

TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

FROM: T. BUTLER, PLANNER

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

**B. ARANIYASUNDARAN, P.ENG, PMP, DIRECTOR OF INFRASTRUCTURE
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
(ACTING)**

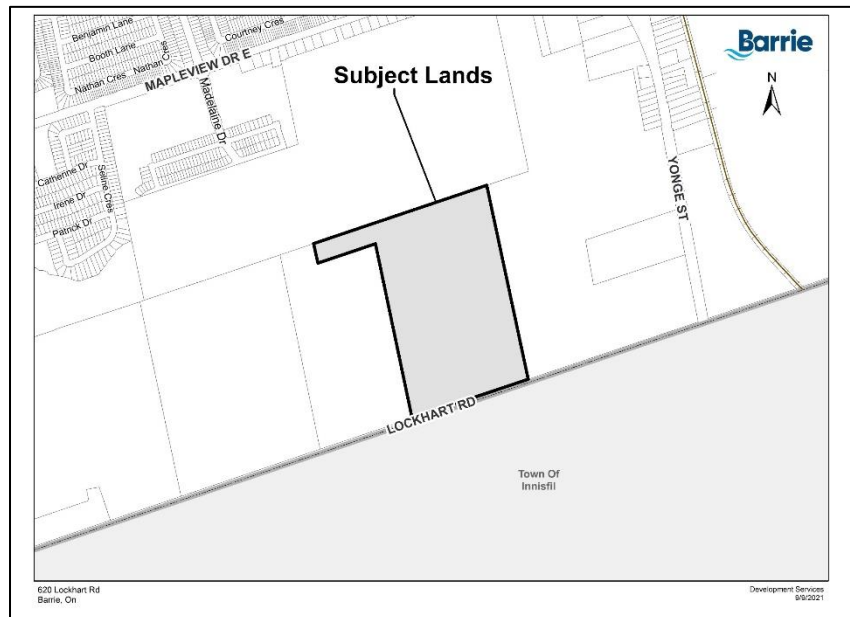
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW AND DRAFT
PLAN OF SUBDIVISION – 620 LOCKHART ROAD**

DATE: OCTOBER 26, 2021

The purpose of this memorandum is to advise members of Planning Committee of the Public Meeting regarding an application for Zoning By-law Amendment and Draft Plan of Subdivision submitted by The Jones Consulting Group Ltd., on behalf of Mattamy Homes, to facilitate the future development of the property known municipally as 620 Lockhart Road. The subject lands are located on the north side of Lockhart Road, west of Yonge Street, within Phase 2 of the Hewitt's Secondary Plan Area.

The subject lands are irregular in shape and comprise 27.95 hectares (69.06 acres) with approximately 406 metres of frontage along Lockhart Road. The subject lands are currently vacant with some forested areas and are surrounded by existing farmland which is proposed for future development. An archaeological clearance was issued for the subject lands by the Ministry of Tourism, Culture and Sport on October 1, 2015. The submission materials associated with the subject applications are available for viewing on the City's Proposed Developments webpage under [Ward 9](#).



The applicant is proposing to develop the subject lands with 613 residential units and a municipal park, as identified in Appendix "A" – Draft Plan of Subdivision. The residential unit mix includes 347 single-detached units, 172 street townhouse units, 66 back-to-back townhouse units and 28 part lot/blocks and a future mixed-use block. Stormwater management would be accommodated in two offsite stormwater management blocks located on the Lockhart Innisfil Investments Ltd. lands to the north. The Open Space (park) block would be conveyed to the City of Barrie through the subdivision process.

The subject lands are designated 'Residential Area' and 'Neighbourhood Mixed-use Node' within the Hewitt's Secondary Plan (OPA 39) and are currently zoned 'Agriculture' (AG) pursuant to By-law No. 054-04 (Town of Innisfil). The applicant is proposing to amend the zoning of the subject lands to implement the land use designations in the Hewitt's Secondary Plan as identified in Appendix "B" – Proposed Zoning By-law Map.

Specifically, the application proposes to rezone the lands from Agricultural General (AG) to Neighbourhood Residential (R5), Neighbourhood Multiple Residential (RM3), Neighbourhood Mixed Use (NMU) and Open Space (OS). The applications would facilitate the future development of a residential subdivision containing single detached dwellings, street townhouses, back-to-back townhouses, a mixed-use block, and an open space block in accordance with the following:

DRAFT PLAN OF SUBDIVISION STATISTICS		
Residential Uses	No. of Residential Units	Area (ha)
11.0 metre singles	113	3.65
11.0 metre Singles (end unit)	49	1.86
9.15 metre singles	185	5.03
Street Townhouses	172	3.46
Back-to-Back Townhouses	66	0.82
Part Lots/Blocks	28	0.93
Other Land Uses		
Open Space	-	2.51
Mixed Use	-	0.36
Stormwater Management	-	0.13
Roads & Road Widening	-	9.2
Total	613	27.95

BACKGROUND

In accordance with Section 9.4.2 (c) of the Hewitt's Secondary Plan, a Conformity Review Application was submitted and approved by the City prior to the submission of the subject zoning by-law amendment and draft plan of subdivision applications. The purpose of the Conformity Review process is for the City's technical review staff to determine whether the proposed plan of subdivision is generally consistent with the Master Plan for the Hewitt's Secondary Plan Area. On April 26, 2021, the City issued a conformity review letter to the applicant confirming that the conformity plan submitted generally conforms to the Hewitt's Secondary Plan.

The subject application was submitted to the City on August 17, 2021, and was deemed complete on September 2, 2021. The application has been circulated to all applicable City departments and external agencies for detailed review and comment.

NEIGHBOURHOOD MEETING

A Neighbourhood Meeting as not scheduled for the proposed development as all lands located within 240 metres of the subject property have either received draft plan approval for plans of subdivision or are in the process of obtaining approvals. As such, Planning staff have provided notification of the Public Meeting to all affected property owners within 120 metres of the subject property in accordance the *Planning Act*. All comments received through the public engagement process will be identified and addressed in the staff recommendation report that is brought forward to Planning Committee.

PLANNING AND LAND USE MATTERS UNDER REVIEW

The subject application is currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Conformity with the Hewitt's Secondary Plan;
- Density of the proposed mixed use block;
- Site Servicing, grading, and stormwater management as it relates to the Master Studies prepared for the Hewitt's Secondary Plan;
- An understanding of the functionality of the site as proposed, including, but not limited to, parking, landscaping, amenities, pedestrian connectivity and safety, and vehicular circulation; and,
- Compatibility and consistency of the proposed development with the existing approvals and anticipated development in the area.

NEXT STEPS

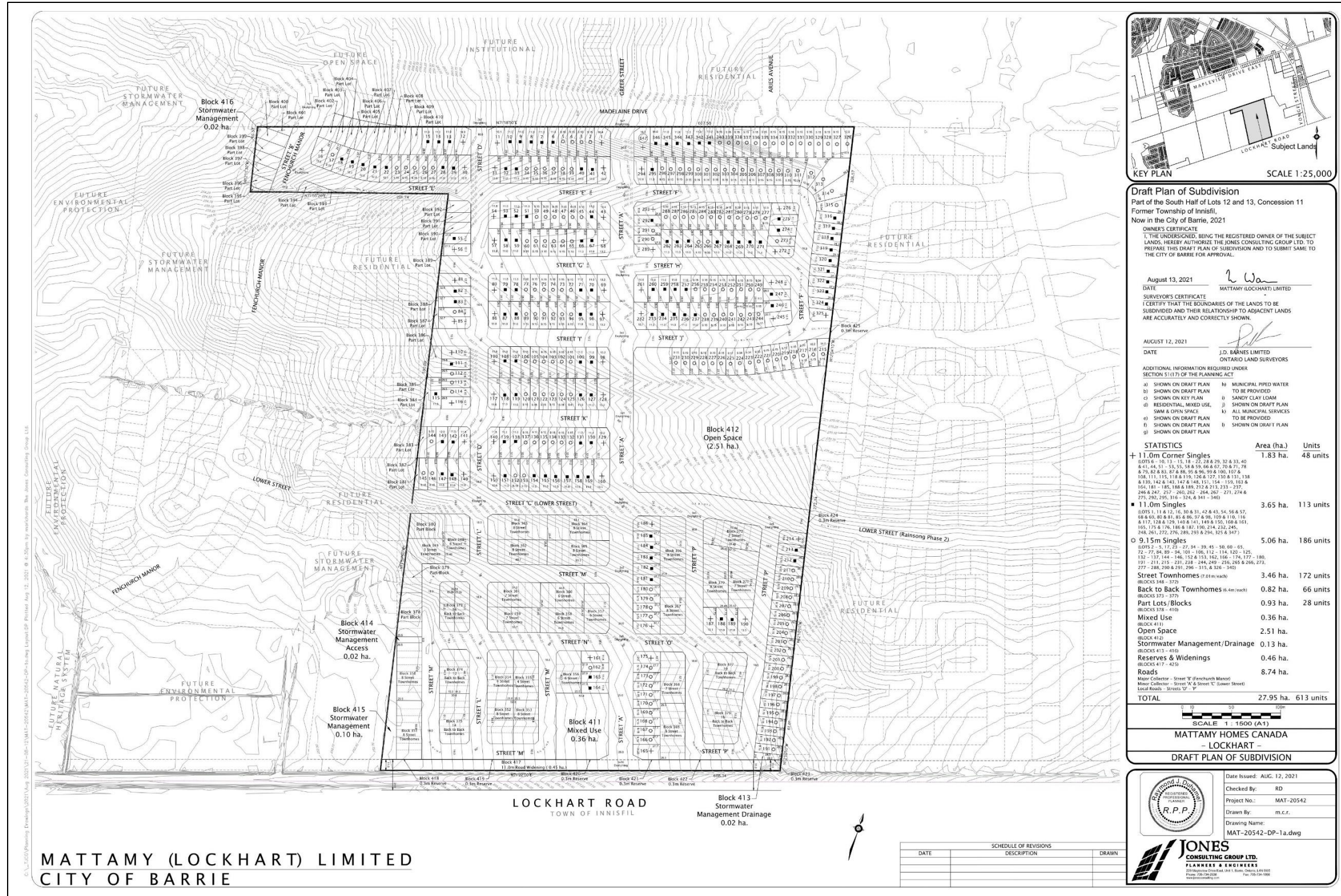
Staff will continue to work with the applicant to address the feedback received through the public consultation process, as well as those comments raised through the analysis of the application by staff and external agencies. These items may require revisions or updates to the plans and reports submitted in support of this application. A staff report providing a recommendation to Planning Committee on the proposed Zoning By-law Amendment application is anticipated to be brought forward in the first quarter of 2022. Should Council approve the proposed Zoning By-law Amendment, Planning Staff, through delegated approval (Council Motion 10-G-346), would be in a position to recommend approval of the associated Draft Plan of Subdivision following final approval of the implementing Zoning By-law amendment.

For more information, please contact the Planning file manager, Tyler Butler, at 705-739-4220 ext. 5446 or via email at tyler.bulter@barrie.ca.

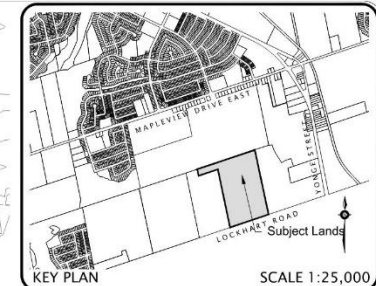
Attachments:

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

Appendix "A"
Draft Plan of Subdivision



MATTAMY (LOCKHART) LIMITED
CITY OF BARRIE



Draft Plan of Subdivision
Part of the South Half of Lots 12 and 13, Concession 11
Former Township of Innisfil,
Now in the 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.

August 13, 2021
DATE
MATTAMY (LOCKHART) LIMITED

August 12, 2021
DATE
J.D. BARNES LIMITED
ONTARIO LAND SURVEYORS

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 11(1) OF THE PLANNING ACT

a) SHOWN ON DRAFT PLAN	h) MUNICIPAL PIPED WATER TO BE PROVIDED
b) SHOWN ON KEY PLAN	i) SANDY CLAY LOAM
c) SHOWN ON DRAFT PLAN	j) RESIDENTIAL MIXED USE, SWM & OPEN SPACE
d) SHOWN ON DRAFT PLAN	k) ALL MUNICIPAL SERVICES TO BE PROVIDED
e) SHOWN ON DRAFT PLAN	l) SHOWN ON DRAFT PLAN
f) SHOWN ON DRAFT PLAN	m) SHOWN ON DRAFT PLAN
g) SHOWN ON DRAFT PLAN	n) SHOWN ON DRAFT PLAN

STATISTICS

STATISTICS	Area (ha.)	Units
11.0m Corner Singles	1.83 ha.	48 units
11.0m Singles	3.65 ha.	113 units
9.15m Singles	5.06 ha.	186 units
Street Townhomes (7.0m each)	0.82 ha.	172 units
Back to Back Townhomes (4.0m each)	0.93 ha.	28 units
Mixed Use	0.36 ha.	
Open Space	2.51 ha.	
Stormwater Management/Drainage	0.13 ha.	
Reserves & Widening	0.46 ha.	
Roads	8.74 ha.	
TOTAL	27.95 ha.	613 units

SCALE 1:1500 (A1)

MATTAMY HOMES CANADA
- LOCKHART -
DRAFT PLAN OF SUBDIVISION

Date Issued: AUG. 12, 2021

Checked By: RD

Project No.: MAT-20542

Drawn By: m.c.r.

Drawing Name: MAT-20542-DP-1a.dwg

JONES CONSULTING GROUP LTD.
PLANNERS & ENGINEERS
270 Main Street, Unit 101, Barrie, Ontario, L4N 5R5
Phone: (705) 724-2200
Fax: (705) 724-2200

DATE	DESCRIPTION OF REVISIONS	DRAWN

**Appendix "B"
Zoning By-law Map**

