subdivision process.
58. Policies 9.6.4 and 9.6.5 require that all new urban development in the former Hewitt's Secondary Plan area shall be connected to full municipal services and comply with the City's Master Plans, Municipal Class Environmental Assessments (Class EAs), Stormwater Management Master Plan and Subwatershed Impact Studies. Further, the provision of water and wastewater services relate to the phasing of development as set out in Section 9.7.3.2 of the former Hewitt's Secondary Plan. Development shall not proceed until the availability of water and wastewater services are confirmed and the City shall be satisfied that development can be undertaken in a financially responsible manner in conformity with the principle that growth pays for growth to the greatest extent possible. In this regard, Development Services – Approvals and Finance staff have indicated no concern with the proposed rezoning and have confirmed that matters related to infrastructure improvements/extensions would be adequately addressed at the time of detailed design should Council approve the subject application.
59. Staff have reviewed the relevant policies in detail and are of the opinion that the range of housing opportunities and the overall neighbourhood design of the proposed development achieves the required density targets in the former Hewitt's Secondary Plan. The proposal also achieves the design goals of the former Hewitt's Secondary Plan, including the development of compact built form across an integrated grid-street pattern to support efficient service delivery, neighbourhood access, and overall connectivity and walkability. As such, staff are satisfied that the proposed development is consistent with the Official Plan (2010) and former Hewitt's Secondary Plan.

Comprehensive Zoning By-law 2009-141

60. As noted above, the application proposes to rezone the lands from 'Agricultural General' (AG) and 'Environmental Protection' (EP) zones in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential' (R5), 'Neighbourhood Multiple Residential' (RM3), and 'Environmental Protection' (EP) in accordance with the provisions and standards of the City's Comprehensive Zoning By-law 2009-141, as amended, as described and illustrated in Appendix "A" attached to Staff Report DEV031-24.

61. The 'Neighbourhood Residential' (R5) zone will permit the proposed single detached dwellings and stormwater management facilities.
62. The 'Multiple Residential' (RM3) zone will permit the street townhouses and back-to-back townhomes.
63. The 'Environmental Protection' (EP) zone will apply to the natural heritage lands and associated buffers.
64. The applicant is not requesting any special provisions and intends to develop the property in accordance with the standards and requirements of Zoning By-law 2009-141.

Draft Plan of Subdivision

65. 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), and staff would be in a position to approve the associated Draft Plan of Subdivision, attached as Appendix "B" to Staff Report DEV031-24, and detailed below in Table 1:

Table 1. Draft Plan of Subdivision Statistics

DRAFT PLAN OF SUBDIVISION STATISTICS			
Block	Residential Uses	No. of Residential Units	Area (ha)
	12.2 metre singles	78	6.46
	11.0 metre singles	68	
	9.15 metre singles	48	
Blocks 195 – 197	6.0 metre per unit Street Townhomes	20	0.47
Blocks 198 – 214	6.4 metre per unit Back to Back Townhomes	180	1.88
Blocks 215 – 216	Future Lots & Blocks	1	0.02
	Other Land Uses		
Block 217 – 218	Environmental Protection	-	12.43
Blocks 219 – 221	Stormwater Management	-	4.14
Blocks 222 – 225	Widening & Reserve	-	0.58
	Roads (Fenchurch Manor, Ball Gate, Thicketwood Avenue and Streets "A" to Street "F")	-	5.94
	Total	395	32.10

Summary

66. 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 395 residential units comprised of 194 single detached units, 20 street townhouse units, 180 back to back townhouse units, and 1 future lot/block, plus the establishment of 2 environmental protection blocks and 3 stormwater management blocks, is considered appropriate, is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019),

as amended, Lake Simcoe Protection Plan, the City's Official Plan (2010) and the Hewitt's Secondary Plan.

67. 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

68. The proposed development continues to protect the Natural Heritage System corridor that occurs over part of the subject lands and confirms the boundary of the lands as 'Environmental Protection' (EP) to facilitate the conveyance of these features to the City of Barrie as part of the Draft Plan of Subdivision process to be protected and maintained for the long term.

ALTERNATIVES

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

Alternative #1

General Committee could refuse the proposed Zoning By-law Amendment application and maintain the existing 'Agricultural General' (AG) and 'Environmental Protection' (EP) zoning over the subject property.

This alternative is not recommended as this proposal 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 is consistent with all Provincial and municipal policies as noted throughout the analysis section of this report and is considered an appropriate use of the subject lands.

FINANCIAL

70. The proposed development will be subject to development charges, cash in lieu for parkland, education levies and 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 and any of the costs associated with upsizing to municipal water and sewer mains already installed, and traffic turning lanes or signals if required.
71. It is not possible to estimate the assessed value of the subject property following development; however, the assessed value of the future development is anticipated to be far greater than the current assessed value of the property and will therefore increase the amount of property tax that is collected on the subject site as of the time of writing this report.
72. The developer will be responsible for the initial capital costs and maintenance for a two-year period for all new infrastructure required to support this development. Following assumption of this subdivision at the end of the maintenance period, the infrastructure will then be transferred into City ownership. At this time, the costs associated with asset ownership including maintenance and operations, lifecycle intervention expenses, and the contributions to reserves to support the ultimate replacement and possible disposition of the assets in the long term, will be carried by the community.
73. The City will also incur additional operating costs associated with extending municipal services to the area including fire protection, policing, snow clearing, and boulevard landscaping maintenance. Taken together, these are all normal growth-related expenses that are being actively planned for through the City's Capital Planning process.

LINKAGE TO 2022-2026 STRATEGIC PLAN

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

- ☒ Affordable Place to Live
- ☒ Community Safety
- ☒ Infrastructure Investments

75. In accordance with Council's strategic priorities, the proposed development would increase the supply of various sized single detached dwelling lots, in a more compact form of development, to help make housing more attainable; ensures streets are designed to address vehicular and pedestrian safety; will make it easier to move around the city by providing wholistically designed connections to adjacent development; supports active transportation and pedestrian connections, including off-street trails through naturalized areas; and protects natural heritage features including flood plains for the long term to mitigate impacts of a changing climate.

Attachments: Appendix "A" – Proposed Zoning By-law Amendment
Appendix "B" – Draft Plan of Subdivision

APPENDIX "A"

Proposed Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2024-XX

A By-law of The Corporation of the City of Barrie to amend Town of Innisfil By-law 054-04, 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 to rezone lands being Concession 11 South, Part of Lot 13 (Geographic Township of Innisfil) and Part 3 of Plan 51R-4918 in the City of Barrie, and known municipally as 460 Lockhart Road, shown on Schedule "A" to this By-law from Agricultural General (AG) and Environmental Protection (EP) to Neighbourhood Residential (R5), Neighbourhood Multiple Residential (RM3), and Environmental Protection (EP) in City of Barrie By-law 2009-141.

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 24-G-XXX.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change from Agricultural General (AG) and Environmental Protection (EP) in Town of Innisfil By-law 054-04 to Neighbourhood Residential (R5), Neighbourhood Multiple Residential (RM3), and Environmental Protection (EP) in City of Barrie By-law 2009-141, in accordance with Schedule "A" attached to this By-law.
2. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands shown in Schedule "A" to this by-law shall apply to the said lands except as varied by this By-law.
3. **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 ____, 2024.

READ a third time and finally passed this ____ day of ____, 2024.



THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

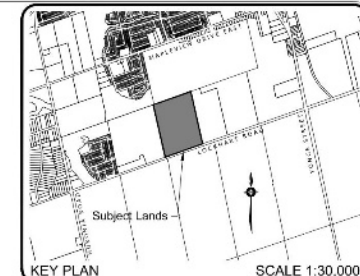
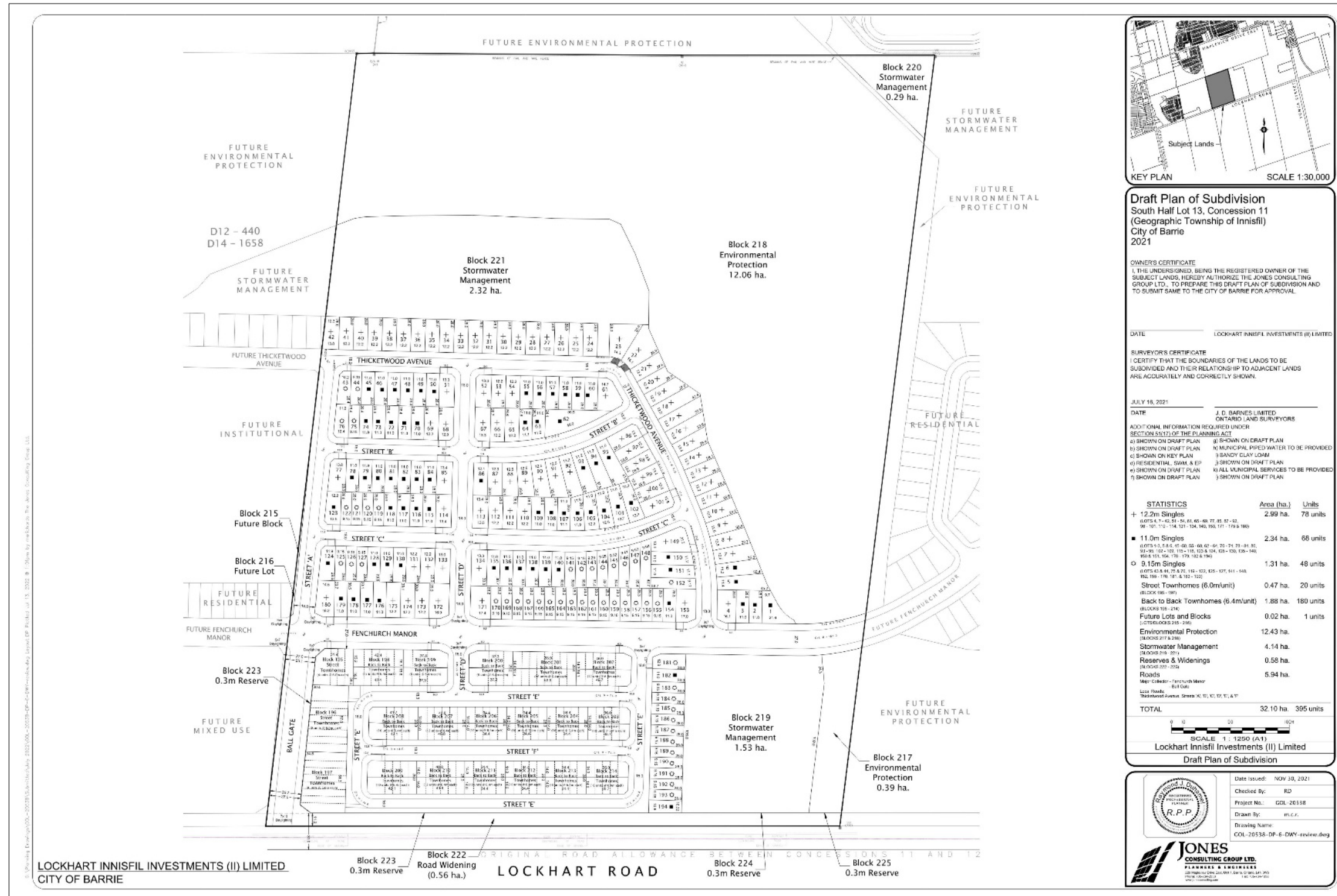
Schedule "A" to attached By-law 2024



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

APPENDIX "B"
Draft Plan of Subdivision



Draft Plan of Subdivision
South Half Lot 13, Concession 11
(Geographic Township of Innisfil)
City of Barrie
2021

OWNERS 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: LOCKHART INNISFIL INVESTMENTS (II) 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.

JULY 16, 2021
DATE: J. D. BARNES LIMITED
ONTARIO LAND SURVEYORS

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(2) OF THE PLANNING ACT
a) SHOWN ON DRAFT PLAN b) SHOWN ON DRAFT PLAN
c) SHOWN ON KEY PLAN d) MUNICIPAL PRED WATER TO BE PROVIDED
e) RESIDENTIAL, SWM, & EP f) SANDY CLAY LOAM
g) SHOWN ON DRAFT PLAN h) SHOWN ON DRAFT PLAN
i) SHOWN ON DRAFT PLAN j) SHOWN ON DRAFT PLAN

STATISTICS	Area (ha.)	Units
+ 12.2m Singles	2.99 ha.	78 units
11.0m Singles	2.34 ha.	66 units
9.15m Singles	1.31 ha.	48 units
Street Townhomes (6.0m/unit)	0.47 ha.	20 units
Back to Back Townhomes (6.4m/unit)	1.88 ha.	180 units
Future Lots and Blocks	0.02 ha.	1 units
Environmental Protection	12.43 ha.	
Stormwater Management	4.14 ha.	
Reserves & Widening	0.58 ha.	
Roads	5.94 ha.	
TOTAL	32.10 ha.	395 units

SCALE 1 : 1250 (A1)
Lockhart Innisfil Investments (II) Limited
Draft Plan of Subdivision

DATE ISSUED: NOV 30, 2021
CHECKED BY: RD
PROJECT NO.: COL-20158
DRAWN BY: m.c.r.
DRAWING NAME: COL-20158-DP-6-DMY-review.dwg

JONES CONSULTING GROUP LTD.
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