



Excellence Reliance Innovation

Planning Justification Report

Mattamy (Salem) Limited

124, 180 & 228 McKay Road West
& 434209001815802, Veterans Drive, City of Barrie

Applications for Zoning By-law Amendment & Revision to Draft Approved Plan of Subdivision

June 2024

The Jones Consulting Group Ltd.

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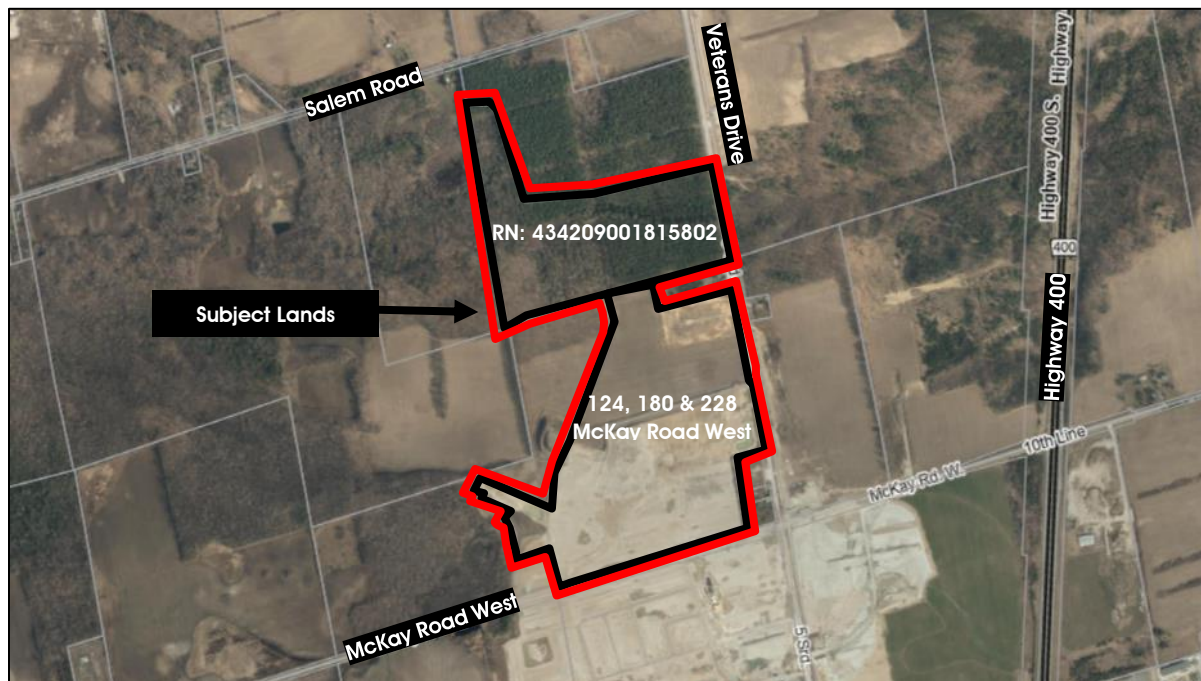
1.0 INTRODUCTION

On behalf of our client, Mattamy (Salem) Limited, we are pleased to provide this Planning Justification Report to examine the planning merits of applications for a Zoning By-law Amendment and Redline Revision to a Draft Approved Plan of Subdivision. The lands subject to the applications are located at 124, 180 & 228 McKay Road West, which include a partially registered and draft approved plan of subdivision (File: D12-437), as well as additional lands located directly to the north (Roll Number (RN): 434209001815802) in the City of Barrie; herein, after referred to as the subject lands and outlined in red in **Figure 1**.

The purpose of each application is as follows:

1. **Redline Revision:** This application requests approval to include additional lands to the north (RN: 434209001815802) of the draft approved plan of subdivision. The revision extends the proposed local roadway of Reid Drive to provide access to a stormwater management pond, environmental protection area and proposed single detached lots. The application also proposes lotting changes and road adjustments within the draft plan approved portion of the subdivision along Avendal Street, Jesmond Gate and Innisdale Terrace.
2. **Zoning By-law Amendment:** This application proposes to rezone the northern portion of the subject lands (RN: 434209001815802) from the Agricultural (A) and Environmental Protection (EP) zones, according to former Town of Innisfil Zoning By-law 054-04, to the Neighbourhood Residential (R5) and Environmental Protection (EP) zones under the current in-effect City Zoning By-law 2009-141. No zoning changes are proposed for the remainder of the subject lands on 124, 180 & 228 McKay Road West.

Figure 1. Aerial Photography of Subject Lands



This Planning Report examines the subject lands, site context, land use policies, and the form and design of development that is proposed. This Report concludes that the applications represent orderly and proper land use planning that is consistent with the Provincial Policy Statement, and conforms to the Growth Plan, Lake Simcoe Protection Plan, and the City of Barrie Official Plan.

2.0 PROPERTY LOCATION AND SITE DESCRIPTION

The subject lands are known as 124, 180 & 228 McKay Road West, and include 19.09 hectares of land directly to the north along Veterans Drive (RN: 434209001815802) (Figure 1), which were formerly owned by the County of Simcoe. The subject lands are irregular in shape with a total area of 52.18 hectares (129 acres) with approximately 518 metres of frontage along McKay Road West and 750 metres along Veterans Drive. The southern portion of the subject lands (124, 180 & 228 McKay Road West) contain a draft plan approved plan of subdivision, and the northern portion of the lands (RN: 434209001815802) contains a woodlot.

The surrounding land uses consist of agricultural uses, environmental lands, and future development (Figure 2). The immediate surrounding land uses include the follows:

- **North:** County of Simcoe Forest and agricultural lands that are designated for future employment uses (Figure 3).
- **East:** Agricultural lands designated for future employment uses (Figure 4).
- **South:** A draft approved and partially registered residential and mixed-use subdivision, as well as future employment lands are located to the southeast (Figure 5). Vacant agricultural lands are located further south in the Town of Innisfil.
- **West:** Single Detached Dwellings along Salem Road and Agricultural Lands along McKay Road West that are designated natural heritage and neighbourhood area (Figure 6). Future development lands are located further west and proposed to contain a residential subdivision.

Figure 2. Surrounding Uses



Figure 3. County of Simcoe Forest of Blauxham located to the North



Figure 4. Agricultural Lands to the East



Figure 5. Future Development Lands to the South



Figure 6. Agricultural Lands to the West



3.0 BACKGROUND

The lands were formerly owned by H&H Capital Group Ltd. and Mattamy (Salem) Limited closed on the lands on November 8, 2021. While under H&H's ownership, the lands were the subject of several Planning Act approvals over the past few years including:

1. **Zoning By-law Amendment (City File No. D14-1646):** On June 24, 2019, Council approved By-law 2019-069 which rezoned the subject lands Residential (R5 & R5 H-141), Institutional Educational (I-E SP-574), and Neighbourhood Mixed Use (NMU SP 572 and 573). The Special Provisions (SP) and Holding Provisions relate to the following:
 - a. SP-572: Street Townhouses shall be in accordance with R5 standards and must be 3 storey's in height.
 - b. SP-573: Street Townhouses shall be in accordance with R5 standards and be 2 storey's in height.
 - c. SP-574: R5 uses are permitted and landscape open space provisions are not required.
 - d. H-141: Storm pond requires delineation of the Regulatory Floodplain and capital works upgrades, if required, to support the revised Regulatory Floodplain.

Note: By-law 2019-069 rezoned two small portions of lands that are not part of the subject lands/applications.

2. **Plan of Subdivision (City File No. D12-437):** On August 8, 2019, the City issued Draft Plan approval for a 784 lot residential subdivision containing singles, townhouses, mixed use residential, an elementary school, neighbourhood park and stormwater management facility (refer to **Figure 7**). Two areas on the draft approved plan no longer fall within the subject lands acquired by Mattamy (Salem) Limited including the following:
 - a. Block 51: 1.0 hectare mixed use block (Block 51) containing a proposed 100 units.
 - b. Lots 1-14: Fourteen single detached lots with frontages ranging from 10 to 24 metres.
3. **Severances:** In 2020, the City approved the creation of two lots on the subject lands, which are currently described by roll numbers 434203001813904 and 434203001813902. The proposed applications include all of these two severed lots. A severance sketch prepared by Innovative Planning Solutions for the previous Owner is included in **Figure 8**.
4. **1st Extension to Draft Plan Approval:** While under Mattamy (Salem) Limited ownership, the lands were subject to the approval of an Extension and Redline Revision to Draft Plan Approval in 2022 (refer to **Figure 9**), which resulted the following changes:
 - Revisions to lotting types (frontages) which result in more compact urban form and smaller unit typologies that increase density and more efficiently use planned infrastructure. This resulted in the total number of proposed units on the subject lands being increased from 672 to 731.
 - Increased widenings along Veteran's Drive and McKay Road West, as requested by the City's Development Services/Transportation staff.
 - 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.

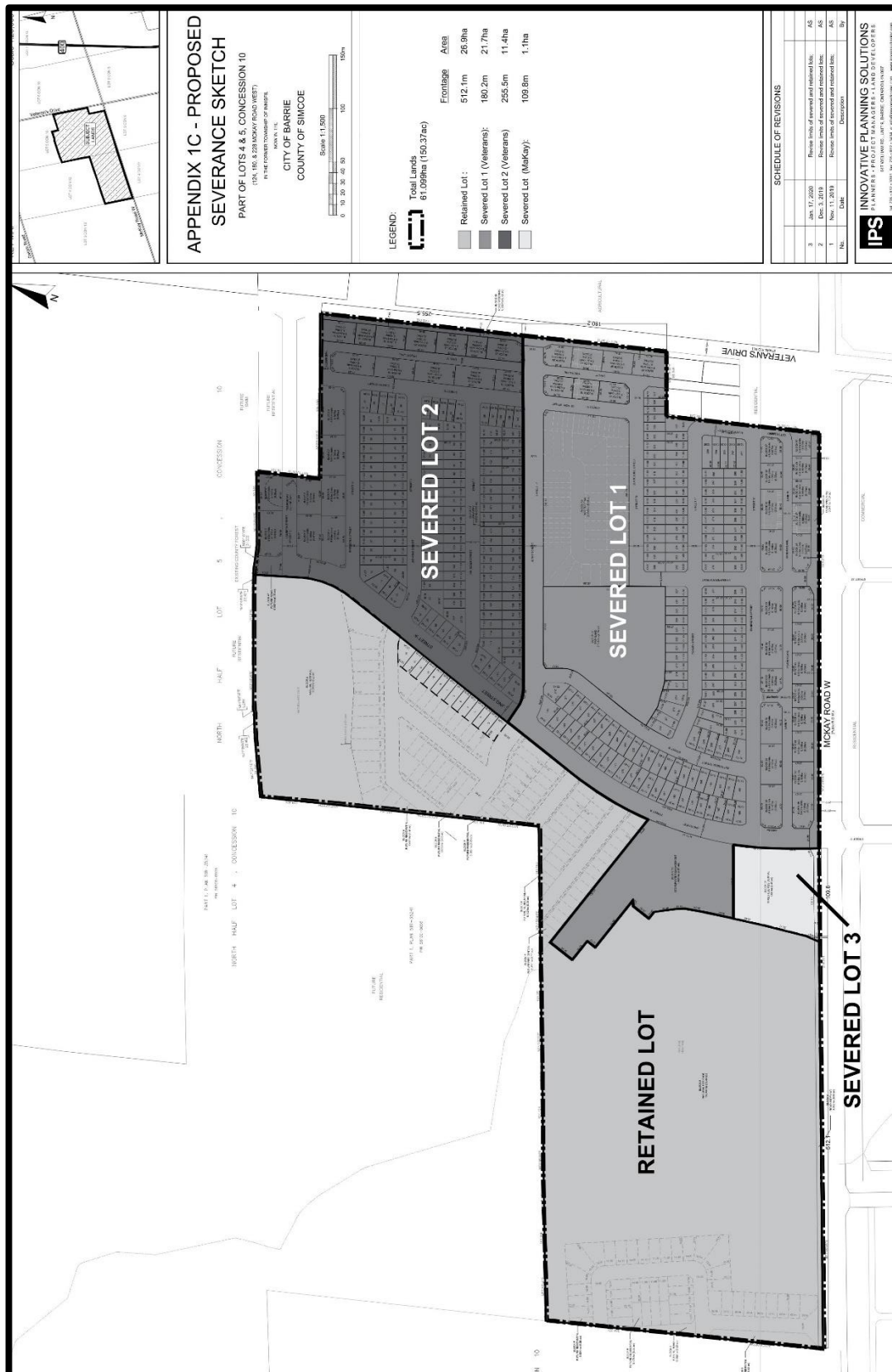
The request was granted by the City of Barrie on August 3rd, 2022, with a lapsing date of August 3rd, 2023.

5. **2nd Extension to Draft Plan Approval:** 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 3rd, 2023, with a lapsing date of August 8th, 2026.

124, 180, & 228 McKay Road West, & 434209001815802 Veterans Drive
Planning Justification Report – The Jones Consulting Group Ltd.



Figure 8: Severance Sketch 2020



124, 180, & 228 McKay Road West, & 434209001815802 Veterans Drive
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4.0 PROPOSED DEVELOPMENT

The applicant is proposing a revision to the Draft Approved Plan of Subdivision and a Zoning By-law Amendment, each of which are detailed in the following subsections.

4.1 Revision to Draft Plan Approved Plan of Subdivision

The applicant is proposing to revise the Draft Approved Plan of Subdivision to include additional lands to the north, as well as lotting changes within the existing draft plan approved lands (**refer to Figure 10**). A summary of the changes is outlined below:

1. Incorporate lands to the north (Roll Number of 434209001815802161) into the plan of subdivision. The lands were previously owned by the County of Simcoe their Forest of Blauxham tract. The additional lands are proposed to be included in the Draft Approved Plan of Subdivision to provide a stormwater management pond block, environmental protection block, and single detached dwellings along the extension of Reid Drive (proposed Street 'A').
2. The redlined plan also proposes lotting changes to the current draft plan approved plan on lands known as 124, 180 & 228 McKay Road West, which has resulted in realignment of townhouse units and 20 additional single detached dwelling units. The road geometry of Street 'H', Street 'I', Street 'J', Street 'K' and Street 'L' has been revised and relabeled accordingly. Section 4.1.1 of this Report provides additional information on the proposed window street.

The proposed block types and area are illustrated in the table below. It is noteworthy that the original draft approval from 2019 includes lands that fall outside of the subject lands owned by Mattamy.

Block Type	Area (ha.)			
	Proposed Redlined Plan (Subject lands only)	Approved Redlined Plan (Subject lands only)	Draft Approved Plan (Subject lands only)	Draft Approved Plan (including lands outside subject lands)
Single Detached (Total)	10.69	10.04	10.63	11.18
Townhouses (Total)	6.27	6.40	5.78	5.78
Mixed-Use Residential	0	0	0	1.00
Institutional (School)	2.30	2.30	2.30	2.30
Parkland	2.01	2.01	2.016	2.016
Walkways	0.12	0.08	0.032	0.032
Stormwater Management Pond	5.39	1.85	1.849	1.849
Environmental Protection	14.45	0	0	0
Stormwater Management Access	0	0	0	0
Road Widening / 0.3m Reserves	0.96	0.81	0.873	0.873
Roads & Lanes	9.99	9.53	9.507	9.507
TOTAL	52.18	33.09	33.09	34.64

The proposed number of units are illustrated in the table below.

Lot/Unit Type	Number of Units			
	Proposed Redlined Plan (Subject lands only)	Approved Redlined Plan (Subject lands only)	Draft Approved Plan (Subject lands only)	Draft Approved Plan (including lands outside subject lands)
• 9.15m Single Detached	181	161	0	0
• 10.0m Single Detached	0	0	15	19
• 11.0m Single Detached	154	146	0	0
• 11.0m Corner Singles	19	27	0	0
• 11.6m Single Detached	0	0	257	264
• 12.0m Single Detached	0	0	11	11
• 13.0m Single Detached	0	0	32	33
Sub-Total 1 (Singles)	354	334	315	327
• Street Townhomes (6.0m)	0	0	183	183
• Street Townhomes (4.5m)	0	0	174	174
• Street Townhomes (7.01m)	151	91		0
• Dual Frontage Towns (6.4m)	88	67	0	0
• Rear Lane Townhomes (6.05m)	0	109	0	0
• Back-to-Back Townhomes (6.4m)	158	130	0	0
Sub-Total 2 (Townhouses)	397	397	357	357
• Mixed-Use Residential	0	0	0	100
Sub-Total 3 (Mixed Use Res)	0	0	0	100
TOTAL	751	731	672	784

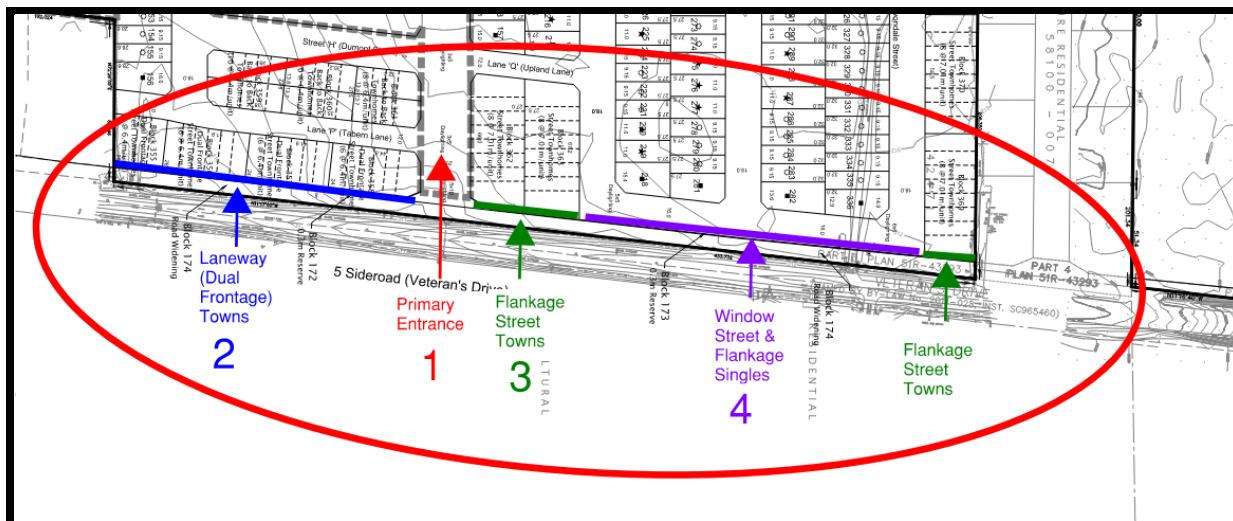
124, 180, & 228 McKay Road West, & 434209001815802 Veterans Drive
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4.1.1 Veteran's Drive Streetscape Segments

The Veteran's Drive frontage has been designed to incorporate several streetscape segments including as illustrated in Figure 11 below, and the descriptions following:

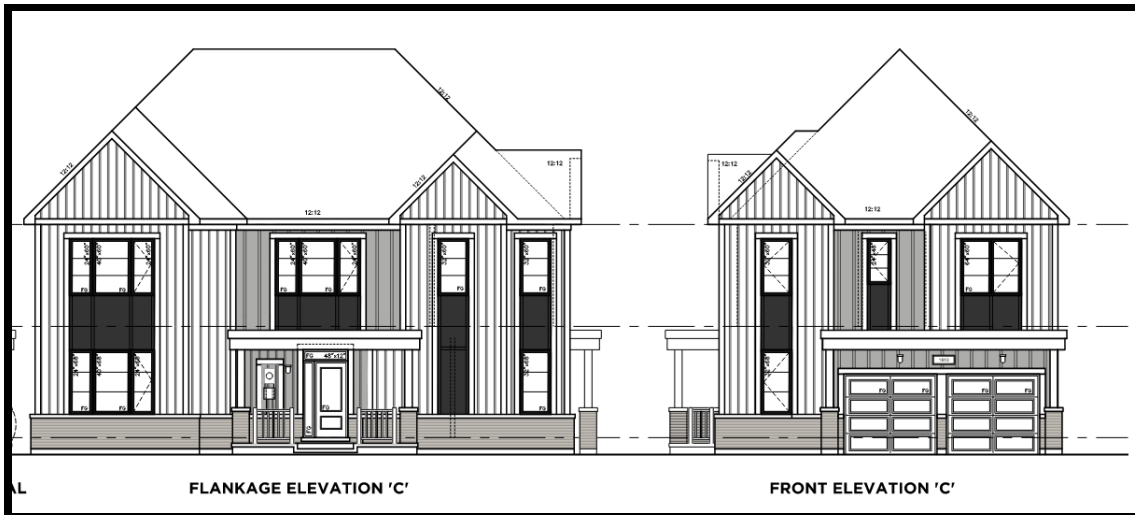
Figure 11. Veteran's Drive Streetscape Segments



1. **Primary Entrance:** The primary entrance (Exell Avenue) to the site from Veteran's Drive provides a direct east-west connection to Minor Collector Street "A" (Reid Drive). Approximately 325 metres of Exell Avenue's frontage is public space associated with a park and proposed elementary school.
2. **Laneway (Dual Frontage Towns):** Approximately 150 metres of the Veteran's Drive frontage contains Laneway Townhouses that provide enhanced elevations, and where feasible as a result of detailed design, direct pedestrian connections to Veteran's Drive.
3. **Street Towns (Flankage Lots):** Three street townhouses with upgraded side elevations flank the Veteran's Drive streetscape. As shown in the rendering below, this built form will provide habitable windows and side entrances along the side flankage to enhance the pedestrian environment and activate the streetscape. In addition, the enhanced exterior side elevations will be constructed with materials resembling the front façade.



4. **Window Street & Singles (Flankage Lots):** A 160 metre long window street is proposed north of the Primary Entrance that will showcase the flankage of 4 single detached houses with upgraded exterior side elevations. The same design points noted in item 3 above apply to the singles. Sample elevations are provided in elevations and image provided below.





4.2 Zoning By-law Amendment

The **purpose** of the application for a Zoning By-law Amendment is to rezone the northern portion of the subject lands (RN: 434209001815802161) for inclusion in the draft plan of subdivision. No zoning changes are proposed for the remainder of the subject lands.

The **effect** of the application will replace the former Agricultural (AG) and Environmental Protection (EP) zoning on the lands carried over from the Town of Innisfil Zoning By-law (054-04) by virtue of the Barrie-Innisfil Boundary Adjustment Act, by rezoning the lands Neighbourhood Residential (R5) and Environmental Protection (EP) which is fully detailed in **Section 5.6** of this Report.

The Neighbourhood Residential (R5) zone will permit the proposed single detached lots and stormwater management facility. The Environmental Protection (EP) zone will apply to the woodland.

4.3 Supporting Technical Reports and Studies

The following technical reports and studies have been prepared in support of the proposed applications.

1. Planning Justification Report (The Jones Consulting Group Ltd.)

This Planning Justification Report examines the subject lands, site context, land use policies and form of development. The Report concludes that the applications represent orderly and proper land use planning that will positively contribute to the future growth and quality of life in the City of Barrie.

2. Design Brief (R.J. Burnside and Associates Limited)

A Design Brief was prepared by R.J. Burnside & Associates Limited (Burnside) to demonstrate that the proposed draft plan revisions do not adversely affect the design of the development, nor neighbouring developments. The Brief notes the proposed revisions refine the lot fabric and include additional lands to the north where Stormwater Management Facility F is planned to service the subject land. The Brief concludes the design constraints have been considered and the proposed revisions have no adverse impact to the design or the neighbouring developments.

3. Technical Memo – Stormwater Management Facility F Functional Design (R.J. Burnside and Associates Limited)

A Technical Memorandum was prepared by R.J. Burnside & Associates Limited (Burnside) to provide functional design information to demonstrate that the size, location and configuration of the proposed stormwater management pond (SWM Facility F) can functionally service the Phase 2 lands.

4. Transportation Letter (C.F. Crozier & Associates)

A Transportation Letter was prepared by C.F. Crozier & Associates Inc. to support the proposed applications to summarize the latest changes to the Draft Plan, including the Phase 2 site statistics and trip generation updates. The Draft Plan proposes an additional 20 single detached dwelling units, and the letter concludes the previous traffic analysis remains valid and has not been updated herein as the additional trip generation is minor. An updated Transportation Conformity Letter will be prepared during the detailed engineering submission after the curb and road layouts are completed.

5. Natural Heritage Evaluation (R.J. Burnside and Associates Limited)

A Natural Heritage Evaluation (NHE) was prepared by R.J. Burnside and Associates, with a focus on the northern lands, as the existing draft approved lands were covered off by previous studies.

The NHE reviewed environmental policy conformity, delineated the natural heritage limits, and assessed the impacts and recommended mitigation measures associated with the proposed development.

The NHE summarized that tree removal of portions of the Blauxham Tract for development purposes has been agreed to under an ecological offsetting strategy (EOS) between the LSRCA and the County of Simcoe (prior to the sale of the lands to Mattamy). The EOS includes afforestation of 11.42 ha. and protection of 18.99 hectares of Natural Core Area at a separate location.

The NHE concludes that the proposed development conforms with the LSPP, and that modification of the City of Barrie's Natural Core Area and Natural Linkage Area limits is proposed based on the absence of Key Natural Heritage Features and Key Hydrologic Features within the defined area of impact, and the exclusive removal of cultural plantation. The planned linkage noted in the City's Official Plan will achieve a width ranging from 73 to 174 metres and it will function as a future wildlife corridor.

Field work discovered Butternut and species-at-risk (SAR) bats, and the removal of this habitat is being managed with MECP through the appropriate regulations and permitting processes prescribed under the ESA. Butternut tree removal will be submitted to the provincial register and payment to the SAR Conservation Trust will be completed as compensation in accordance with O.Reg 830/01. Regarding SAR bats, an Overall Benefit Permit is required to compensate for habitat removal. The C-Permit application was submitted to MECP in April 2024. Burnside concludes that there will be no long-term negative impacts to SAR bats as a result of the "negligible amount of habitat being removed for the proposed development, compared to the large amount of habitat available to each SAR bat species within their home range".

6. Tree Inventory and Preservation Plan Report (Kuntz Forestry Consulting Inc.)

A Tree Inventory and Preservation Plan Report was prepared by Kuntz Forestry Consulting Inc. that inventoried tree resources with a focus on potential impacts from construction and opportunities for tree retention. The report concludes that within a 4.6 hectare 'clearing envelope', a total of 421 and one tree polygon along the peripheries of the area will be removed. In addition to those trees within the clearing envelope, the removal of 206 individual trees and one tree polygon along the peripheries of the disturbance limit will be required. All other trees can be preserved with appropriate tree protection measures.

7. Tree Inventory and Preservation Plans (Nak Design Strategies)

Tree Inventory and Preservation Plans were prepared by Nak Design Strategies. These plans include Edge Management, Canopy Survey and Standard Details.

5.0 LEGISLATION & POLICY REVIEW

The following subsections provide a summary assessment of how the proposed applications have regard to the Planning Act, and are consistent with the Provincial Policy Statement, and conform to the Growth Plan, the Lake Simcoe Protection Plan, the City of Barrie Official Plan, the current in-effect City of Barrie Zoning By-law, and the proposed new City of Barrie Zoning By-law.

5.1 Planning Act (R.S.O. 1990 c. P.13)

Section 2 of the Planning Act contains matters of provincial interest that approval authorities must have regard to in carrying out the responsibilities under the Act, including considering applications for Zoning By-law Amendments (Section 34 of the Planning Act) and Subdivision of Land (Sections 50 and 51 of the Planning Act).

The matters of provincial interest have been listed below, along with an explanation of how the proposed applications have regard to those matters.

a) the protection of ecological systems, including natural areas, features and functions;

A Natural Heritage Evaluation was prepared which concludes that the proposed development is in conformity with the relevant provincial and municipal land use and natural heritage policies and provides detailed justification to support modifications to the City's Natural Core Area and Natural Core Linkage Area limits.

b) the protection of the agricultural resources of the Province;

The lands are located within the City of Barrie settlement area boundary, and are primarily designated Neighbourhood Area and Medium Density in the City of Barrie Official Plan, which permits residential development.

c) the conservation and management of natural resources and the mineral resource base;

No mineral resources have been identified, and natural heritage resources are protected as outlined in point a) above.

d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

A Stage 1-2 Archaeological Assessment was previously prepared for the draft plan approved lands and no archaeological resources were found. The applicant is requesting that the additional archaeological assessment for the northern portion of the lands be implemented as a condition of the approval of the redline revision to the subdivision.

e) the supply, efficient use and conservation of energy and water;

The City of Barrie has invested significant monies in upgrading their water and wastewater treatment plans. The proposed development, and the corresponding Development Charge payments will, in part, reimburse the City for those expenses.

New buildings constructed will conform to the energy conservation measures (i.e. windows, insulation, material types) required by the Ontario Building Code. Further energy conservation measures can be considered during the detailed design process.

The development will continue to efficiently use lands and optimize the use of infrastructure in accordance with the requirements of the Growth Plan.

f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

The proposed development continues to conform to the City's Master Plans.

g) the minimization of waste;

The proposed development will continue to adhere to the City's waste management program.

h) the orderly development of safe and healthy communities;

The subdivision, and proposed revisions, has been designed in consideration of Crime Prevention through Environmental Design principles including a modified grid road pattern and extensive frontage along the public use blocks (school and park). Further, a Transportation Letter was prepared in support of the applications.

i) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

Development applications in the City of Barrie are reviewed by their in-house accessibility coordinator. Implementing specific requirements such as the location of curb cuts and tactile warning surfaces in accordance with Ontario Provincial Standards (OPSD) occurs at the detailed design stage, prior to construction.

j) the adequate provision and distribution of educational, health, social, cultural, and recreational facilities;

The subdivision contains blocks for a school and neighbourhood park.

k) the adequate provision of a full range of housing, including affordable housing;

The subdivision will continue to provide a range of housing choices with varying affordability options for people in several stages of life. The plan will provide dual occupancy housing models, which are single detached dwellings that contain an accessory dwelling unit.

l) the adequate provision of employment opportunities;

The subdivision is located immediately adjacent to extensive employment lands located to the south.

m) the protection of the financial and economic well-being of the Province and its municipalities;

The City has prepared a Financial Impact Assessment and an Infrastructure Implementation Plan in order to ensure the City's economic well-being is maintained. The developers of the previously in-effect Salem Secondary Plan area have supported the City by front-funding environmental assessments, and infrastructure design and construction.

n) the co-ordination of planning activities of public bodies;

The City has signed a service review agreement with the Lake Simcoe Region Conservation Authority, and circulation of the proposed applications will occur to all agencies and public bodies identified in the Planning Act.

o) the resolution of planning conflicts involving public and private interests;

Internal and external review of the application will be coordinated by the City's Development Services Department. A public notice sign will be posted on the lands which notifies and provides opportunity for the public to comment on the application.

p) the protection of public health and safety;

The subdivision, and proposed revisions, has been designed in consideration of Crime Prevention through Environmental Design principles. In addition, the Building Department and emergency services (Fire, Police) will be circulated a copy of the application for comment.

q) the appropriate location of growth and development;

The development is located within the settlement of Barrie and will provide a range of residential uses in a future mixed use community.

- r) *the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*

The revised plan continues to provide compact housing types, such as smaller singles, street townhouses and back-to-back townhouses, all of which are designed at transit supportive densities.

- s) *the promotion of built form that,*

- a. is well-designed,*
- b. encourages a sense of place, and*
- c. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- d. the mitigation of greenhouse gas emissions and adaptation to a changing climate.*

The applications will be reviewed by City staff in consideration of the City's Official Plan policies regarding Urban Design, as well as the specific Urban Design and Sustainable Development Guidelines.

In our opinion, the proposed applications have regard to the matters of Provincial Interest identified in the Planning Act.

5.2 Provincial Policy Statement (PPS), 2020

The current Provincial Policy Statement (PPS) came into effect on May 1, 2020. Planning decisions must consider all components of the PPS and how they interrelate, and decisions must be consistent with the PPS.

The Provincial Policy Statement (PPS) is a policy framework based on the Vision for Ontario's Land Use Planning System. The Vision is for long-term prosperity and social well-being by maintaining strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy. The PPS seeks to protect our cultural and natural heritage resources, direct growth to settlement areas, and to ensure that efficient development patterns optimize the use of land, resources and public investment in infrastructure and public services facilities.

The original Planning Report and Staff Report assessed the applications consistency with the Provincial Policy Statement, 2014. Since that time, a new Provincial Policy Statement, 2020, came into effect on May 1st, 2020, and all decisions from this date are to be consistent with the 2020 PPS. We have reviewed the proposed redline changes and we are of the opinion that they remain consistent with the PPS.

The proposed revisions to the Plan of Subdivision and Zoning By-law Amendment application will result in additional lands to be utilized as a stormwater management pond, environmental protection area and result in 20 additional residential units to the subdivision. These changes will not negatively impact any natural heritage features and will provide flood control for the proposed uses, which utilizes environmentally protected lands efficiently, as concluded in the Natural Heritage Evaluation.

In our opinion, the proposed applications are consistent with the Provincial Policy Statement, 2020.

5.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

The current Growth Plan for the Greater Golden Horseshoe came into effect on May 16, 2019 and was subsequently amended with Amendment No. 1 that took effect on August 28, 2020. The Growth Plan provides a policy framework to build stronger, more prosperous communities by better managing growth. The Growth Plan focuses on building complete communities that are well-designed, offer transportation choices, and accommodate people at all stages of life, with a mix of housing, range of jobs, and easy access to stores and services to meet daily needs.

The original subdivision and Zoning By-law Amendment applications conformity with the 2017 version of the Growth Plan was reviewed by Staff and was draft approved on August 8th, 2019.

We have reviewed the proposed revisions to the draft approved plan of subdivision and concurrent Zoning By-law Amendment application and are of the opinion that they conform with the Growth Plan because of the following reasons:

1. The lands are located within the Primary Settlement Area of the City of Barrie, which supports the achievement of complete communities. The proposed applications will continue to facilitate a range of residential uses on the lands, as well as parkland and a school.
2. The residential uses provide varying unit and lot sizes to accommodate a range of people at different stages of life.
3. The minimum density target applicable to the designated greenfield area within the City of Barrie is 50 residents and jobs combined per hectare (Policy 2.2.7.2). The lands are located within the Designated Greenfield Area, and are planned to achieve a density of approximately 62 people and jobs per hectare (2,341 people & jobs/37.73 ha.) based on the following:
 - a. 751 units generate a total of 2,171 people living on these lands, assuming the following:
 - i. 3,248 persons per single detached dwelling unit (354 units = 1,150 people); and
 - ii. 2.71 persons per townhouse unit (397 units = 1,021 people)
 - iii. I estimate that the school will generate approximately 50 jobs.
 - b. I estimate that approximately 120 jobs would be generated from home-based businesses (assuming 5.5% of population).
 - c. The people and jobs are calculated over the total area of the property (52.18 hectares) less the environmental protection lands (14.45 hectares) which equals 37.73 hectares.
4. The lands are proposed to utilize municipal infrastructure efficiently, and the proposed changes were reviewed based on the current City of Barrie Stormwater Infrastructure Design Standards and the LSRCA Design Guidelines, as concluded in the Design Brief prepared by R.J. Burnside.
5. The proposed revisions will not negatively impact natural heritage features as concluded in the Natural Heritage Evaluation.

In our opinion, the proposed applications conform to the Growth Plan.

5.4 The Lake Simcoe Protection Plan

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.

In fulfillment of the watershed policies of the LSPP, several consultants were retained to prepare a detailed Subwatershed Impact Study (SIS) that was reviewed and accepted by the Lake Simcoe Conservation Authority, Nottawasaga Valley Conservation Authority and the City of Barrie.

A Design Brief was prepared by R.J. Burnside for the submission which concludes the Draft Plan revisions will have no adverse impact on the stormwater management design and the detailed design of the subdivision, including the proposed new stormwater management pond will demonstrate conformance with all applicable standards, policies and by-laws, including low impact development, phosphorus loading and water balance. Detailed design is expected to be submitted in late June 2024.

A Natural Heritage Evaluation was prepared which concludes that the proposed development is in conformity with the relevant provincial and municipal land use and natural heritage policies and no development is proposed within Key Natural Heritage Features, Key Hydrologic Features or their Vegetation Protection Zone.

In our opinion, the proposed revised subdivision, and concurrent Zoning By-law Amendment application, conforms to the Lake Simcoe Protection Plan.

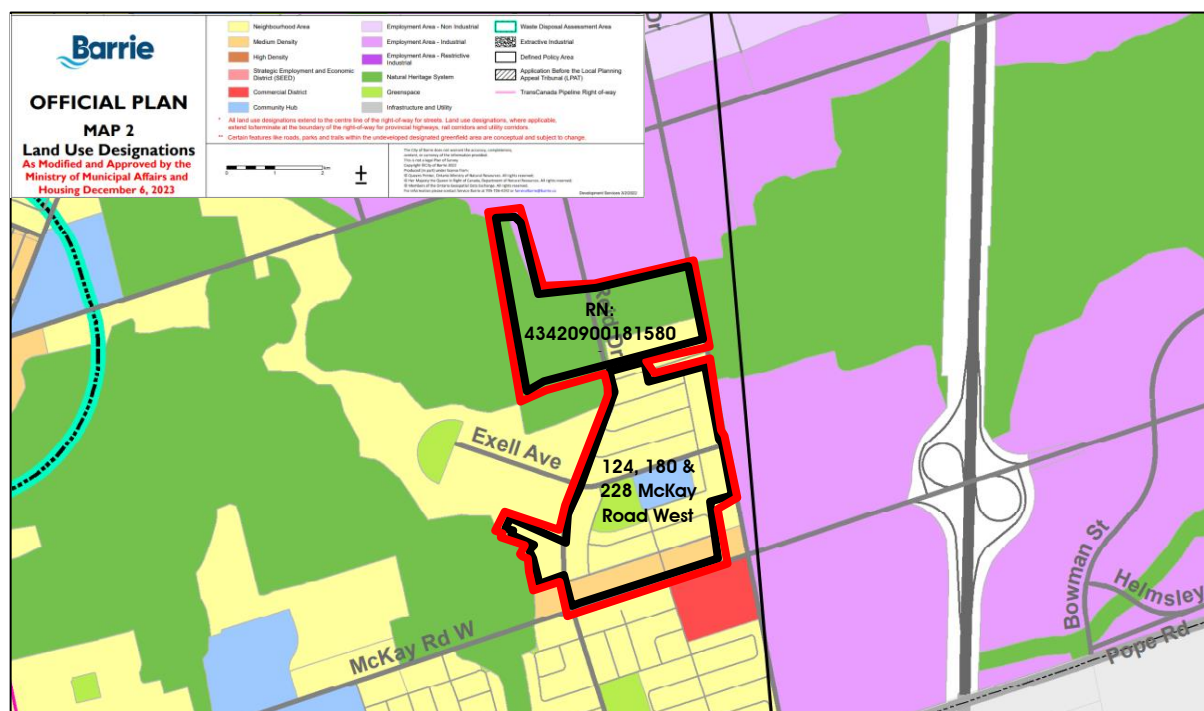
5.5 City of Barrie Official Plan

The original subdivisions conformity with the City's Official Plan was reviewed and approved on August 8, 2019. On April 11, 2023, the Ontario Ministry of Municipal Affairs and Housing approved a new Official Plan for the City of Barrie with modifications. On December 6, 2023, Bill 150, Planning Statute Law Amendment Act, 2023 received royal assent, reversing the Provincial modifications to the City of Barrie's Official Plan. This legislation brought the Official Plan as adopted by Council on March 7, 2022, into effect with one modification which was made to align with provincial regulation.

The new Official Plan directs the city's growth to accommodate for population and job growth by 2051. The document provides municipal policies and objectives for protecting employment lands, natural heritage areas, and strengthening the downtown and other growth areas to create more homes.

The subject lands are designated Neighbourhood Area, Medium Density, Community Hub, Greenspace and Natural Heritage System according to Map 2–Land Use Designations (**Figure 11**). No revisions to the draft approved plan of subdivision are proposed on lands designated Medium Density, Community Hub, or Greenspace because this portion of the plan has been registered (Plan 51M-1263).

Figure 12. City of Barrie Official Plan, Map 2: Land Use Designations



5.5.1 Official Plan Policies

The proposed applications have been reviewed to determine its conformity with the City of Barrie Official Plan, which includes the policies outlined below.

5.5.1.1 Designated Greenfield Area

The lands are identified to be within the Designated Greenfield Area, as shown on Map 1 of the Official Plan. Section 2.4.2.3 contains policies for Designated Greenfield Areas which have been assessed below:

- a) *The City's balanced approach to growth management means that 50% of annual residential growth will be directed towards the Designated Greenfield Area.*

The proposed applications will result in the draft plan approved subdivision having 751 residential units in the form of single detached dwellings and townhouse dwellings, which will continue contribute to the City's housing supply and residential growth targets.

- b) *The development of new neighbourhoods on Designated Greenfield Area lands shall generally be planned and designed according to a modified grid street pattern.*

The revised subdivision continues to propose a modified grid street pattern, which is based on the proposed extension of Reid Drive and Exell Avenue as shown on Map 2.

- c) *Development on Designated Greenfield Area lands will follow a logical progression where new development is contiguous with or abuts developed areas and progresses outward, excepting where physical barriers or significant natural heritage features and areas prohibit this development pattern.*

The proposed applications will permit the minor extension of a draft plan approved subdivision to allow additional residential uses, a stormwater management block and environmental protection lands. A Natural Heritage Evaluation was prepared which concludes that the proposed development is in conformity with the relevant provincial and municipal land use and natural heritage policies and provides detailed justification to support modifications to the City's Natural Core Area and Natural Core Linkage Area limits.

- d) *Designated Greenfield Area lands shall be planned to maximize the potential for the creation of complete communities and sustainable development. This will be achieved through:*

- i) The efficient use of land and infrastructure;*
- ii) Preservation of the Natural Heritage System;*
- iii) A varied land use arrangement including a mix of uses along Intensification Corridors and within Strategic Growth Areas, the provision of live-work opportunities, and a mix of housing options and employment opportunities;*
- iv) The opportunity to provide viable transit service and the provision of active transportation facilities;*
- v) The creation of neighbourhoods with parks, schools and the Natural Heritage System as their focal points within a five-minute walk of most residents; and,*
- vi) The implementation of measures to maintain the natural hydrologic cycle and function of the watersheds, and to protect ground and surface water quantity and quality.*

The proposed applications will efficiently utilize lands adjacent to an existing draft plan approved subdivision that are designated for development for additional residential uses and a stormwater management block. A Natural Heritage Evaluation Update and Design Brief were prepared for the subject lands to assess protection of natural heritage features and surface water quantity and quality.

- e) *Development on Designated Greenfield Area lands, except within Employment Areas, shall be planned to achieve an overall minimum density of 79 persons and jobs per hectare to 2051. Lands within Phase 1 West, Phase 2 West, and Phase 3 West on Appendix 2, excluding Employment Areas, may be planned to achieve a minimum density of 52 persons and jobs per hectares to 2051 (Bill 162).*

The development of the subject lands is planned to achieve a density of approximately 62 people and jobs per hectare (2,341 people & jobs/37.73 ha., notwithstanding the fact that the overall density is to be measured across the entirety of the Designated Greenfield Area. The surrounding lands will be further developed with a range of residential uses. Additionally, it should be noted that the plan of subdivision contains an elementary school block (previously registered on Plan 51M-1263), which if developed by the School Board, will provide services for the surrounding area.

- f) *Developments in the Designated Greenfield Area that received approval prior to the approval of this Plan, consideration should be given as to whether the Designated Greenfield Area density target can still be met (on remaining vacant blocks, future development blocks, or future phases of draft plans of subdivision), provided that the infrastructure will support the increased density.*

The development is planned to achieve a density of approximately 62 people and jobs per hectare (2,341 people & jobs/37.73 ha.). A Functional Servicing Report was previously prepared for the draft plan approved subdivision, and a Design Brief was prepared in support of the proposed applications.

- g) *To meet the Designated Greenfield Area density target and to help meet housing need, development across the Designated Greenfield Area shall provide a range and mix of housing options, unit types, and built form.*

The subdivision will provide a range of single detached dwelling units and townhouse units, which will continue to provide additional housing options in this area of the City.

- h) *All new neighbourhoods and employment areas in the Designated Greenfield Area will be designed to support resource conservation and environmental preservation, protection and enhancement, and should include the best practices in the use of energy, water conservation/recycling, and sustainable community planning.*

New buildings must conform to the energy conservation measures (i.e. windows, insulation, material types) required by the Ontario Building Code. Further, the proposed compact built form of the development promotes greater energy efficiency.

- i) *To ensure new development on Designated Greenfield Area land is integrated, co-ordinated, and financially viable, all growth shall occur in accordance with the phasing policies set out in Section 9.5.2, and servicing shall be co-ordinated in accordance with the infrastructure policies of Sections 5.6 and 6.6.*

A Functional Servicing Report and Stormwater Management Report were previously prepared for the draft approved subdivision, and a Design Brief has been prepared in support of the applications.

5.5.1.2 General Land Use Policies

Section 2.5 contains general land use policies that are applicable to all land use designations. The applicable policies are outlined below:

- h) *All new development shall be on full municipal services.*

The subdivision will continue to utilize full municipal services, as concluded in the Design Brief.

5.5.1.3 Neighbourhood Area Designation

A majority of the subject lands, including a portion of the lands subject to the Zoning By-law Amendment, are designated Neighbourhood Area, as shown on Map 2, which recognize new and existing neighbourhoods and communities. The applicable policies of Section 2.6.1 are outlined below:

1) Policy 2.6.1.1 Permitted Uses

The following uses shall be permitted in areas designated as Neighbourhood Area:

- a) *Residential;*
- b) *Home occupation;*
- c) *Parks and other open space areas;*
- d) *Assisted living, long-term care homes, and other co-housing opportunities;*
- e) *Supportive housing;*
- f) *Public service facilities;*
- g) *Community facilities;*

- h) Commercial, including small scale office, provided the use is located on a collector or arterial street as indicated on Map 4b; and,*
- i) Retail provided the use is located on a collector or arterial street as indicated on Map 4b*

The lands designated Neighbourhood Area are shown as single detached dwellings, and blocks for townhouses, and stormwater management.

2) Policy 2.6.1.2 Land Use Policies:

- a) Provide most of the city's low-rise housing stock, offer neighbourhood-scale commercial uses to service immediate neighbourhoods, and provide a mixture of uses on arterial streets and Intensification Corridors to service the wider community.*

The revised subdivision will provide 751 single detached dwelling and townhouse units, which will contribute to the City's low-rise housing stock.

- b) Function as complete communities, and will be planned to encourage walking, cycling and transit use with guidance from Section 4.2.*

The subdivision will continue to incorporate sidewalks and pedestrian walkways to encourage active transportation.

- c) Be considered established neighbourhoods that are not intended to experience significant physical change that would alter their general character, except for lands designated Neighbourhood Area within the Designated Greenfield Area, or located on an Intensification Corridor (Map 1), or lands fronting onto arterial or collector streets (Map 4a and Map 4b).*

The lands are designated Neighbourhood Area within the Designated Greenfield Area. The proposed applications will result in minor modifications to a draft plan approved subdivision that will provide 751 low-density residential units.

- d) Permit new development in built-out neighbourhoods that appropriately respects the scale, height, massing, lot pattern, building type, orientation, character, form, and planned function of the immediate local area, as set out in Section 3 of this Plan.*

The lands will provide a mix of single detached dwellings and townhouse units which will be compatible with the proposed future development in the surrounding area.

- e) Permit appropriate levels of intensification in accordance with Sections 2.3.6 and 2.3.7 of this Plan. Any proposed development must be sensitive to and compatible with the character, form, and planned function of the surrounding context, as per the policies in Section 3 of this Plan.*

The subject lands are located within a Designated Greenfield Area and the development of same is not considered intensification.

- f) Promote intensification by permitting additional residential units, including detached ancillary dwelling units, second suites, shared accommodations, and other forms of low impact intensification, which can provide affordable housing options.*

Purchasers will be offered the ability to purchase dual occupancy models, which are single detached dwellings with an accessory dwelling unit.

3) Policy 2.6.1.3 Development Policies:

- a) Unless otherwise specified in this Plan, development on lands designated Neighbourhood Area which front onto a local street or collector street, as identified on Map 4b, shall be kept to three storeys or less, unless otherwise specified in the Zoning By-law and in which case shall be no more than four storeys.*

The proposed single detached dwellings and townhouse units will not exceed four storeys in height.

- h) To promote transit supportive development, new development occurring on lands fronting on streets classified on Map 4b as collector or arterial streets, or fronting onto Intensification Corridors as per Map 1, should be planned to a minimum residential density of 50.0 units per hectare.*

The subject lands are located along McKay Road which is identified as an arterial street on Map 4b, and the subdivision will achieve an overall residential density of 25-26 units per; however, a significant portion of the site has already been registered. The unregistered portion of the site, and the new lands to the north are proposed at approximately 26 units per hectare (371 units/14.14 hectares).

There are several points to consider in the review of conformity with this policy:

- i. This 50 uph policy conflicts with the modification, via Bill 162 that permits development at 52 people/jobs per hectare, which is lower than 50 uph.
- ii. This policy contains flexible language evidenced by the use of the word 'should' as opposed to the more prescriptive word 'shall'. As such, strict conformity with the 50 uph density target is not required in every instance. This is specifically relevant to the northern lands previously owned by the County, because there is only 0.5 hectares of residential land available for development on these lands. The balance of those lands are for the Reid Drive extension, stormwater management pond, and natural heritage. In our opinion, this is an example of why flexible language is included in the Official Plan in the DGA, because uph is an ineffective policy performance standard to be used on smaller development areas.
- iii. Excluding the proposed northern area previously owned by the County, the redline application is an adjustment to an existing approved draft plan of subdivision which is recognized by Section 2.5.6 of the Official Plan. Section 2.5.6 specifically deems site-specific development approvals to conform with this Plan.
- iv. Consultation has occurred with City Planning and Transportation staff as to the nature of the road and lotting changes.

- k) Where limited or no commercial and retail uses exist within 450.0 metres of a new development proposed for an Intensification Corridor or arterial street, a mix of uses would be required, as per the following:*

- i. The mix of uses would need to include a combination of two of the following: residential, commercial, retail, community facilities, and office use development;*
- ii. A minimum of 50% of the building frontage should consist of non-residential uses; and,*
- iii. Variation from the requirements in 2.6.1.3(j)(i) and (j)(ii) may be considered and will be evaluated against the needs of the surrounding area.*

The lands to the south are proposed to contain commercial uses and are located within 450 metres of the subject lands.

- m) Neighbourhood Area lands that are adjacent to municipal boundaries may develop at lower density and height requirements than what is provided for in this Plan to allow for more appropriate transitions.*

The subject lands are located along McKay Road and are within 1 kilometre of the municipal boundary of Barrie and Innisfil. The revised draft plan approved subdivision will achieve a residential density of 25-26 units per hectare as detailed in policy h) above. In light of the existing approvals and extensive planning and design processes undertaken to date, we consider the proposed density to be appropriate.

5.5.1.4 Natural Heritage System (NHS) Designation

The proposed applications will include additional lands to the north to the draft plan approved subdivision, which are primarily designated Natural Heritage System (NHS), as shown on Map 2. The applicable policies of Section 2.6.6 are outlined below:

1) Policy 2.6.6.1 Permitted Uses

The following uses shall be permitted in areas designated as NHS::

- a. Environmental conservation and preservation;*
- b. Environmental stewardship, restoration, and rehabilitation;*
- c. Flood or erosion control mechanisms, if demonstrated in the public interest;*
- d. Hazard management, if demonstrated in the public interest;*
- e. Naturalized trails, boardwalks and interpretive/wayfinding signage installed, or as permitted, by a public authority;*
- f. Low impact recreational facilities and minor recreation uses;*
- g. Low intensity active transportation infrastructure installed by a public authority; and,*
- h. Invasive species management.*

The lands designated NHS are shown in the revised Draft Plan of Subdivision as an environmental protection block.

2) Policy 2.6.6.2 Land Use Policies

- a) The Natural Heritage System, identified by the land use designation of the same name on Map 2, is critical to providing residents with a connection to the natural environment, which in turn supports a healthy lifestyle and improves quality of life.*

The lands designated Natural Heritage System are identified as an Environmental Protection block on the revised subdivision.

- b) To ensure a high-quality of life, economic competitiveness, and most importantly, to protect and preserve the city's natural heritage resources while building climate resilience and combatting ecosystem and community vulnerability, the features and ecological functions of the Natural Heritage System shall be protected, preserved, and enhanced over the long term.*

The Natural Heritage Evaluation provides detailed justification to support modifications to the City's Natural Core Area and Natural Core Linkage Area limits.

- c) Features that make up the Natural Heritage System include: provincially significant wetlands, other wetlands, significant woodlands, other woodlands, significant valleylands, significant wildlife habitat, habitat of endangered or threatened species, watercourses, fish habitat, natural areas abutting Lake Simcoe, areas of natural and significant interest, cultural thickets, cultural meadows, natural areas of local significance, natural corridors and linkages, and areas of natural and scientific interest. These features are important for their environmental and social values, and are accompanied by natural hazard lands, which include floodplains, erosion hazard areas, steep slopes, and unstable soils.*

The Natural Heritage Evaluation confirms that Key Natural Heritage Features and Key Hydrologic features and their vegetation protection zone will be protected and that the development is in conformity with the relevant provincial and municipal land use and natural heritage policies.

- d) Development on lands designated Natural Heritage System and considered Environmental Protection Area 1 or 2, as per Map 3, shall not be permitted, except for the following: i) Site alteration to improve, protect, or enhance ecological features and functions; ii) Improvement or enhancement of the natural heritage feature (e.g. creek daylighting); iii) Erosion and flood control in the public interest; iv) Protection from hazard lands and natural hazards; and, v) Where permitted subject to the environmental protection area policies in Section 5 and 6 and any other applicable policies of this Plan.*

The Natural Heritage Evaluation provides detailed justification to support modifications to the City's Natural Core Area and Natural Core Linkage Area limits.

- e) *Where development is permitted as described in 2.6.6.2(d) of this Plan, the lands subject to the site alteration or development proposal may be redesignated by way of an Official Plan amendment as appropriate, to permit a wider range of land uses.*

An Official Plan Amendment is not being requested for this development proposal.

- f) *The City shall use the Province's Land Use Compatibility Guideline when making land use decisions regarding the Natural Heritage System to ensure land uses can co-exist and thrive in the long term.*

The Natural Heritage Evaluation confirms that the development in conformity with the relevant provincial and municipal land use and natural heritage policies.

5.5.1.5 Natural Heritage System General Policies

Section 5.3 of the Official Plan contains general policies for the Natural Heritage System, which are addressed below:

- a) *Lands part of the Natural Heritage System are subject to a series of natural heritage protection overlays identified on Map 3.*

The subject lands are identified with natural heritage protection overlays in Map 3, including Natural Core, Natural Linkage Area, and Low Constraint Stream Corridor.

- b) *The City will protect its natural heritage features and areas for the long term.*

The Natural Heritage Evaluation provides detailed justification to support modifications to the City's Natural Core Area and Natural Core Linkage Area limits.

5.5.1.6 Natural Heritage Protection Overlays

Section 5.4 contains policies for each protection overlay for the Natural Heritage System, which are addressed below:

1) Policy 5.4.3 Natural Core Overlay

- a) *A core area approach focuses on protecting not only the features, but also their ecological functions. The core areas were delineated based on an evaluation which considered a series of broad general ecological principles in conjunction with a range of site-specific factors. The factors are based on both features and functions and the boundaries include a 30.0 metre buffer from the edge of the woodlands within the Lake Simcoe watershed, wetlands and watercourses within the natural core areas, a 10.0 metre buffer from the dripline of the woodland features and to woodlands outside of the Lake Simcoe watershed and a 5.0 metre buffer where the boundary of the natural core areas is an existing meadow or thicket. The general ecological principles considered included: i) Diversity – Areas of diverse habitats and/or supporting a rich assemblage of species; ii) Size – Sufficient size to protect interior habitat; iii) Contiguity – Designed to create contiguous units; iv) Connectivity – The unit can be linked to other units; v) Significance – The area supports significant species or habitats; and, vi) Overall watershed functionality including hydrologic processes which protect the flow regime of receiving streams.*

The NHE concludes that the proposed development conforms with the LSPP, and that modification of the City of Barrie's Natural Core Area and Natural Linkage Area limits is proposed based on the absence of Key Natural Heritage Features and Key Hydrologic Features within the defined area of impact, and the exclusive removal of cultural plantation.

2) Policy 5.4.4 Natural Linkage Area Overlay

- a) *The primary function of the natural linkage area overlay on Map 3 is to connect two or more natural core areas, or to connect a natural core area to habitats outside the Natural Heritage System. Linkages are important for a variety of plants and wildlife, facilitating daily and seasonal movements, as well as gene flow. In most cases, the natural linkage areas also provide available habitat.*

The planned linkage will achieve a width ranging from 73 to 174 metres, with most of its width exceeding 100 metres and it will function as a wildlife corridor and linkage. The NHE also considered the future development impacts on adjacent lands, including the development of employment lands to the north and planned extension of Reid Drive that would bisect the NHS at the western edge of the Linkage Area in the north-south direction.

5.5.1.7 Infrastructure

Section 6.6.2 contains development control policies for Infrastructure, which are addressed below:

- b) *Infrastructure, including wastewater, water facilities, and gas pipelines, should be planned and located in conjunction with the street right-of-way or existing infrastructure corridors.*

The revised subdivision will utilize municipal water and wastewater services. A Design Brief was prepared in support of the proposed development.

5.5.1.8 Stormwater Management

Section 6.6.4 contains development control policies for Stormwater Management, which are addressed below:

- a) *All new development shall utilize generally accepted best practices in stormwater management, which shall be the highest level determined to be technically and economically feasible.*

The Design Brief states the proposed changes were reviewed based on the current City of Barrie Stormwater Infrastructure Design Standards and the LSRC Design Guidelines. The Brief concludes the proposed revisions have no adverse impact on the design.

5.5.1.9 Implementation

Section 9.5 contains policies for the City to consider when evaluating different types of development applications and land use controls, which are addressed below:

1) Policy 9.5.3: Plans of Subdivision

- a) *New plans of subdivision shall be developed in accordance with the policies of this Plan with the objective of developing complete communities while minimizing impacts on the City's existing property tax base.*

The proposed applications will revise a draft plan approved subdivision, and will include additional lands to the north. The development proposed on the lands to the north will meet the intent of the Neighbourhood Area designation as the lands will facilitate low-density residential uses that will be built at an appropriate density and contribute to the housing supply in the City.

- b) *New plans of subdivision must be integrated with adjacent lands, subdivisions, and roads.*

The plan of subdivision continues to integrate the City's Transportation Master Plan to connect future roadways between adjacent lands.

- c) *New plans of subdivision must include traffic calming on local roads to improve the safety of all street uses and create a more uniform speed.*

A Traffic Impact Study was previously prepared for the draft plan approved subdivision. Consultation with City Transportation staff has occurred regarding the nature of the redline changes to the road layout and lotting.

- d) *New plans of subdivision must be designed efficiently to minimize operating costs, and utilize existing services so that they do not adversely impact the transportation system, the natural environment, or adjacent land uses.*

The lands will continue to efficiently utilize municipal services, as concluded in the Design Brief. The Natural Heritage Evaluation concludes the proposal is not expected to negatively impact any natural heritage features.

- e) *New plans of subdivision will not be granted draft approval unless they can be supplied with adequate services such as water supply, sewage disposal, storm drainage, fire and police protection, parks, schools, solid waste collection and disposal, and other community facilities.*

The lands will utilize municipal services and will contain community facilities. The subdivision contains a parkland block and an institutional block for a future school.

- f) *The layout of new plans of subdivision should be encouraged to orient lots to maximize energy efficiency.*

The proposed layout of the subdivision continues to maximize energy efficiency through a compact built form and new buildings must conform to the energy conservation measures (i.e. windows, insulation, material types) required by the Ontario Building Code. Further energy conservation measures can be considered during the detailed design process.

- g) *New plans of subdivision must indicate the proposed use for all lots, blocks, and parcels within the subdivision.*

The revised Plan will provide 354 single detached dwellings lots, 397 townhouse units, as well as blocks for parkland, institutional uses, stormwater management, and environmental protection.

2) Policy 9.5.7: Zoning By-law Amendment

- a) *Conformity with the Plan's land use designation and overall intent of the Plan.*

The proposed application will meet the intent of the Neighbourhood Area designation as the lands will facilitate low-density residential uses that will be built at an appropriate density and contribute to the housing supply in the City. Further, the proposed application will meet the intent of the Natural Heritage System designation by providing an environmental protection block to protect these lands from development.

- b) *The inherent nature of the planned land uses and their potential for negative impacts, relative to any new proposed land use being sought by the amendment.*

The proposed application will rezone the northern portion of the lands to contain residential uses, a stormwater management block and environmental protection block, which will appropriately extend a draft plan approved subdivision.

- c) *The availability of servicing the proposed land use, if the servicing needs are significantly different that the planned/permitted land uses.*

The lands will utilize full municipal services, as described in the Design Brief.

- d) *The availability of information to adequately understand the development, including whether a plan of subdivision, consent, or site plan application has been filed.*

The subject lands consist of a draft plan approved subdivision, and a redline revision application has been submitted concurrently.

- e) *How well the proposed development or alteration contributes to meeting the principles and policies of this Plan.*

The proposed applications will meet the principles and policies of the Official Plan through continuing to provide a compact development that efficiently uses land, optimizes the use of planned infrastructure, provides a range of residential unit types and sizes, and protects the natural heritage system.

In our opinion, the proposed applications conform to the general intent of the City of Barrie Official Plan.

5.6 City of Barrie Zoning By-law 054-04

The northern portion of the subject lands with the Roll Number 434209001815802 are currently zoned Agricultural (AG) and Environmental Protection (EP), according to the Town of Innisfil Zoning By-law (054-04) that has since been repealed by the Town, but remains in effect on the lands by virtue of the Barrie-Innisfil Boundary Adjustment Act (**Figure 12**).

The **purpose** of the application for Zoning By-law Amendment is to rezone these lands to Neighbourhood Residential (R5) and Environmental Protection (EP) (**Figure 13**). The proposed zoning will be implemented in the revised Draft Plan of Subdivision. The rezoning is required to permit the residential uses proposed on the northern lands. The details of the amendment include the following:

- The Neighbourhood Residential (R5) zone will apply to the single detached dwelling lots (Lots 338-354), Reid Drive extension, and the stormwater management block (Block 172).
- The Environmental Protection (EP) zone will recognize and protect the natural heritage features (Block 173).

There are no special exceptions requested by the Zoning By-law Amendment application at this time.

Figure 13. City of Barrie Zoning By-Law 054-04 (Former Town of Innisfil Lands)

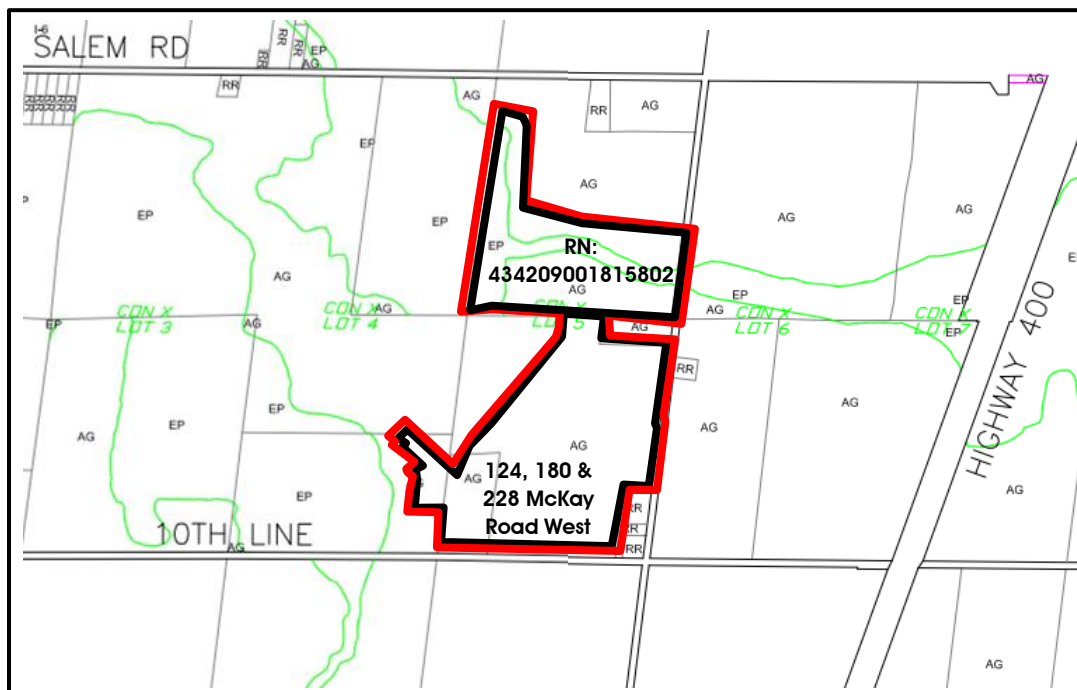


Figure 14. Draft Zoning By-law Schedule

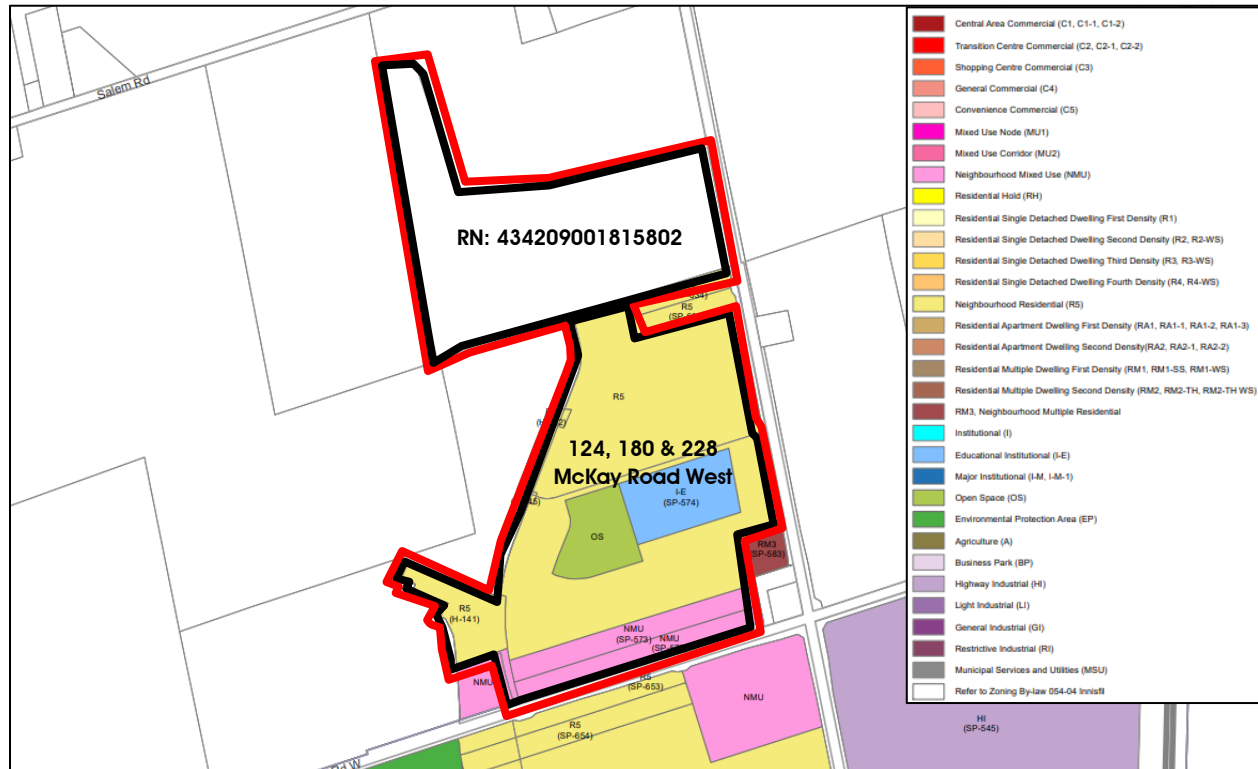


5.7 City of Barrie Zoning By-law 2009-141

The southern portion of the subject lands (124, 180 & 228 McKay Road West) consist of the existing draft plan approved subdivision. On June 24, 2019, Council approved By-law 2019-069 which rezoned the lands to Neighbourhood Residential (R5 & R5 H-141), Institutional Educational (I-E SP-574), and Neighbourhood Mixed Use (NMU SP 572 and 573) (**Figure 14**).

The proposed revisions to the Draft Plan for these lands will continue to comply with the current in-effect zoning provisions.

Figure 15. City of Barrie Zoning By-law 2009-141



6.0 CONCLUSION

This Report reviewed the land use planning merits of a Zoning By-law Amendment application and Redline Revision to a Draft Approved Plan of Subdivision for the lands located at 124, 180 & 228 McKay Road West, and the lands to the north (RN: 434209001815802) along Veterans Drive, in the City of Barrie. The proposed applications are consistent with the PPS, and conform to the policies of the Growth Plan, the Lake Simcoe Protection Plan, and the City of Barrie Official Plan.

The proposed application will permit minor lotting revisions in the draft approved plan of subdivision, as well as include additional lands to the north for single detached dwellings, a stormwater management block and environmental protection block. The revisions will result in 20 additional single detached dwelling units being proposed on the draft plan approved subdivision. The proposal represents compact development that efficiently uses land and optimizes the use of planned infrastructure. The proposed development will continue to contain a range of residential unit types and sizes and integrates the natural heritage system with the design of the subdivision.

In our professional opinion, the applications for a Zoning By-law Amendment and Revision to a Draft Approved Plan of Subdivision represents good planning and will contribute in a positive way to the future growth and quality of life in the City of Barrie.

Sincerely,

THE JONES CONSULTING GROUP LTD.



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