



# PLANNING OPINION REPORT

Draft Plan of Subdivision and Zoning By-law Amendment  
DIV Development (Barrie) Limited  
Barrie, ON

Prepared For:  
DIV Development (Barrie) Limited



August 2023

**MGP**

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*Draft Plan of Subdivision and Zoning By-law Amendment*

## **Planning Opinion Report**

**DIV Development (Barrie) Limited  
Barrie, ON**

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# Executive Summary

Malone Given Parsons Ltd. (“MGP”) is the planning consultant to DIV Development (Barrie) Limited (herein referred to as “Dorsay”), the owner of the properties located south of Mapleview Drive and North of Lockhart Road, west of 20<sup>th</sup> Sideroad within the area known previously as the Hewitt’s Secondary Plan in the City of Barrie (the “Subject Lands”). The Subject Lands consist of four parcels and measure approximately 80.2 hectares (198.2 acres) in size, and are legally described as Part of Lot 20, Concession 11.

The purpose of this report is to provide our planning analysis and opinion with respect to the proposed residential development for the Subject Lands consisting of 827-1,067 residential dwellings, comprised of 562-802 single detached units, 41 street townhouses, 98 rear lane townhouses, and 126 back-to-back townhouses, with two medium density blocks that can accommodate approximately 175 condominium townhouse units (the “Proposed Development”, as defined in this report). The Proposed Development provides an opportunity to provide a range of housing types and achieves a density of 58 to 73 people and jobs per hectare. A combination of land uses is proposed as part of this development including an elementary school, a public park, two public parkettes, four (4) stormwater management ponds, a pumping station, and a network of local and collector roads. A large central portion of the Subject Lands contains a tributary of Hewitts Creek (Sandy Cove Creek), with the surrounding lands identified as part of the Natural Heritage System (“NHS”), all of which is proposed to be protected as part of the development proposal.

The Subject Lands are located within the City of Barrie’s Designated Greenfield Areas and are designated as Neighbourhood Area, Natural Heritage System, Community Hub and Greenspace under the City of Barrie Official Plan with site-specific policy 2.8.7 relating to the permitted uses and densities on the Subject Lands, which was approved with modifications by the Minister of Municipal Affairs and Housing on April 12, 2023.

Applications for a Zoning By-law Amendment and a Draft Plan of Subdivision are required to facilitate the Proposed Development. This report provides our planning opinion of these applications following an analysis of the land use and planning context.

The Proposed Development will contribute to the achievement of a complete community by providing an appropriate range and mix of uses. The proposed draft plan of subdivision contemplates the development of lands in a logical and efficient manner, while ensuring that natural heritage features on the property are preserved and protected in conformity with Provincial and municipal policies. The proposed draft plan of subdivision provides for community and open space facilities to support the residential development, promotion of active transportation and an accessible and connected road network, as well as provision of stormwater management facilities to promote sustainable design by planning for resiliency and climate change and adaptation. The Proposed Development will contribute to meeting overall growth targets established by the Province and within the City’s Official Plan. The proposed uses and built form of the Proposed Development are

permitted by the Official Plan and are compatible with existing and planned development surrounding the Subject Lands.

The Zoning By-law Amendment and Draft Plan of Subdivision applications are consistent with the Provincial Policy Statement, 2020 and conform to the planning policy framework including the Growth Plan for the Greater Golden Horseshoe, 2019, the Lake Simcoe Protection Plan, 2009, and the 2023 City of Barrie Official Plan, and is generally consistent with the technical studies prepared for the development of the Hewitt's Secondary Plan within the former Official Plan.

In rendering this opinion, the report relies on and summarizes the supporting studies prepared by other expert consultants in accordance with the requirements set out at the consultation meeting with the City and other agency staff held on November 10, 2022. Subject to the expected completion of background and technical work and public consultation, it is our opinion that the Proposed Development represents good planning and is in the public interest.



# 1.0 Planning Context

*DIV Development (Barrie) Limited is submitting applications for a Draft Plan of Subdivision and Zoning By-law Amendment which will permit the development of 827-1,067 residential units and associated community uses on the Subject Lands in the southeastern limits of the City of Barrie. This section outlines the purpose of this report and summarizes the property description.*

## 1.1 Purpose

Malone Given Parsons (“MGP”) is the planning consultant for DIV Development (Barrie) Limited (herein referred to as “Dorsay”), the owner of approximately 80.17 hectares (198.6 acres) of land located on the west side of 20<sup>th</sup> Sideroad between Mapleview Drive East and Lockhart Road, now within the City of Barrie (the “City”) following the annexation from the Town of Innisfil (the “Subject Lands”).

Dorsay proposes to develop the Subject Lands for residential uses through a draft plan of subdivision that includes 827-1,067 residential dwellings, comprised of 562-802 single detached units, 41 street townhouses, 98 rear lane townhouses, and 126 back-to-back townhouses, with two medium density blocks that can accommodate approximately 175 condominium townhouse units, a community hub consisting of a park connected with an elementary school, two (2) parkettes, blocks for the protection of the natural heritage feature traversing the Subject Lands and its buffers, four (4) stormwater management ponds, a pumping station, and a network of local roads, laneways, and collector roads (the “Proposed Development”).

Applications for Draft Plan of Subdivision and Zoning By-law Amendment are being submitted to facilitate the Proposed Development. The intent of this report is to provide a planning opinion of the applications following an analysis of the land use and planning context. This analysis includes consideration of the Provincial and municipal planning policy regime. In rendering this opinion, the report relies on and summarizes the supporting studies prepared by other expert consultants in accordance with the requirements set out at the Conformity Review meeting with the City and other agency staff held on November 10, 2022.

## 1.2 Site Location and Characteristics

The Subject Lands are comprised of four parcels of land that are approximately 80.2 hectares (198.6 acres) in size and located on the west side of 20<sup>th</sup> Sideroad between

Mapleview Drive East and Lockhart Road within the City of Barrie. The location of the Subject Lands is shown in **Error! Reference source not found..1** and legally described in **Error! Reference source not found..1** below.

Figure 1.1: Subject Lands Location Map



Source: Google Earth (2022) & MGP (2022)

Table 1.1: Legal Description of Subject Lands

#	Registered Owner	Legal Description	PIN	Area
1	DIV DEVELOPMENTS (BARRIE) LTD.	PART LOT 20 CON 11 DESIGNATED AS PART 1 ON 51R43449, TOWN OF INNISFIL	580920129	19.7 ha (48.68 ac)
2	DIV DEVELOPMENTS (BARRIE) LTD.	PART LOT 20 CON 11 DESIGNATED AS PART 2 ON 51R43449, TOWN OF INNISFIL	580920130	20.3 ha (50.16 ac)
3	DIV DEVELOPMENTS (BARRIE) LTD.	PART LOT 20 CON 11 DESIGNATED AS PART 3 ON 51R43449, TOWN OF INNISFIL	580920131	40.0 ha (98.84ac)
4	DIV DEVELOPMENTS (BARRIE) LTD.	PART LOT 20 CON 11 DESIGNATED AS PART 4 ON 51R43449, TOWN OF INNISFIL	580920062	0.2 ha (0.49ac)
<b>Total</b>				<b>80.17 ha (198.17 ac)</b>

### 1.2.1 Surrounding Uses

Currently, the Subject Lands are predominately used for agricultural purposes, with portions of the Subject Lands occupied by woodlands and swamps/marshes. There are two tributaries in the north and central portions of the Subject Lands.

The following summarizes the surrounding uses:

To the north:

- Mapleview Drive
- Future residential development

To the east:

- 20<sup>th</sup> Sideroad and the municipal boundary between the City of Barrie and the Town of Innisfil
- Rural agricultural
- Rural residential

To the south:

- Lockhart Road and the municipal boundary between the City of Barrie and the Town of Innisfil
- Rural agricultural
- Rural residential

To the west:

- Wooded area
- Future residential development

### 1.2.2 Planning and Site History

In 2010, a total of 2,293 hectares of land along the Town of Innisfil's northern limits were annexed from the Town of Innisfil to the City of Barrie through the *Barrie-Innisfil Boundary Adjustment Act*, to accommodate the City's anticipated growth to 2031. A comprehensive secondary plan study process was undertaken for the annexed lands and resulted in the adoption of two secondary plans for the annexed lands: the Salem Secondary Plan (OPA 38) for the western annexed lands, and the Hewitt's Secondary Plan (OPA 39) for the eastern annexed lands (which includes the Subject Lands).

Following a series of appeals and settlements before the former Ontario Municipal Board, the Salem and Hewitt's Secondary Plans were approved with modifications in 2016. The Salem and Hewitt's Secondary Plans were eventually incorporated into the City of Barrie's former 2010 Official Plan in 2016. At the time of approval of the Hewitt's Secondary Plan, the Subject Lands were not fully included within the 2031 urban settlement area boundary, however, the detailed technical studies prepared for the Hewitt's Secondary Plan included all of the annexed lands, including the Subject Lands.

In 2022, the City adopted a new Official Plan which effectively consolidated the Salem and Hewitt's Secondary Plans into one parent official plan, discussed in more detail in

Section 4.2.4 of this report. This new Official Plan was approved with modifications by the Minister of Municipal Affairs and Housing on April 12, 2023 and is the Official Plan that is currently in force and effect.

### **1.2.3 Public Transportation**

The Subject Lands are located approximately 5 km southeast of the Barrie South GO Station, located at the intersection of Yonge Street and Maplevue Drive East. This station provides a number of connections to the GO bus and train network, including access to GO's Barrie Line. Metrolinx is planning to transform frequency along its GO Transit network with more frequent two-way, all-day service that includes the Barrie Line. Improved frequency includes trains up to every 15 minutes, seven days a week. There is no direct bus or train service to the Subject Lands.

The Town of Innisfil does not have a dedicated public transportation network and does not service the Subject Lands (now outside the Town's municipal boundaries). A new GO Transit station is currently planned to be developed in Innisfil as part of the GO Expansion program. Initially scheduled to begin in 2022, construction is proposed to begin in 2023. The new station will be at the intersection of 6<sup>th</sup> Line & 20<sup>th</sup> Sideroad (approximately 7.0 km south of the Subject Lands). High density development is currently being planned surrounding the station area as part of the multi-phased Orbit community by Cortel Group.

## 2.0 Development Considerations

*The technical studies required to support the development applications have been prepared and conclude the Proposed Development is appropriate. This section provides a brief overview of the supporting studies for the development applications; however, the original documents in their entirety should be reviewed.*

The following studies have been completed as part of the applications for Draft Plan of Subdivision and Zoning By-law Amendment:

- Noise Impact Feasibility Study;
- Transportation Impact Study;
- Geotechnical Investigation;
- Hydrogeological Study;
- Functional Servicing Report;
- Development Limit Confirmation Memo
- Stage 1-2 Archaeological Property Assessment; and
- Tree Preservation Plan

### 2.1 Noise Impact Feasibility Study

A Noise Impact Feasibility Study was completed by J.E. Coulter Associates, dated August 2023. The purpose of the study is to assess the noise impact of existing and future noise sources within the Proposed Development area and provide recommendations for noise mitigation measures that will be required.

The report primarily reviews the transportation and stationary noise sources that may impact the Proposed Development. In accordance with the requirements of the Ministry of Environment, Conservation and Parks (MECP), the report provides eleven recommendations to mitigate noise impacts on the Proposed Development. The report includes the following recommendations:

- Acoustic barriers between 1.8 and 2.5 metres in height are recommended across the proposed Draft Plan (particularly along the lots parallel to and adjacent to Maplevue Drive). The acoustic barrier can be constructed from any combination of acoustic fence and/or earth berm. A final review will be necessary once final grading plans are available to confirm barrier locations and elevations.
- Warning clauses are to be inserted into all Agreements of Purchase and Sale or Occupancy Agreements. The extent of the warning clauses is to be determined

once a final Draft Plan of Subdivision is prepared.

- Central air conditioning units are recommended for certain lots along Lockhart Road. A forced air heating system with the provision of adding an air-cooled condenser unit are recommended for certain lots along Lockhart Road and Mapleview Drive. Minimum OBC compatible construction and glazing will be sufficient to meet MECP's interior noise criteria.
- Noise impacts from the proposed pumping station should be reviewed once details of the pumping station are available.

## **2.2 Transportation Impact Study**

A Transportation Impact Study was completed by Dillon Consulting Limited, dated August 2023. The purpose of this study is to assess existing transportation networks, analyze traffic conditions of the Proposed Development, provide potential traffic calming measures and determine traffic impacts and projections for the 2031 and 2041 horizon years, corresponding with the City's long-range transportation model.

The proposed draft plan of subdivision includes a total of five access points to the arterial road network, including one to Mapleview Drive, three from 20<sup>th</sup> Sideroad and one to Lockhart Road. Natural heritage lands bisect the plan into northern and southern portions which are not directly connected by an internal road network, however pedestrian connections are to be provided, including a trail system through the central natural heritage system feature.

The study concludes that traffic control signals are not required at any of the arterial road intersections, however stop sign controls need to be provided. For sightline safety reasons, Dillon recommends that the posted speed limit on 20<sup>th</sup> Sideroad be reduced to 50km/h from Mapleview Drive to just south of Street A. Further recommendations for the five arterial road intersections are specified in the report, including required right and left turn lanes on Mapleview Drive and left turn lane on Lockhart Road.

The study classifies the proposed residential roads in accordance with the City's Transportation Design Manual. The Proposed Development includes a 24-metre right-of-way collector road (Street A), 20-metre right-of-way collector roads (Streets B and C), 16-metre right-of-way window streets and 12-metre right-of-way laneways. Forecasted traffic volume slightly exceeds the 1,000 vehicle per day upper guideline for local roads for Streets A, B, and C; it is therefore recommended that all three streets be residential collector roads.

Lastly, traffic calming measures are recommended to maintain traffic speeds within a desirable range. These include permanent speed cushions, reduced corner radii, and curb extensions to be implemented as indicated in Figure 24 of the report.

## **2.3 Geotechnical Investigation**

A Geotechnical Investigation/ Soil Study was completed by Soil Engineers Ltd., dated

August 2023. The purpose of this report was to reveal subsurface conditions for the southern region, and with the combined borehole findings from previous investigations, to determine the engineering properties of the disclosed soils for the design and construction of the Proposed Development. The interpreted subsurface conditions and available project details were used to provide preliminary geotechnical information which could influence design decisions.

The report revealed that beneath the topsoil veneer, the site is underlain by strata of generally dense silty sand till/sandy silt till and stiff silty clay till, interstratified with dense deposits of sands and silts and localized layers of generally firm silty clay. The till is predominantly found in the northern region of the site, while the silty sands are located south of the large central NHS. Groundwater levels range from E1. 254.4 to 248.5m in the northern region and from E1. 256.2 to 251.1m in the southern region, indicating a general flow pattern following the topography towards the low-lying areas and tributaries.

According to the study, geotechnical considerations warranting special attention include the following; topsoil must be stripped for development, it can be used for general landscaping and any surplus should be removed off-site; weathered soil should be inspected prior to any placement of earth fill for site grading purposes; where additional fill is required for site grading, the earth fill can be placed in an engineered manner; engineered fill and sound native soils are suitable for supporting structures founded on conventional spread and strip footings; basement floors should be founded at least 1m above the seasonal high groundwater level; a Class 'B' bedding is recommended for the construction of underground services; and groundwater seepage from the tills will likely be removeable by conventional pumping from sumps during construction, any excavation into the saturated soils will require construction dewatering.

It must be noted that subsurface conditions may vary between boreholes, and these assessments and recommendations are general in nature given the borehole findings. A geotechnical engineer must be consulted during construction if it is determined that the following recommendations require revision.

## **2.4 Hydrogeological Study**

A Hydrogeological Study was prepared by R.J. Burnside & Associates Limited, dated August 2023. The purpose of the report is to provide detailed site-specific geological and groundwater information for the Subject Lands. This includes establishing a groundwater monitoring network, hydraulic conductivity testing, water quality testing, water balance calculations and monitoring surface water and groundwater levels.

The topography of the Subject Lands is generally flat to gently rolling. The region is characterized as a rolling drumlinized till plain. Overburden sediments of the Subject Lands consists of silty to sandy glacial till and ice-contact stratified deposits. The bedrock underlying the Subject Lands is mapped as the Verulam Formation which consists of grey limestone with alternating shale and claystone.

Based on the groundwater level date of collection, the Subject Lands' water table ranges from 0m to 5m below ground. Due to potential encountering of the water table during the excavation process, dewatering of local aquifers may be required in order for services to be installed below the water table. Further requirements for construction dewatering will be confirmed by geotechnical/hydrogeological investigations completed at the detailed design stage.

According to the study, the area surrounding the Subject Lands is not currently serviced, and residents are supplied by private wells. A water well survey was completed as part of the Hewitt's Secondary Plan background studies and identified potentially vulnerable wells in the vicinity of the Subject Lands. A monitoring program was initiated by the City of Barrie in 2019 and will continue for 5 years within the Phase 1 lands and potentially 10 years within Phase 2.

Lastly, prior to or during construction, it is necessary to ensure that inactive wells within the development area have been located and decommissioned by a licensed water well contractor, according to Ontario Reg. 903.

## **2.5 Functional Servicing Report**

A Functional Servicing Report (FSR) was prepared by Schaeffer & Associates Ltd. (dated August 2023). The FSR provides a servicing strategy for the entire Proposed Development regarding water supply, sanitary servicing, and stormwater management. The purpose of the FSR is to demonstrate that the Proposed Development can be successfully serviced within the framework of the existing and planned infrastructure, with considerations for applicable City criteria, guidelines and previous planning resolutions.

Regarding water supply, the FSR concludes that the Subject Lands can be successfully serviced within the framework of the current and future infrastructure. However, the southwest corner of the Subject Lands in the third phase of development cannot be fully serviced with water until developments to the west are complete and solutions are implemented to address water volume shortage in the pressure district. A potential solution identified in the Water Supply Master Plan (WSP, 2019) is to use surface water supply along with excess groundwater supply.

The report indicates that sanitary servicing will be adequately designed to service the Subject Lands through two internal sanitary sewer networks and the future East Annex pumping station. Each network will discharge flows to the pumping station, which will pump flows west via 250mm twin forcemain.

Currently, the Proposed Development consists of two drainage areas. Five sub-catchment areas are proposed to address LSRCA and City of Barrie SWM regulations. Water quality treatment is achieved at an Enhanced level of protection (80% TSS removal) for all sub-catchments satisfying the MECP guidelines. Required erosion discharge and storage rates are maintained in the filtration beds proposed in each sub-catchment's pond design and also provides the required control measures indicated by LSRCA to treat runoff of 25mm



in depth.

As the site is located within a Significant Groundwater Recharge Area (SGRA), a pre and post-development water balance analysis is required for minimizing changes. Existing infiltration levels will be maintained through proposed rain gardens on the majority of lots, proposed bioretention swales and infiltration tanks along the ROW boulevards and proposed swales along the buffers of the NHS area. Lastly, 5mm retention in the school block part of Sub-catchment 204 is required to balance the infiltration deficit.

## **2.6 Development Limit Confirmation Memo**

GeoProcess Research Associates Inc. (GeoProcess) has completed a review of Natural Heritage Features of the Proposed Development, dated August 2023. The purpose of this review is to assess the natural heritage features associated with the four main parcels of land on the Subject Lands and conduct a policy review to ensure the Proposed Development conforms to relevant natural heritage legislation and policies.

Natural Heritage Systems associated with the Subject Lands can be attributed to the presence of the Sandy Cove Creek and a forested wetland. According to the review, a 30 m vegetation protection zone is proposed for the forested wetland in the centre of the Subject Lands and the channelized watercourse in the north is to be redesigned as part of the Sandy Cove Creek realignment. This proposed change will include a naturalized watercourse with a natural meander and riffle/pool design. The associated channel corridor will be divided into two sub-corridors, including the wetland and associated side slopes.

The review concludes that due to the addition of Street C, the development does encroach into the Sandy Cove Creek, as a tributary traverses the northern portion of the Subject Lands in a west to east direction towards Lake Simcoe. However, the proposed draft plan includes 0.21 hectares of potential compensation area (Block 75 on the Draft Plan, land use to be determined through detailed planning) to account for these encroachments. Based on correspondence with the City of Barrie, Lake Simcoe Region Conservation Authority (LSRCA) staff and the Department of Fisheries and Oceans (DFO), Sandy Cove Creek was approved for realignment to accommodate the Proposed Development. Furthermore, the Subject Lands contains Natural Core Area (plus 30-metre buffer) in the central portion of the Proposed Development which is designated as woodland and unevaluated wetland.

Overall, the review concludes that the Proposed Development limit does not negatively impact the Natural Heritage System and any potential impact associated with the Proposed Development can be mitigated through appropriate measures. Furthermore, based on the discussions with applicable agencies and relevant policies, it has been determined that the Proposed Development does meet the development limits outlined in the Hewitt's Secondary Plan Area. As such, a full Environmental Impact Statement is not required for the Proposed Development.

## **2.7 Stage 1-2 Archaeological Property Assessment**

AMICK Consultants Limited conducted a Stage 1-2 Archaeological Assessment, dated June 2020, of the study area including the Subject Lands. The entirety of the study area was subject to property inspection and photographic documentation concurrently with the Stage 2 Property Assessment high intensity test pit methodology at five-metre intervals, and by high intensity pedestrian survey at an interval of five metres between individual transects, an intensified test pit survey at two-and-a-half (2.5) metre intervals, and an intensified pedestrian survey at one-metre intervals on 24 September, October 7 10, 14-18, 21-22, 29 2019 and May 19 2020.

As a result of the Assessment of the study area, two scatters of historic artifacts, the J. Crispin I (BcGv-54) Site and the J. Crispin II (BcGv-55) Site were found. A small scatter of First Nations artifacts were also found at the McDonald II (BcGv-56) Site. Based on the characteristics of these sites and the analysis of artifacts it is recommended that A Stage 3 site-specific assessment of the McDonald II (BcGv-56) Site, J. Crispin I (BcGv-54) Site and the J. Crispin II (BcGv-55) Site is conducted. We understand a Stage 3 Archaeological Assessment for the J. Crispin II Site (BcGv-55) was conducted and concluded that it has no additional cultural heritage value or interest (CHVI) and the site has now been sufficiently documented. The report recommends that Stage 4 mitigation of impacts is not required for the J. Crispin II Site (BcGv-55).

No soil disturbances or removal of vegetation shall take place within the archaeological sites identified as McDonald II (BcGv-56) Site, J. Crispin I (BcGv-54) Site and the J. Crispin II (BcGv-55) Site or within the area enclosed within a 20 metre buffer surrounding, and a fifty (50) metre wide Monitoring Buffer shall be observed surrounding the 20 metre wide Protective Buffer. It is recommended that the balance of the study area outside of the site areas and surrounding Protective Buffer be cleared of archaeological concern.

## **2.8 Tree Preservation Plan**

GeoProcess Research Associates Inc. (“GeoProcess”) has completed a Tree Preservation Plan dated August 2023. The purpose of this plan is to identify and assess the existing trees on the Subject Lands including 6 metres of adjacent lands and provide a discussion and analysis of development related impacts and tree preservation guidelines relative to the Proposed Development and existing conditions.

The findings of the study indicate a total of 450 individual trees on and within six metres of the Proposed Development. The removal of 275 individual trees is required to accommodate the Proposed Development and channel reconstruction. The removal of an additional 149 trees is recommended due to poor and/or hazardous condition. Preservation of 34 individual trees will be possible with the use of the recommended tree protection measures. Any plantings proposed will be provided through the Landscape Plan provided by the landscape architect as part of future detailed planning applications and conditions.

## 3.0 Proposed Development

*This section summarizes the Proposed Development of 827-1,067 residential dwellings, comprised of 562-802 single detached units, 41 street townhouses, 98 rear lane townhouses, and 126 back-to-back townhouses, with two medium density blocks that can accommodate approximately 175 condominium townhouse units, a community hub consisting of a park connected with an elementary school, two (2) parkettes, blocks for the protection of the natural heritage system traversing the Subject Lands and its buffers, four (4) stormwater management ponds, a pumping station, and a network of local roads, laneways, and collector roads (the “Proposed Development”).*

### 3.1 Proposed Draft Plan of Subdivision

The Draft Plan of Subdivision (“Draft Plan”) proposes development of the Subject Lands to accommodate a variety of residential building types including single detached, semi-detached, street townhouse, rear lane townhouse, and back-to-back townhouses. The Draft Plan has been prepared as a “block style” draft plan of subdivision, which does not identify individual lots, rather identifies blocks with a minimum and maximum number of lots that could be developed within each block, depending on the proposed product type and lot frontage. On this Draft Plan, the proposed lots range from 7.6 metre semi-detached to 11.0 metre single detached lots, generating a unit count of 562 to 802. The Draft Plan also includes blocks for 41 street townhouses (at 6.1 metre lot frontage), 98 rear lane townhouses (at 6.5 metre lot frontage), and 126 back-to-back townhouses (at 6.5 metre lot frontage).

Two medium density blocks located in the northern portion of the Draft Plan can conceptually accommodate 175 residential units in the form of stacked and condominium townhouses, which built form and unit count will be refined through a future site plan application.

Overall, the Draft Plan will provide 827 to 1,067 residential units (not including the medium density blocks). The Draft Plan includes a mix of housing unit types dispersed throughout the Draft Plan and the proposed phases, with the highest concentration of density located at the northwest portion of the Subject Lands within the first phase of development. This integration and mix of housing units and options generates a complete community and contributes to the City’s housing stock.

The Draft Plan is shown in Figure 3.1 below and is included under separate cover as part of the application submission.

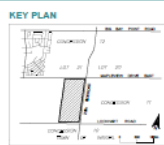
Figure 3.1: Proposed Draft Plan of Subdivision



## DRAFT PLAN OF SUBDIVISION

Part of Lot 20  
Concession 11  
City of Barrie  
Former Town of Innisfil, now  
County of Simcoe

Prepared For:  
DIV Development (Barrie) Ltd.



### SCHEDULE OF LAND USE

Block	Area (ha)	Land Use	Area (ha)	Area (ha)
61	1.00	Residential (Single Detached)	1.00	1.00
62	1.00	Residential (Single Detached)	1.00	1.00
63	2.26	School	2.26	2.26
64	2.43	Park	2.43	2.43
65	1.00	Residential (Single Detached)	1.00	1.00
66	1.00	Residential (Single Detached)	1.00	1.00
67	1.00	Residential (Single Detached)	1.00	1.00
68	1.00	Residential (Single Detached)	1.00	1.00
69	1.00	Residential (Single Detached)	1.00	1.00
70	1.00	Residential (Single Detached)	1.00	1.00
71	1.00	Residential (Single Detached)	1.00	1.00
72	1.00	Residential (Single Detached)	1.00	1.00
73	22.21	Natural Heritage System	22.21	22.21

### OWNER'S AUTHORIZATION

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the City of Barrie.

City Development (Barrie) Ltd. Date: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on the Plan and their relationship to the adjacent lands are accurately and correctly shown.

City of Barrie Date: \_\_\_\_\_

### ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 5(1)(7) OF THE PLANNING ACT, CHAPTER P.13R, S.O. 1995.

(1)(4) (i) (ii) (iii) - As shown on the Draft Plan.  
(1)(5) - As shown on the Draft and Key Plan.  
(1)(6) - Land to be used in accordance with the Schedule of Land Use.  
(1)(7) - Full municipal services to be provided.

City of Barrie	_____
City of Barrie	_____
City of Barrie	_____
City of Barrie	_____



Source: MGP (2023)

In order to illustrate one way in which the Draft Plan may be developed, MGP has prepared a conceptual lotting plan submitted with this application that includes a mix of the proposed building types, being 131 11.0 metre single detached units, 266 10.1 metre single detached units, 72 9.2 metre single detached units, 200 semi-detached units, 41 street townhouses, 98 rear lane townhouses, 126 back-to-back townhouses, and 175 condominium townhouse units in the medium density block for a total unit count of 1,109 residential units.

The Draft Plan is intended to be constructed in three phases, generally from north to south; phase 1 comprising the northern portion of the Subject Lands north of the central Natural Heritage System block; Phase 2 comprising of the southeast portion; and Phase 3 comprising the southwest portion of the Subject Lands. This phasing strategy also allows for those portions of the Subject Lands that have the ability to be serviced immediately proceed, while a portion of Phase 3 will be unable to develop until issues with water servicing and water volume within the relevant pressure district of that area is resolved (see Functional Servicing Report prepared by Schaeffers Consulting Engineers dated August 2023 for further detail on this).

The conceptual lotting plan, which also identifies the proposed phasing boundaries, is shown in Figure 3.2 below and is included under separate cover as part of the application submission.

[illegible]

Part of Lot 20  
Concession 11  
City of Barrie  
Former Town of Innisfil, now  
County of Simcoe

Prepared For:  
DIV Development (Barrie) Ltd.

**KEY PLAN**

100% SUBJECT PROPERTY

**SCHEDULE OF LAND USE**

SECTION	LAND USE	AREA	AREA/HA
1 (City of Barrie/Innisfil)	1 (City of Barrie/Innisfil)	1.00	0.25
2 (City of Barrie/Innisfil)	2 (City of Barrie/Innisfil)	1.00	0.25
3 (City of Barrie/Innisfil)	3 (City of Barrie/Innisfil)	1.00	0.25
4 (City of Barrie/Innisfil)	4 (City of Barrie/Innisfil)	1.00	0.25
5 (City of Barrie/Innisfil)	5 (City of Barrie/Innisfil)	1.00	0.25
6 (City of Barrie/Innisfil)	6 (City of Barrie/Innisfil)	1.00	0.25
7 (City of Barrie/Innisfil)	7 (City of Barrie/Innisfil)	1.00	0.25
8 (City of Barrie/Innisfil)	8 (City of Barrie/Innisfil)	1.00	0.25
9 (City of Barrie/Innisfil)	9 (City of Barrie/Innisfil)	1.00	0.25
10 (City of Barrie/Innisfil)	10 (City of Barrie/Innisfil)	1.00	0.25
11 (City of Barrie/Innisfil)	11 (City of Barrie/Innisfil)	1.00	0.25
12 (City of Barrie/Innisfil)	12 (City of Barrie/Innisfil)	1.00	0.25
13 (City of Barrie/Innisfil)	13 (City of Barrie/Innisfil)	1.00	0.25
14 (City of Barrie/Innisfil)	14 (City of Barrie/Innisfil)	1.00	0.25
15 (City of Barrie/Innisfil)	15 (City of Barrie/Innisfil)	1.00	0.25
16 (City of Barrie/Innisfil)	16 (City of Barrie/Innisfil)	1.00	0.25
17 (City of Barrie/Innisfil)	17 (City of Barrie/Innisfil)	1.00	0.25
18 (City of Barrie/Innisfil)	18 (City of Barrie/Innisfil)	1.00	0.25
19 (City of Barrie/Innisfil)	19 (City of Barrie/Innisfil)	1.00	0.25
20 (City of Barrie/Innisfil)	20 (City of Barrie/Innisfil)	1.00	0.25
21 (City of Barrie/Innisfil)	21 (City of Barrie/Innisfil)	1.00	0.25
22 (City of Barrie/Innisfil)	22 (City of Barrie/Innisfil)	1.00	0.25
23 (City of Barrie/Innisfil)	23 (City of Barrie/Innisfil)	1.00	0.25
24 (City of Barrie/Innisfil)	24 (City of Barrie/Innisfil)	1.00	0.25
25 (City of Barrie/Innisfil)	25 (City of Barrie/Innisfil)	1.00	0.25
26 (City of Barrie/Innisfil)	26 (City of Barrie/Innisfil)	1.00	0.25
27 (City of Barrie/Innisfil)	27 (City of Barrie/Innisfil)	1.00	0.25
28 (City of Barrie/Innisfil)	28 (City of Barrie/Innisfil)	1.00	0.25
29 (City of Barrie/Innisfil)	29 (City of Barrie/Innisfil)	1.00	0.25
30 (City of Barrie/Innisfil)	30 (City of Barrie/Innisfil)	1.00	0.25
31 (City of Barrie/Innisfil)	31 (City of Barrie/Innisfil)	1.00	0.25
32 (City of Barrie/Innisfil)	32 (City of Barrie/Innisfil)	1.00	0.25
33 (City of Barrie/Innisfil)	33 (City of Barrie/Innisfil)	1.00	0.25
34 (City of Barrie/Innisfil)	34 (City of Barrie/Innisfil)	1.00	0.25
35 (City of Barrie/Innisfil)	35 (City of Barrie/Innisfil)	1.00	0.25
36 (City of Barrie/Innisfil)	36 (City of Barrie/Innisfil)	1.00	0.25
37 (City of Barrie/Innisfil)	37 (City of Barrie/Innisfil)	1.00	0.25
38 (City of Barrie/Innisfil)	38 (City of Barrie/Innisfil)	1.00	0.25
39 (City of Barrie/Innisfil)	39 (City of Barrie/Innisfil)	1.00	0.25
40 (City of Barrie/Innisfil)	40 (City of Barrie/Innisfil)	1.00	0.25
41 (City of Barrie/Innisfil)	41 (City of Barrie/Innisfil)	1.00	0.25
42 (City of Barrie/Innisfil)	42 (City of Barrie/Innisfil)	1.00	0.25
43 (City of Barrie/Innisfil)	43 (City of Barrie/Innisfil)	1.00	0.25
44 (City of Barrie/Innisfil)	44 (City of Barrie/Innisfil)	1.00	0.25
45 (City of Barrie/Innisfil)	45 (City of Barrie/Innisfil)	1.00	0.25
46 (City of Barrie/Innisfil)	46 (City of Barrie/Innisfil)	1.00	0.25
47 (City of Barrie/Innisfil)	47 (City of Barrie/Innisfil)	1.00	0.25
48 (City of Barrie/Innisfil)	48 (City of Barrie/Innisfil)	1.00	0.25
49 (City of Barrie/Innisfil)	49 (City of Barrie/Innisfil)	1.00	0.25
50 (City of Barrie/Innisfil)	50 (City of Barrie/Innisfil)	1.00	0.25
51 (City of Barrie/Innisfil)	51 (City of Barrie/Innisfil)	1.00	0.25
52 (City of Barrie/Innisfil)	52 (City of Barrie/Innisfil)	1.00	0.25
53 (City of Barrie/Innisfil)	53 (City of Barrie/Innisfil)	1.00	0.25
54 (City of Barrie/Innisfil)	54 (City of Barrie/Innisfil)	1.00	0.25
55 (City of Barrie/Innisfil)	55 (City of Barrie/Innisfil)	1.00	0.25
56 (City of Barrie/Innisfil)	56 (City of Barrie/Innisfil)	1.00	0.25
57 (City of Barrie/Innisfil)	57 (City of Barrie/Innisfil)	1.00	0.25
58 (City of Barrie/Innisfil)	58 (City of Barrie/Innisfil)	1.00	0.25
59 (City of Barrie/Innisfil)	59 (City of Barrie/Innisfil)	1.00	0.25
60 (City of Barrie/Innisfil)	60 (City of Barrie/Innisfil)	1.00	0.25
61 (City of Barrie/Innisfil)	61 (City of Barrie/Innisfil)	1.00	0.25
62 (City of Barrie/Innisfil)	62 (City of Barrie/Innisfil)	1.00	0.25
63 (City of Barrie/Innisfil)	63 (City of Barrie/Innisfil		

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In addition to the residential uses, the Draft Plan also includes a community hub consisting of a park connected with an elementary school, two (2) parkettes, blocks for the protection of the natural heritage system traversing the Subject Lands and its buffers, four (4) stormwater management ponds, a pumping station, and a network of local roads, laneways, and collector roads (the “Proposed Development”). The Proposed Development achieves a gross density of 58 to 73 persons and jobs per gross hectare, which will contribute to achieving the minimum greenfield density target for the Designated Greenfield Area.

A portion of the Natural Heritage System (“NHS”), and associated vegetation protection zone bisects the property and is protected from development. The limits of the NHS and its associated buffers conform to the schedules of the City of Barrie Official Plan (2023) (“Barrie OP”), determined through the Hewitt’s Secondary Plan process, as confirmed in the Development Limits Confirmation Memo prepared by GeoProcess (dated August 2023). Four (4) stormwater management ponds are required to manage stormwater runoff associated with this development, as well as flows from adjacent developments to the west. There will also be a pumping station located at the northeast portion of the development which will service the Proposed Development as well as the surrounding community of the original Hewitt’s Secondary Plan Area. The location and size of each stormwater management pond is in accordance with the findings from the Functional Servicing Report prepared by Schaeffers Consulting Engineers (dated August 2023). A 0.21 ha block is located west of 20<sup>th</sup> Sideroad in the Proposed Development which land use will be determined at a later point in time and can be used for environmental compensation and/or development should compensation not be required.

The Proposed Development includes one Neighbourhood Park (2.43 ha), one Elementary School (2.29 ha), as well as two (2) parkettes (0.20 ha each for a total of 0.40 ha) to meet recreation and education needs of future residents on the Subject Lands and surrounding development. The locations of these community facilities are in general conformity with Map 2 of the Barrie OP. Parkettes have been located in the most logical locations to provide convenient and accessible open spaces within walking distance to as many residents as possible. The parkettes also serve residents of the northern portion of the Draft Plan and provides open space without the need to cross collector roads segments or the large central NHS.

Vehicular traffic will access the Subject Lands from Lockhart Road, Maplevue Drive East, and 20<sup>th</sup> Sideroad. A local collector road – Street ‘A’ – is proposed to provide east-west movement, connecting to local roads which traverse in north-south and east-west directions surrounding the Proposed Development. In an effort to maintain the integrity of the Natural Heritage System within the Subject Lands, the proposed local road network has been designed to avoid any natural heritage features where possible whilst maintaining a modified grid network of local roads. The width of the proposed roads within the Draft Plan has been discussed with City staff and includes two 20.0 metre right-of-way roads (Streets B and C). A typical cross-section of the 20.0 metre right-of-way will be provided during the detailed design stage as the City does not have an engineering design

standard for 20.0 metre roads; however has approved them in other draft plans of subdivision.

A summary of the development statistics based on the minimum and maximum range identified in the Draft Plan is described in Table 3.1 below.

*Table 3.1: Land Use Statistics of the Proposed Development*

Land Use	Area (ha)
<b>Total Developable Area</b>	<b>54.28</b>
Residential	29.37
<i>Single and Semi Detached</i>	<i>21.78</i>
<i>Street Townhouse</i>	<i>0.72</i>
<i>Rear Lane Townhouse</i>	<i>1.95</i>
<i>Back-to-Back Townhouse</i>	<i>1.69</i>
<i>Medium Density</i>	<i>3.23</i>
Elementary School	2.29
Park and Parkettes	2.83
To Be Determined	0.21
Walkways	0.10
Stormwater Management	5.90
Pumping Station	0.17
Roads	11.51
Road Widenings	1.90
<b>Total Non-Developable Area</b>	<b>25.89</b>
Natural Heritage System	25.89
<b>TOTAL LAND AREA</b>	<b>80.17</b>

The Proposed Development produces an estimated population of 3,123 to 3,952 people and jobs, with 2,854 to 3,622 residents and 268 to 330 jobs, resulting in a density of approximately 58 to 73 people and jobs per hectare. A summary of the density calculations is provided in Table 3.2 below.



Table 3.2: Density Calculations

Land Use	Draft Plan Units			Rate		Persons, Employee Estimate and Density	
	Min	Max				Min	Max
Population							
Single and Semi-Detached Units	562	802	units	3.2	PPU <sup>1</sup>	1,798	2,566
Townhouse Units	265	-		2.4	PPU <sup>1</sup>	636	-
Medium Density	175	-	units	2.4	PPU <sup>1</sup>	420	-
Subtotal	1,002	1,242	units			2,854	3,622
Jobs							
Work From Home				8%	Percentage of Population <sup>2</sup>	228	290
School				40	jobs per school <sup>3</sup>	40	40
Subtotal						268	330
Total Area, Population and Jobs	54.28		ha <sup>4</sup>		people and jobs/ha	3,123	3,952
Density						57.5	72.8

Notes

1 - Development Charges Background Study, City of Barrie, Dated April 21 2023

2 - Based on ratio of work from home jobs to total population from 2016 Census, doubled to account for increased anticipated work from home jobs

3 – Assumes 40 jobs per school

4 - This is the developable area, which excludes the Natural Heritage System

## 3.2 Proposed Zoning By-law Amendment

In order to implement the Proposed Development and Draft Plan, a Zoning By-law Amendment (“ZBLA”) is required to remove the Subject Lands from the Corporation of the Town of Innisfil By-law 054-04, as amended, and incorporate the lands into the Corporation of the City of Barrie By-law 2009-141, as amended. The proposed ZBLA seeks to rezone the Subject Lands “Neighbourhood Residential Exception (R5)”, “Neighbourhood Residential Multiple Zone (RM3) (SP-XXX)”, “Open Space (OS)”, “Open Space – SWM (OS-SWM)”, “Educational-Institution (I-E) (SP-XXX)”, and “Environmental Protection (EP)” to permit the proposed land uses and built forms on the Subject Lands, in addition to seeking site-specific provisions for certain lot and building requirements.

The draft ZBLA is discussed further in Section 5.0 and is attached as Appendix A to this report.

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## 4.0 Planning Policy and Regulatory Framework

*This section of the report reviews the Provincial and Municipal major policy areas when considering development on the property, particularly those policies related to growth management, compatibility with surrounding uses, parkland dedication requirements, and environmental constraints and opportunities*

### 4.1 Planning Policy Considerations

This section analyzes consistency and conformity of the Proposed Development with regard to major planning matters and the related policies that require specific attention and explanation. In our opinion these areas include growth management, appropriate range and mix of land uses, compatibility with surrounding uses, parkland dedication, and environmental considerations. Other applicable policies within Provincial and City planning documents have been reviewed and we have concluded that the Proposed Development is consistent with or conforms to these policies – further discussion and overall opinion are provided later in this report.

#### 4.1.1 Growth Management

The Provincial Policy Statement, 2020 (“PPS”) promotes “cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs” (Section 1.1.1e) in combination with ensuring sufficient land be made available “to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years” (Section 1.1.2). To achieve this, settlement areas, such as where the Subject Lands are located, “shall be the focus of growth and development” (Section 1.1.3.1).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) provides direction for how and where the Greater Golden Horseshoe area should grow. The Growth Plan policies direct “development to settlement areas” (Section 2.2.1.2). New development occurring in Designated Greenfield Areas (“DGA”) are intended to be planned in a manner that contributes to complete communities, supports active transportation, and encourages the integration of transit (Section 2.2.7.1). The City of Barrie is expected to achieve a minimum DGA density target of 50 people and jobs per hectare (Section 2.2.7.2a) and is also forecasted to accommodate a population of 298,000 and corresponding local employment base of 150,000 jobs by the year 2051

(Schedule 3).

The 2022 City of Barrie Official Plan (“Barrie OP”) implements the Growth Plan and states that DGAs are “intended to be developed around an interconnected Natural Heritage System, Greenspace network, and multi-modal transportation system” (Section 2.4.2.3). Development on DGA lands, except within Employment Areas, shall be planned to achieve an overall minimum density of 79 persons and jobs per hectare to 2051 (Section 2.4.2.3e), however lower densities are permitted in Neighbourhood Areas adjacent to municipal boundaries (Policy 2.6.1.3m).

The Proposed Development provides an overall density range of 58 to 73 persons and jobs per hectare, as shown in Table 3.2. The envisioned density of 79 persons and jobs per hectare planned to be achieved on a DGA-wide basis will be accommodated along major arterial roads and intersections and is well in excess of the minimum 50 persons and jobs per hectare target of the Growth Plan. The density achieved by the Proposed Development appropriately contributes to the overall density targets and assists with achieving the City’s growth targets within Neighbourhood Areas and DGAs. Further, the proposed density conforms to the site-specific policy of the Barrie OP which requires a minimum density of 55 people and jobs per hectare for the Subject Lands, recognizing densities from the comprehensive secondary plan study undertaken for the former Hewitt’s Secondary Plan and that the Subject Lands are located along the municipal boundaries and are intended to provide a transition to rural and agricultural lands to the south and east.

By contributing to achieve the minimum densities and by providing the anticipated form of residential development in the Barrie OP, the Proposed Development appropriately implements the growth management related policies and achieves the intent of all applicable policy documents.

It is our opinion that the Proposed Development is consistent with the PPS and conforms to the Growth Plan and to the Barrie OP on matters of growth management and population forecasts. It also conforms to the overall intent and vision of the Growth Plan to direct growth to settlement areas and create compact and complete communities. The scale and density of development, as well as the location of the Proposed Development, is appropriate and will contribute toward the minimum density targets established for the City.

#### **4.1.2 Land Uses and Compatibility with Surrounding Uses**

Section 2.3.7 of the Barrie OP provides guidance for planning residential neighbourhoods. Development in the Neighbourhood Areas shall contain a variety of uses, including residential, parks and open spaces, commercial, and community facilities, in accordance with Map 2 of the Barrie OP. The Proposed Development provides a variety of residential, parks and open spaces, and community uses in accordance with Section 2.3.7 and the designations on Map 2 and provides linkages between the residential uses and the Natural Heritage System and Greenspace uses through the provision of active

transportation and trail networks. A more detailed discussion of these uses is provided in Section 4.2.4 of this report. Neighbourhood Areas are expected to 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 DGA is expected to accommodate 50% of annual residential growth, and "shall provide a range and mix of housing options, unit types, and built form" (Section 2.4.2.3).

The street pattern has been designed to minimize impacts on the NHS and mitigate traffic impacts by providing efficient circulation throughout the plan. The proposed lots are of similar size and general arrangement to the community to the north and the west, therefore providing a consistent development pattern from the perspective of existing residents and the travelling public along Maplevue Drive East, Lockhart Road, Fagan Boulevard, and 20<sup>th</sup> Sideroad. Moreover, the Proposed Development conforms to the Barrie OP and will provide appropriate land uses that will be compatible with nearby developments.

Lands within Neighbourhood Areas fronting on to local streets or collector roads are capped at a maximum height of three storeys or four storeys if specified in the Zoning By-law (Policy 2.6.1.3a), and development fronting onto collector or arterial streets shall achieve a minimum residential density of 50 units per hectare (Policy 2.6.1.3h). The Proposed Development provides an urban form in the community that respects the intended character for the DGA, and appropriately respects the scale, height, lot patterns, and planned functions of the surrounding community. The proposed townhouse development fronting onto Maplevue Drive, Lockhart Road, and 20<sup>th</sup> Sideroad all achieve the minimum residential density of 50 units per hectare.

The proposed parks, SWM facilities, and schools offer ample community and recreational uses and opportunities within walking distance for all proposed residential uses. As demonstrated within the Transportation Impact Study, prepared by Dillon Consulting (dated August 2023), with the appropriate traffic calming measures implemented, the road network has adequate capacity to accommodate the added traffic volume from the Proposed Development.

#### **4.1.3 Mixed Use and Commercial Uses**

The Subject Lands are located at the southeastern limit of the City of Barrie, adjacent to rural and agricultural areas within the Town of Innisfil. As part of the comprehensive planning process for these annexed lands, mixed-use areas incorporating non-residential uses were identified in the land use plan and the master plan for the Hewitt's secondary plan area. No commercial or mixed-use areas were identified within the Subject Lands, nor were they identified in the Barrie OP on the Subject Lands.

The Subject Lands are located in a master planned mixed-use community that will contain a range of uses, including schools and parks, as well as commercial uses on Maplevue Drive East and Yonge Street to the west. In this regard, the Proposed Development

conforms to the land use designations of the Barrie OP and contributes to the overall master planned community immediately adjacent to and surrounding the Subject Lands.

Policy 2.6.1.3(k) of the Barrie OP states that where limited or no commercial uses exist within 450 metres of a new development proposed for an arterial street, a mix of uses is required, as follows:

- 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 building frontage should consist of non-residential uses;  
and
- iii) Variation from the requirements in subsections (i) & (ii) above may be  
considered and evaluated against the needs of the surrounding area.

This policy is satisfied through the provision of non-residential, community facility uses in the form of parks, schools, trails, and natural open spaces on the Draft Plan. In addition, mixed-use development is provided in the surrounding community, particularly on the lands immediately to the west at 969, 979, and 989 Maplevue Drive, which propose 30 commercial units at grade totalling approximately 1,440 square metres (15,500 square feet) of commercial space. These proposed commercial units are within 450 metres of the northern portion of the Subject Lands along Maplevue Drive and therefore Policy 2.6.1.3(k) does not apply to the northern portion of the Subject Lands.

Along 20<sup>th</sup> Sideroad and Lockhart Road, the Draft Plan contains two of the use requirements in Policy 2.6.1.3(k)(i), being residential and community facilities. While majority of the communities facilities on the Draft Plan are not located abutting an arterial road, the central location of the school conforms with the Barrie OP land use designations for a Community Hub and provides the necessary community uses for the residents in the area and for those uses along the arterial roads.

It is not feasible to require 50% of all building frontages along an arterial road (particularly where it is anticipated through the land use designations that such buildings would be ground-oriented residential uses) to be non-residential uses. Lockhart Drive is the only area where this policy applies as there are no buildings fronting onto 20<sup>th</sup> Sideroad. The intent of this policy is still achieved as Lockhart Drive is the southern limit of the City, adjacent to rural and agricultural uses, and is not an appropriate or viable location for mixed-use and commercial uses. The provision of mixed-use development adjacent to the Subject Lands and community uses in the south portion of the Draft Plan serve to achieve the intent and purpose of the land use designations and development criteria regarding commercial uses.

#### **4.1.4 Affordable Housing Requirements/Report**

The policies of the Barrie OP encourage opportunities for a full range of housing forms, types, and options, including affordable housing and housing with supports (Policy 2.3.7e) with a goal of achieving an annual affordable housing target of 15% city-wide.

According to the definition of “affordable” in the Barrie OP as it relates to ownership housing, affordable means “*Housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area*”. As approximately 35-44% of the proposed residential units are townhouse units, of which size and pricing will be further detailed at the future site plan stage and as units are sold, we expect the purchase price for these units will fall below 10% of the average price of a resale unit in the regional market area, and thus meets the definition of “affordable”. Furthermore, in accordance with Policies 2.4.2.1k) and 6.4.2d), the potential for additional residential units and detached ancillary units within ground-related dwellings on the Subject Lands, now permitted as-of-right through recent amendments to the *Planning Act*, will contribute to the provision of attainable and affordable housing.

The Proposed Development introduces more housing options and housing types (including various forms of townhouses and denser unit types which are intrinsically more affordable) to the area, while creating more supply and more diversity of unit types along the affordability spectrum. The Proposed Development will also include amenities and public facilities to service the existing and future residents of the area. The proposed housing mix, affordability/price, and unit size will be refined through the detailed planning process.

#### **4.1.5 Parkland**

The Barrie OP Section 5.8.1 requires a parkland dedication rate of 5% for all applicable developments that are not commercial or industrial, or a cash in lieu equivalent. The Barrie OP identifies the location of two parks on the Subject Lands on Map 6 – Greenspace Network. The Draft Plan provides the southerly Neighbourhood Park identified on Map 6, and two parkettes in the northern portion of the Draft Plan instead of one larger park as identified on Map 6 to provide more residents (particularly in the northwestern portion of the Subject Lands where higher density residential uses are proposed) with convenient access to a public park. The proposed parkettes meet the intent and purpose of Village Squares, as described in Section 5.6.2.5 of the Barrie OP, which classifies these areas as smaller scale social and civic spaces with prominent public street frontage between 0.2 and 1.0 hectares in size. Neighbourhood Parks are to be generally 0.75 to 5.0 hectares in size (Section 5.6.2.3). Natural Heritage System lands are not accepted as part of parkland dedication or cash-in-lieu payment (Policy 5.8.1f).

The size of the proposed park is 2.43 hectares which is consistent with Section 5.6.2.3 of the Barrie OP, while the parkettes are 0.20 hectares each, consistent with Section 5.6.2.5 of the Barrie OP. Table 4 below summarizes the amount of required parkland for the Proposed Development.

Table 4.1: Parkland Dedication Calculations

Land Use	Area (Ha)
Residential	29.37
Elementary School	2.29
Park	2.43
Parkettes	0.40
Walkways	0.10
Stormwater Management	5.90
Pumping Station	0.17
To Be Determined	0.21
Roads	11.51
Road Widenings	1.90
<b>Subtotal</b>	<b>54.28</b>
<b>Total Parkland Requirement at 5% for Residential (Ha)</b>	<b>2.71</b>
<b>Total Parkland Provided in Draft Plan</b>	<b>2.83</b>

At a parkland dedication rate of 5% for non commercial and industrial purposes (Section 5.8.1), the total parkland required for the Proposed Development is 2.71 hectares. The total parkland that will be provided in the Proposed Development is 2.83 hectares and therefore exceeds the total parkland dedication requirements under the Planning Act and Barrie OP.

The total parkland provided is appropriate and conforms to the policies of the Barrie OP, as the total parkland provided will provide sufficient parkland in the overall area.

#### 4.1.6 Environmental Constraints and Opportunities

The PPS and Barrie OP contain policies relating to the protection of natural heritage features and their functions. Section 2.6.6.2 of the Barrie OP provide policies on the Natural Heritage System, as identified on Maps 2 and 3 of the Barrie OP.

The Development Limit Confirmation Memo prepared by GeoProcess confirms the exact boundary of the Natural Heritage System within the property and identifies the features that are to be protected. The Proposed Development therefore conforms to the policies related to environmental protection in the above noted documents by only proposing development outside of the refined Natural Heritage System, or providing the appropriate compensation and mitigation measures to reduce or eliminate adverse impacts on the natural features from encroachments onto the Natural Heritage System (i.e. Street C).



## **4.2 Policy Analysis**

### **4.2.1 Provincial Policy Statement, 2020**

The Provincial Policy Statement, 2020 (“PPS”) came into effect on May 1, 2020 and is a high-level document that provides long-term guidelines for the development of livable and healthy communities. To achieve this, the PPS provides direction for focusing development in existing settlement areas and away from natural or human-made hazards, in addition to establishing strong urban settlement areas through the promotion of a mix of land uses with sufficient densities to allow for an efficient use of infrastructure and services. All planning decisions “shall be consistent with” the policies of the PPS.

The PPS encourages healthy, liveable and safe communities through the implementation of efficient and cost-effective development and land use patterns (Section 1.1.1a), accommodating an appropriate mix of residential types and tenures of housing (Section 1.1.1b), and ensuring that necessary infrastructure and public services are or will be available for current and projected needs (Section 1.1.1g).

The Subject Lands are located within a settlement area, which are the focus of growth and development and promotes development and land use patterns that efficiently use land and resources, infrastructure, and public service facilities (Section 1.1.3). The Proposed Development is consistent with the goals and intent of the settlement area policies outlined in Section 1.1.3 of the PPS as it proposes a range of housing options to provide for new community population and population-related employment growth within the City, while utilizing the logical extension of development and municipal services.

The PPS promotes an appropriate range and mix of housing options and densities within the development that are able to accommodate projected residential growth of the area (Section 1.4.1). Furthermore, the Proposed Development includes one neighbourhood park, two parkettes and a natural heritage system with trails and linkages, where appropriate, to provide connections within the Subject Lands and to the broader community in accordance with Section 1.5.1, which promotes healthy and active communities for future residents by providing a full range of publicly accessible built and natural areas for recreation while minimizing the negative impacts on protected areas.

Lastly, the Proposed Development accommodates for the planning of coordination between infrastructure and public service facilities with land use planning and growth management so that they are financially viable and meet current and projected need in the area (Section 1.6.1a, Section 1.6.1b). Similarly, the development also accommodates forecasted growth in a manner that promotes the existing use of municipal sewage and water services and ensures systems can be sustained and prepared for impacts of a changing climate (Section 1.6.6.1a, 1.6.6.1b). The Proposed Development has been phased in accordance with water servicing constraints so that development can proceed in a coordinated and logical manner with other developments within this area of the City.

Section 2 provides policy direction on the Wise Use and Management of Resources. As

confirmed by the supporting technical studies discussed in Section 2.0 of this report, the Proposed Development is outside of the limits of natural heritage features and areas and can proceed with no negative impacts to the features or their functions. Therefore, the Proposed Development is consistent with sections 2.1 and 2.2 of the PPS.

Section 2.1.2 encourages that the diversity and connectivity of natural features and the long-term ecological function and biodiversity of natural heritage systems be maintained, restored or improved, where possible. The PPS prohibits development and site alterations within significant wetlands, significant woodlands, significant valley lands, significant wildlife habitat, significant Areas of Natural and Scientific Interest (ANSI's), and coastal wetlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions (Section 2.1.5).

Section 2.2.1 directs planning authorities to protect, improve or restore water quality and quantity by maintaining linkages between hydrologic features and natural heritage features and ensuring that stormwater management practices minimize contamination and maintain the extent of pervious surfaces.

The Development Limit Confirmation Memo prepared by GeoProcess confirms that the Proposed Development is consistent with the natural heritage system policies of the PPS and includes mitigation measures where necessary to ensure that the natural features or their ecological functions are not negatively impacted. The Proposed Development utilizes the ecological constraints and Natural Heritage System established by the Hewitt's Secondary Plan area background work and GeoProcess' memo to establish the appropriate setbacks from key natural heritage features within the Draft Plan.

The Functional Servicing Report prepared by Schaeffer & Associates Ltd., dated August 2023, identifies the need for four (4) stormwater management facilities and provides recommendations to assist with stormwater quality, quantity and erosion control.

The Proposed Development is consistent with the PPS objectives of designing communities in settlement areas that make efficient use of infrastructure and public service facilities and provide a mix of housing options and densities. In our opinion, the Proposed Development is consistent with the PPS and contributes to the creation of strong, liveable, and healthy communities.

#### **4.2.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019**

The Growth Plan ("Growth Plan") came into effect on May 16, 2019 and Amendment 1 to the Growth Plan subsequently came into effect on August 28, 2020. The Growth Plan mirrors many of the policies in the PPS, including supporting the achievement of complete communities that feature a diverse mix of land uses, including residential and employment uses. All planning decisions "shall conform with" the policies of the Growth Plan.

The Growth Plan provides long-term direction to municipalities to plan for and manage growth, including where and how to grow, and establishing population and employment

forecasts for each upper and single-tier municipality. The Growth Plan directs the vast majority of growth and development to settlement areas and areas serviced by existing or planned municipal water and wastewater systems (Policy 2.2.1.2). Policy 2.2.7.2 establishes a minimum density target of 50 people and jobs per hectare for the DGAs in the City, which density was carried forward and adopted as part of the Hewitt's Secondary Plan and applies overall to the entirety of the annexed lands.

The Subject Lands are situated beyond the Built-Up Area within the DGA as identified by the Barrie OP. In alignment with the Growth Plan, new development taking place within DGAs will be planned, designated, zoned and designed in a manner that:

- a) *supports the achievement of complete communities;*
- b) *supports active transportation; and*
- c) *encourages the integration and sustained viability of transit services* (Section 2.2.7.1).

According to the Barrie OP, DGAs in Barrie will be planned to achieve an overall minimum density target of 79 persons and jobs per hectare. The projected population and jobs for the Proposed Development in the Designated Greenfield Area will aid the City in achieving its density targets by providing an approximate density of approximately 58 to 73 people and jobs per hectare on the Subject Lands. This density is well in excess of the minimum density required as per the Growth Plan and will contribute to the overall density target under the Barrie OP, which acknowledges that densities and heights for lands located adjacent to the municipal boundaries may be lower than prescribed in the Barrie OP to allow for appropriate transitions (in this case, to the rural lands to the east and south within the Town of Innisfil).

Section 3 of the Growth Plan includes the policy framework for infrastructure to support growth, which includes the transportation system, water and wastewater system and stormwater management strategies. Section 3.2.2.2 states that the transportation system within the Greater Golden Horseshoe will be planned to accommodate various modes of transportation to provide access to residents' daily needs and services. Municipal water and wastewater systems will be planned to serve the growth targets provided in the Growth Plan (Section 3.2.6.2).

The Proposed Development includes a logical transportation network that provides sufficient connectivity throughout the Subject Lands, takes into consideration connections to the surrounding area, and accommodates various modes of transportation to provide access to daily needs and services. The Transportation Impact Study prepared by Dillon Consulting, dated August 2023 demonstrates how the proposed road network will accommodate the active transportation facilities recommended in the Barrie OP, including sufficient road widths for cycling networks, sidewalks, and multi-use trails through parks and the natural heritage system. Further, the Functional Servicing Report prepared by Schaeffer & Associates Ltd., dated August 2023, delineates how the Proposed Development will be serviced through future extensions of municipal infrastructure and details the stormwater management practices supporting the

#### Proposed Development and the surrounding areas.

Section 4 of the Growth Plan provides policies for protecting what is valuable, namely hydrologic and natural heritage features and areas. Municipalities are required to incorporate the Natural Heritage System for the Growth Plan as an overlay in their official plans as well as other natural heritage features and areas within settlement areas in a manner that is consistent with the PPS and apply the appropriate policies to maintain, restore or enhance the long-term ecological function of the features (Section 4.2.2.2 and 4.2.2.6). Portions of the Subject Lands contain natural heritage features and lands designated 'Natural Heritage System' in the Barrie OP.

The Proposed Development protects and mitigates any impacts on the environmental constraints on the Subject Lands, as identified in the Development Constraints Memo by Geoprocess, dated August 2023. Further discussions regarding the natural heritage features within the Subject Lands are included in the memo and are ongoing with LSRCA.

Chapter 6 of the Growth Plan provides policies specific to the Simcoe Sub-area, which area includes the Subject Lands. The City of Barrie is identified as the principal Primary Settlement Area on Schedule 8 of the Growth Plan. The policies in Chapter 6 direct a significant portion of growth within the Simcoe Sub-area to municipalities with a primary settlement area in communities where development can be most effectively serviced, and where growth improves the range of opportunities for people to live, work, and play in their communities. The Proposed Development satisfies the policies of Chapter 6 of the Growth Plan by providing a complete community that accommodates the anticipated growth forecast for the City within the principal primary settlement area of the Simcoe sub-area.

Similar to the PPS, the Subject Lands are located within an appropriate area for development (a DGA and a Primary Settlement Area) to meet population growth to 2051. Development of the Subject Lands for residential purposes would satisfy the Growth Plan objectives of building complete communities that exceed the minimum density targets for the City's DGAs, supporting a range of housing options, and making efficient use of land, resources, and infrastructure. The Draft Plan provides walkable street patterns and trail connections with an attractive urban form that includes high quality urban spaces, public parks, and compact built forms that can support active transportation and future transit infrastructure.

Given the above, it is our opinion that the Proposed Development conforms to the Growth Plan.

#### **4.2.3 Lake Simcoe Protection Plan, 2009**

The Lake Simcoe Protection Plan ("LSPP") came into effect in June 2009 and provides policies to protect, improve and restore elements that contribute to the overall health of the Lake Simcoe watershed. The LSPP provides detailed direction for the protection and improvement of the Lake Simcoe watershed; this includes wastewater management,

phosphorus targets, stormwater management, water quantity / quality, conservation and development setbacks.

The LSPP contains a Schedule of Applicable Policies listing the policies within the Plan that applications made under the Planning Act must either “have regard for” or “conform” with. Through the work related to the Hewitt’s Secondary Plan, the Landowners Group prepared a Subwatershed Impact Study (“SIS”) to satisfy the relevant policies of the LSPP. The SIS was reviewed and accepted by the City as well as the Lake Simcoe Conservation Authority (“LSRCA”), and the supporting studies.

As described in the technical studies submitted with this application and supported by the approved SIS and other background reports for the Hewitt’s Secondary Plan, the Proposed Development conforms to the designated policies of the LSPP and has had regard to the other relevant policies.

#### **4.2.4 City of Barrie Official Plan, 2022**

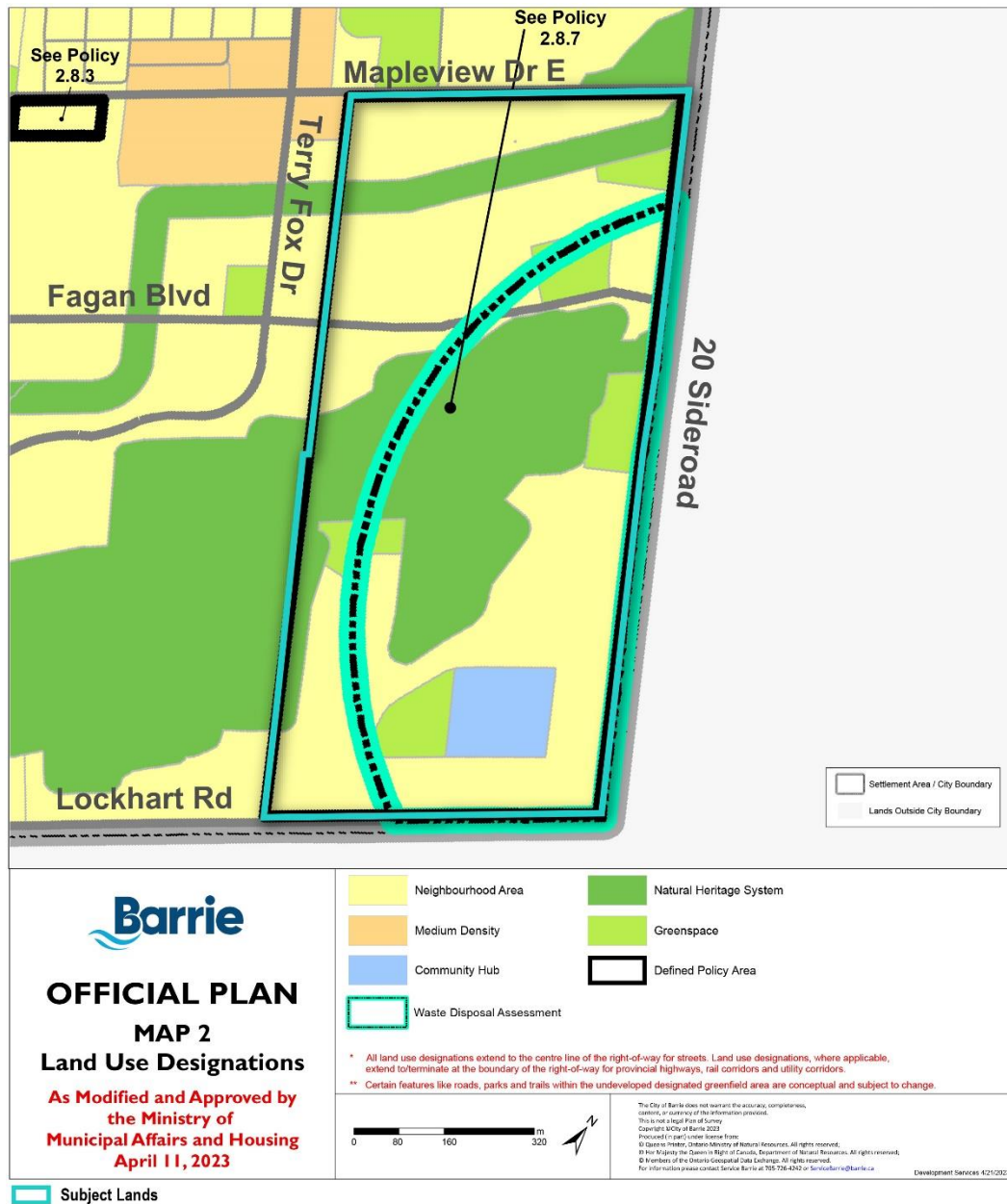
On February 14, 2022, the City adopted a new Official Plan to guide development to 2051 (the “Barrie OP”). On April 11, 2023, the Minister of Municipal Affairs and Housing approved the Barrie OP with modifications and it is therefore now in full force and effect. The policies of the Salem and Hewitt’s Secondary Plans have been incorporated into the general official plan policies.

Under the Barrie OP, the Subject Lands have been fully brought into the settlement area boundary, are part of the DGA, and are designated Neighbourhood Area, Natural Heritage System, Greenspace, and Community Hub as shown on Map 2 of the Barrie OP (Figure 4.1 below). A portion of the Subject Lands are also within the 500 m radius of a Waste Disposal Assessment Area. The Minister also introduced a site-specific policy respecting the Subject Lands, which reads as follows:.

##### *2.8.7 Lockhart Road and Sideroad 20*

*The lands within Lot 20 Concession 11 and denoted with "see policy 2.8.7" on Map 2 are permitted to develop single and semi-detached dwellings, and all forms of townhouse dwellings, in addition to the uses permitted in the Neighbourhood Area designation in section 2.6.1.1 and the Community Hub designation in section 2.6.4.1. The lands shall be planned to achieve an overall minimum density of 55 residents and jobs per hectare. Development approvals on these lands shall not require the preparation of a secondary plan.*

Figure 4.1: Barrie OP Extract - Map 2: Land Use Designations



Source: City of Barrie (2023) & MGP (2023)

### Growth Management

The Subject Lands are located within the DGA, which is expected to accommodate 50% of annual residential growth, where new development is expected to follow a modified grid-network and progress in a logical pattern, excepting where significant natural heritage features are located (Section 2.4.2.3). DGAs shall be planned to create complete communities and promote sustainable development through the preservation of the Natural Heritage System. The Barrie OP promotes varied land uses and a mix of housing

options, the creation of neighbourhoods with parks, schools and the Natural Heritage System as focal points within a five-minute walk of most residents for DGAs (Policy 2.4.2.3d).

Development in the DGA, except within Employment Areas, is to achieve an overall minimum density of 79 persons and jobs per hectare (Policy 2.4.2.3e). However, Policy 2.6.1.3m provides that to accommodate servicing capacity, Neighbourhood Area lands that are adjacent to municipal boundaries may develop for low and medium density residential uses at a minimum of 50 resident and jobs per hectare to allow for more appropriate transitions to agricultural and rural areas. Further, new site-specific Policy 2.8.7 states that the Subject Lands shall be planned to achieve an overall minimum density of 55 people and jobs per hectare.

The Proposed Development achieves an overall density of approximately 58 to 73 people and jobs per hectare (calculated per Barrie OP Policy 2.4.2.1d) and therefore meets the minimum density target for the Subject Lands established in the Barrie OP. This exceeds the minimum 50 people and jobs per hectare density target set out in the Growth Plan and the Barrie OP for lands adjacent to municipal boundaries (such as the Subject Lands). Other areas within the City's DGAs, including the Yonge Street mixed use corridor, are more appropriate to accommodate greater DGA densities given the transit service and infrastructure in those areas in accordance with Policy 2.4.2.1f). As the Subject Lands are located at the southeasterly limit of the City's municipal boundaries, the proposed lower density is appropriate to provide a transition to the rural and agricultural land uses on adjacent lands within the Town of Innisfil. A mix of housing options, unit types, and built forms are included within the Draft Plan to meet housing needs as encouraged by Policy 2.4.2.3g). In this respect, it is our opinion that the proposed density conforms to the growth management policies and minimum densities of the Barrie OP.

The Proposed Development will contribute to the City's market-based housing needs to 2051 and the realization of healthy, livable, and safe communities through the provision of greenspaces, a school block, and the preservation of the Natural Heritage System. The Proposed Development has been designed in a manner that maintains a contiguous network of streets, is similar in scale and form to surrounding Proposed Developments and is at a density that is appropriate along the City's municipal boundaries.

#### Neighbourhood Area

The Subject Lands are designated Neighbourhood Area on Map 2 of the Barrie OP. The intent of the Neighbourhood Area designation is to accommodate a scale of development and built form suitable for their planned function and provide most of the city's low-rise housing stock (Policies 2.3.7 and 2.6.1). Residential uses, parks and other open space areas, public service facilities, and community facilities are permitted in the Neighbourhood Area designation.

The Proposed Development is permitted by the policies of the Neighbourhood Area designation and provides a housing mix which will contribute to the diversity of the City's

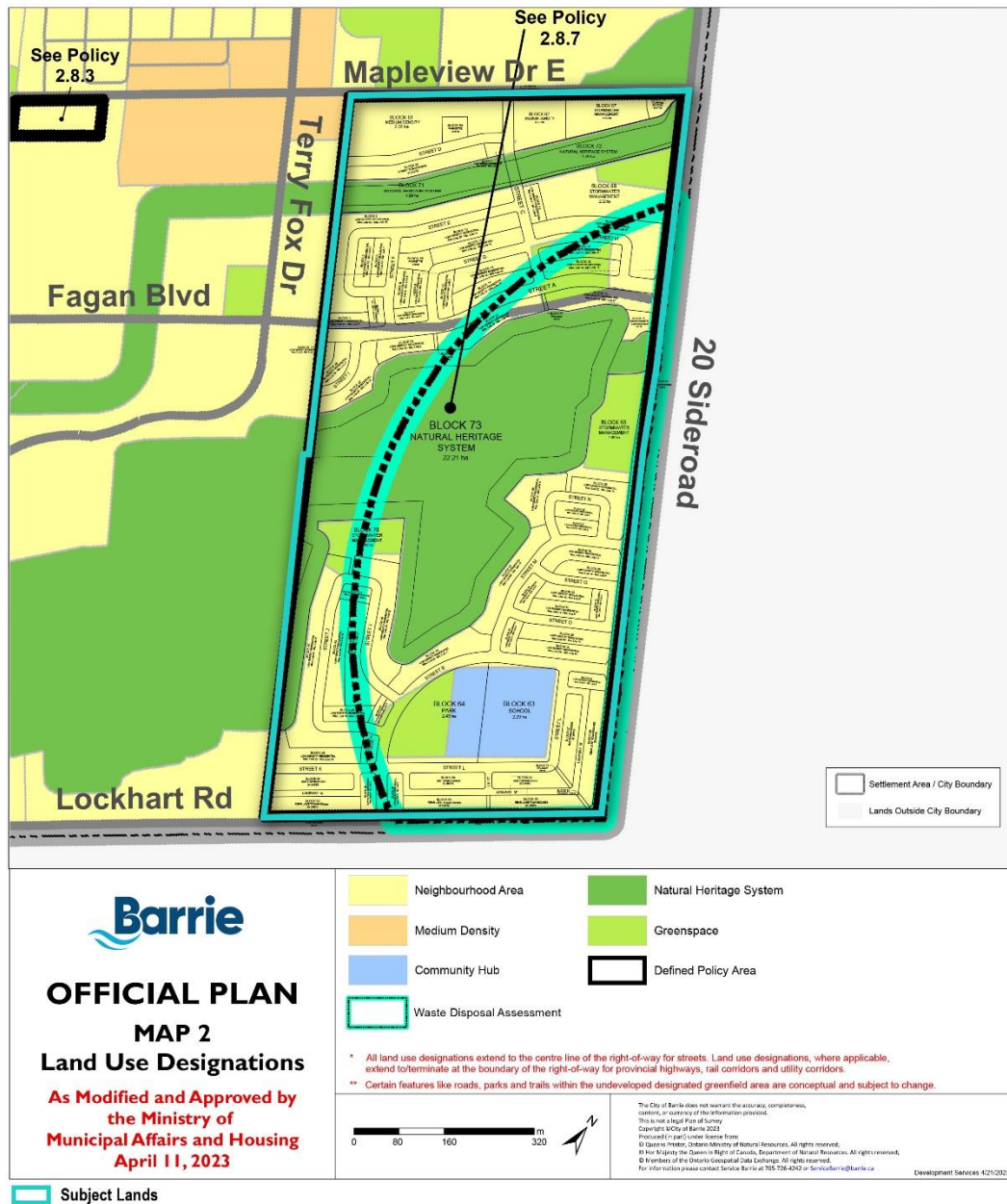
housing stock. A total range of 827 to 1,067 residential units are proposed, of which 265 units (25-32%) are townhouses comprising of street, rear lane, and back-to-back townhouses. An additional 175 townhouse units are also conceptually developable on the two medium density blocks, raising the overall townhouse mix to 35-44%. The proposed townhouses will be located along arterial roads (Mapleview Road and Lockhart Road), whereas single-detached dwellings are located internal to the Subject Lands and along 20<sup>th</sup> Sideroad. The proposed dwelling types are locationally appropriate, do not exceed the maximum heights established in Section 2.6.1.3, and fit the context along the municipal boundary.

The Draft Plan has been designed to be generally in accordance with the City's urban design policies under Chapter 3 of the Barrie OP. In particular, the Draft Plan contains a compact and walkable pattern of streets and blocks generally less than 250 metres in length through the provision of sidewalks and active transportation connections to community services such as the school and natural heritage system (Policy 3.2.1a). The proposed ZBLA contains appropriate height, density, and built form standards that will facilitate a development that is context-sensitive and properly transitioned to existing and planned adjacent land uses (Policy 3.2.1b) and c)).

An overlay of the Draft Plan on Map 2 is provided in Figure 4.2 below.



Figure 4.2: Draft Plan Overlay on Barrie OP Map 2, Land Use Designations

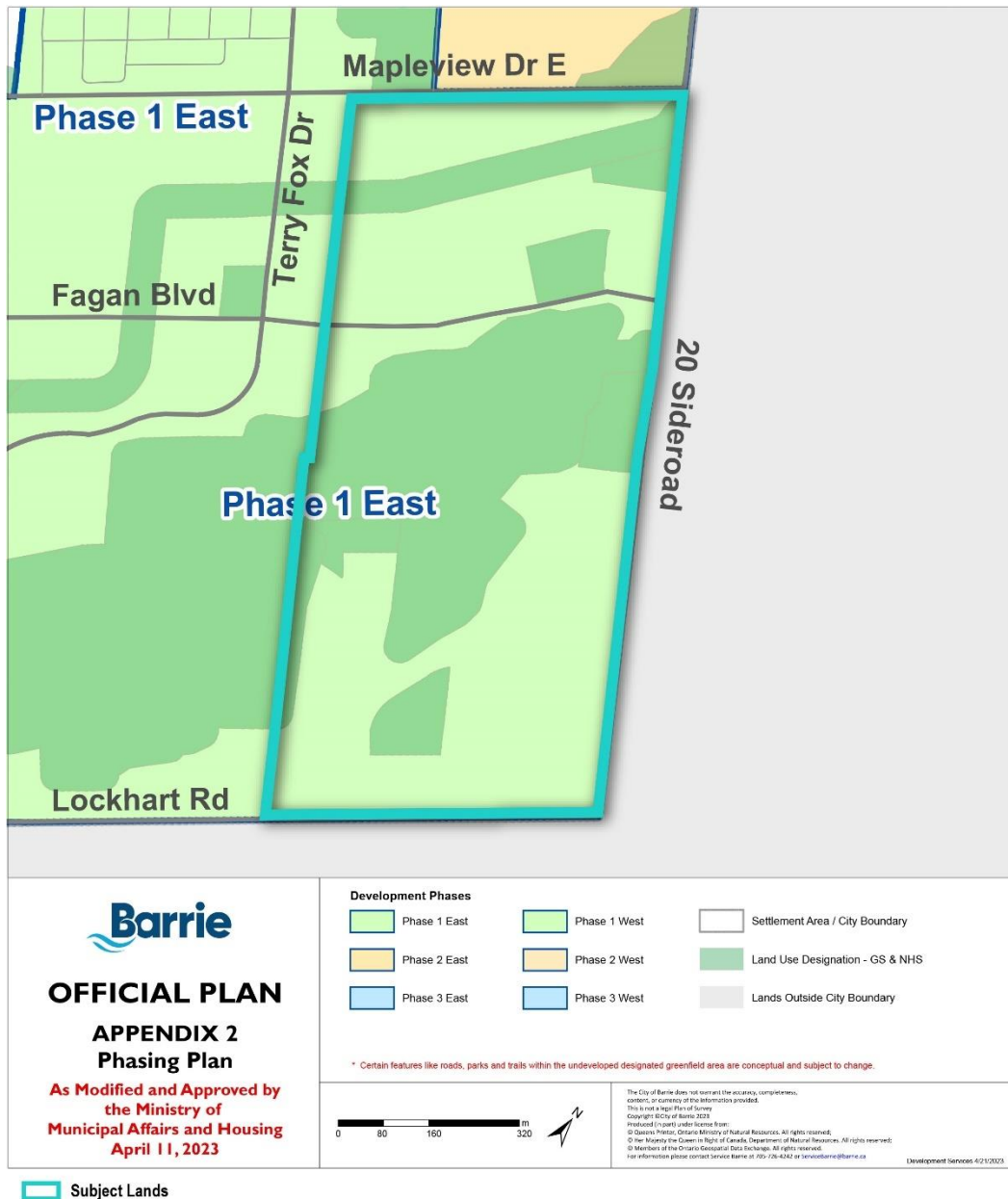


Source: City of Barrie (2022) & MGP (2023)

### Phasing

All new growth in the DGA is to occur according to the Phasing Plan in Appendix 2 and Section 9.5.2 of the Barrie OP, which identifies the Subject Lands within “Phase 1 East” (see **Error! Reference source not found.** below).

Figure 4.3: Barrie OP Extract - Appendix 2: Phasing Plan



Source: City of Barrie (2023) & MGP (2023)

Policies 9.5.2i) and 9.5.2j) state that development shall proceed in a sequential manner, required sub-watershed impact studies shall be completed, the availability of water and wastewater services and transportation infrastructure shall be confirmed, and that 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. The Subject Lands are identified within Phase 1 East and therefore can proceed for development at this time. The necessary servicing and transportation infrastructure is or will be in place to support the Proposed Development, in line with the proposed phasing of the development on the

Subject Lands, as described in the Functional Servicing Report and Transportation Impact Study submitted with these applications. In our opinion, the proposed applications are timely and set the stage for development and construction to begin on the Subject Lands at the appropriate time.

Furthermore, the Draft Plan conforms to Section 9.5.3 of the Barrie OP, which establishes policies for draft plans of subdivision, including that draft plans will be designed to encourage energy efficiency, must indicate all proposed uses, must be integrated with adjacent lands, subdivisions, and roads, and will not be granted draft approval unless adequate services are supplied.

#### Natural Heritage System and Greenspace

The Subject Lands contain approximately 26 hectares of lands within the Natural Heritage System designation, consisting of several watercourses and a channel that bisect the Subject Lands as shown on Map 2 of the Barrie OP (Figure 4.1 above) and further detailed on Map 3 as High Constraint Stream Corridor Areas and Natural Core Areas. The limits of the Natural Heritage System designation were determined through the background studies prepared for the Hewitt's Secondary Plan, as confirmed by the Development Limits Confirmation Memo dated August 2023 and contain all relevant buffers to the features and functions in accordance with Sections 5.4.3 and 5.4.5 of the Barrie OP. The high constraint streams identified on Map 3 are preserved in their existing locations and protected from development in the proposed Draft Plan and proposed ZBLA.

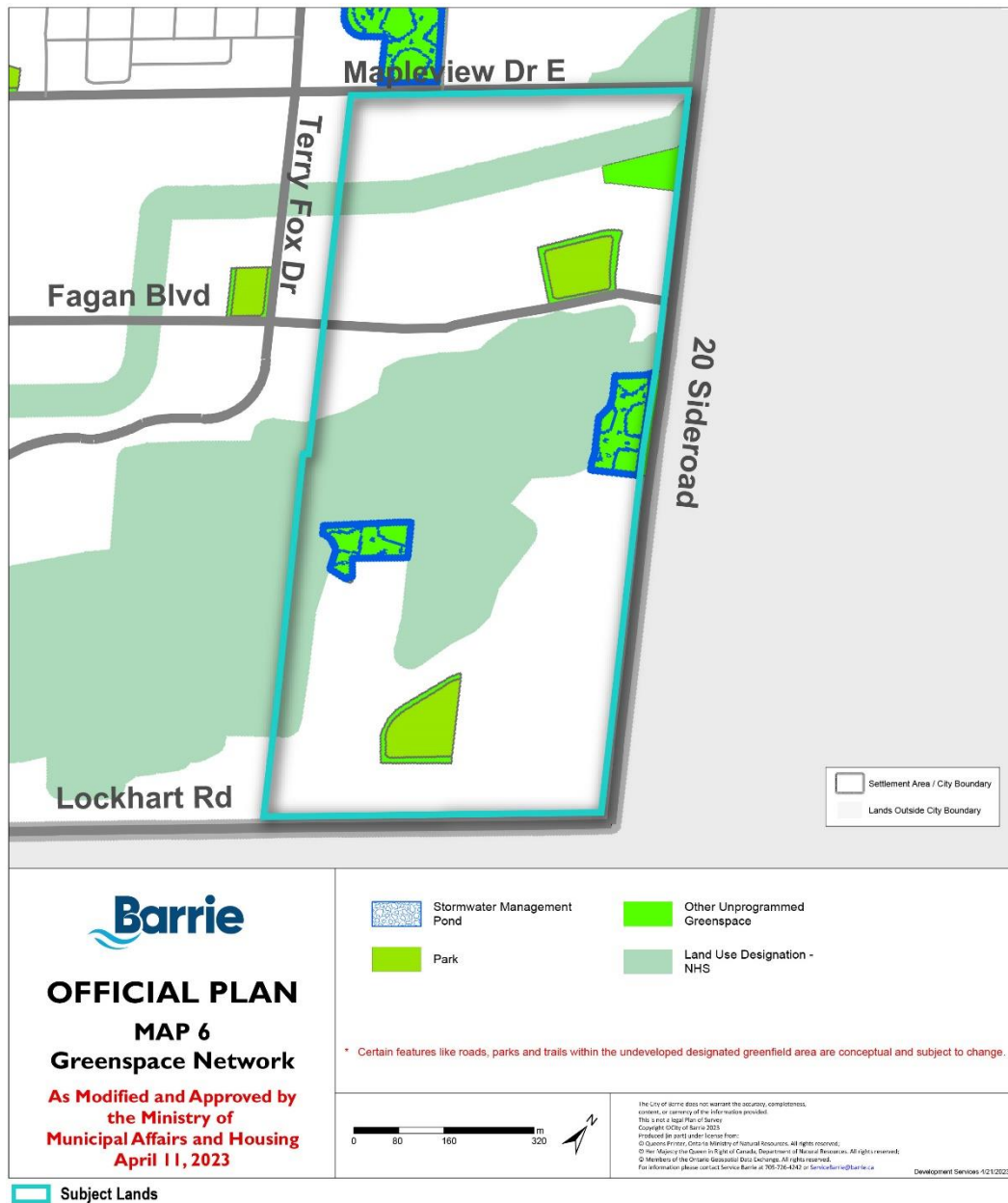
The Natural Heritage System designation permits a range of environmental conservation and stewardship uses, including flood and hazard management, trails, boardwalks, and low impact and intensity recreational facilities and active transportation infrastructure (Section 2.6.6.1). The land use policies of the Barrie OP promote the protection, preservation, and enhancement of the natural features and functions of the Natural Heritage System by prohibiting development on lands designated Natural Heritage System (Policy 2.6.6.2d)). The Proposed Development further conforms to and respects the policies of Section 5.5.2 of the Barrie OP, which contains policies related to and similar to the LSPP.

Map 6 of the Barrie OP further identifies detailed components of the Greenspace network on the Subject Lands, including two stormwater management ponds, two parks, and one Other Unprogrammed Greenspace in the north portion, where a stormwater management facility has been proposed on the Draft Plan (see Figure 4.4 below). The Greenspace designation permits a variety of passive and recreation uses such as community gardens, naturalized areas, celebration spaces, low impact development facilities, and stormwater management facilities (Policy 2.6.7.1).

The Draft Plan generally conforms to the location of parks and stormwater management facilities as shown on Maps 2 and 6 of the Barrie OP. Additional stormwater management ponds have been provided in addition to those identified on Map 6, which will service both the Proposed Development and other adjacent developments and are necessary to serve

growth within this area.

Figure 4.4: Barrie OP Extract – Map 6: Greenspace Network

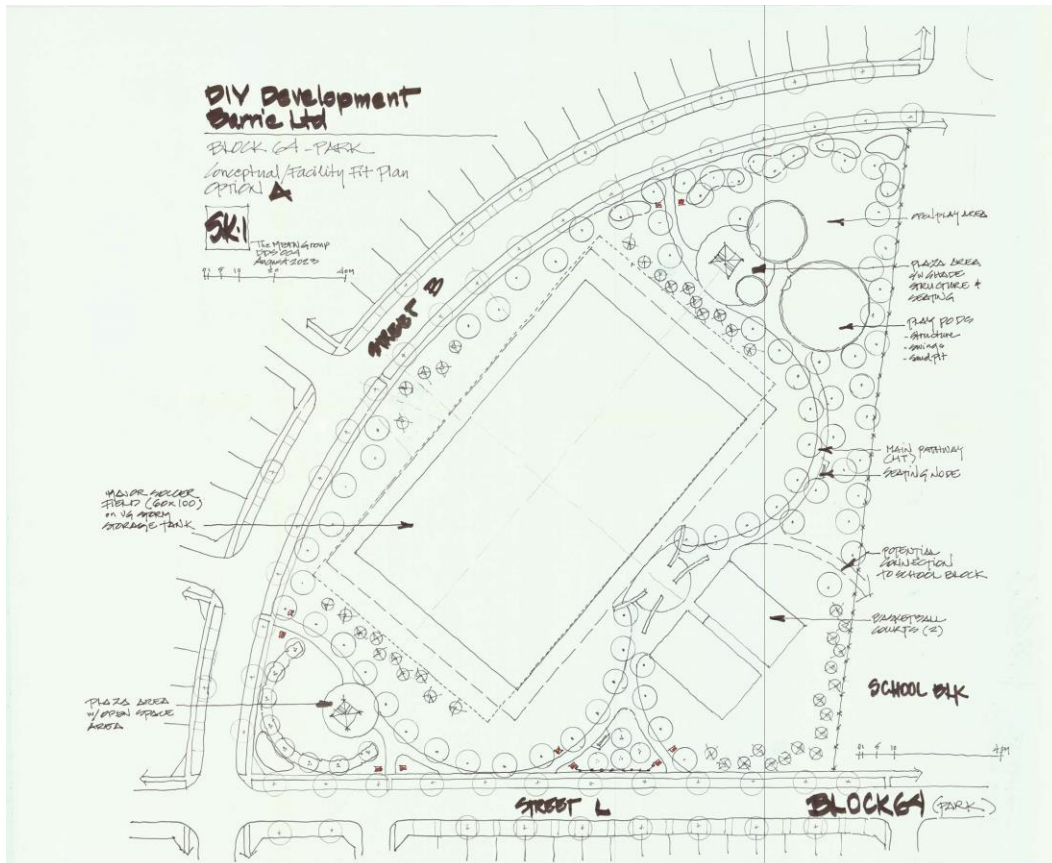


Source: City of Barrie (2023) & MGP (2023)

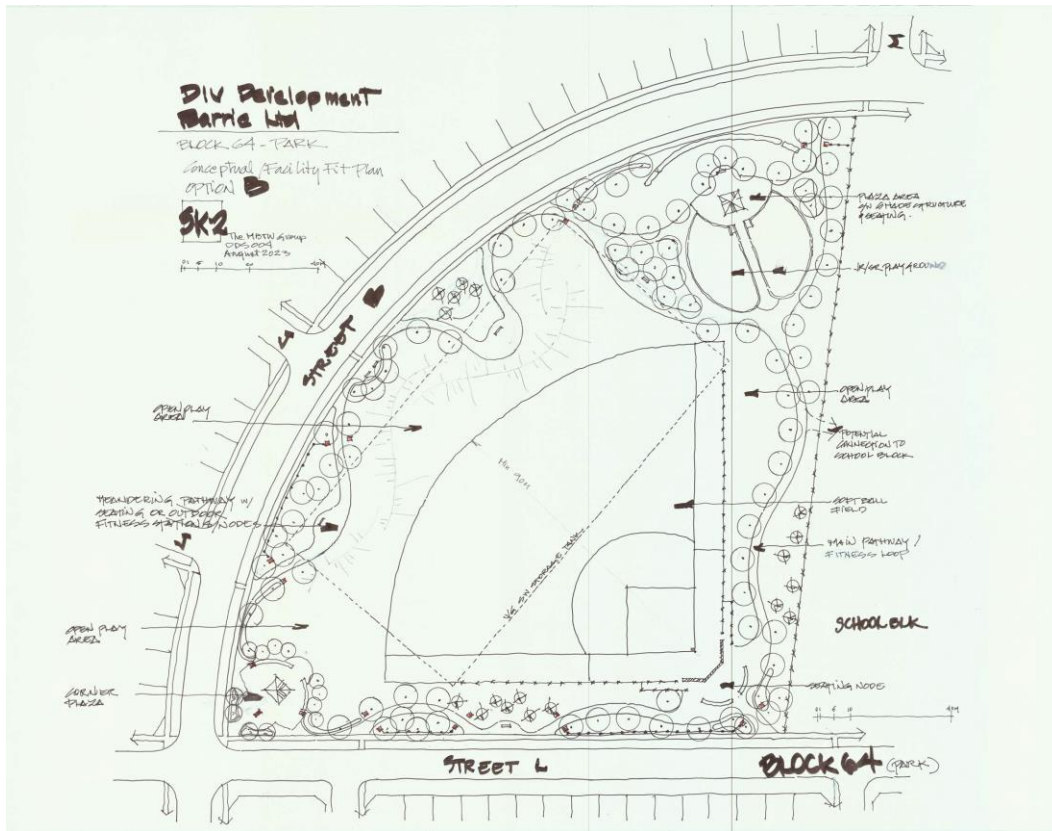
The southerly park identified on the Subject Lands is classified as a Neighbourhood Park, in accordance with Policy 5.6.2.3 of the Barrie OP and the size parameters (0.75 and 5.0 hectares) of a typical Neighbourhood Park. The proposed park has been integrated with the proposed school, which further supports the policies of Section 5.6.2.3. Park facility fit plans have been prepared and submitted with this application to assess the suitability and options for detailed park design and programming. The park facility fit concepts (see

Figures 4.5 and 4.6 below) show two options for the programming of the Neighbourhood Park, which can be refined and determined through further consultation with the City and public. In both scenarios, the Neighbourhood Park is planned to contain an underground stormwater management facility.

Figure 4.5: Neighbourhood Park Facility Fit Concepts A and B







Source: MBTW (2023)

Two new parkettes (classified as Village Squares in Policy 5.6.2.5) are within the size requirements for a Village Square and have been strategically located to meet the policy intent by providing smaller-scale, neighbourhood-oriented social opportunities and open play areas within walking distance to as many residents as possible. These two parkettes satisfy the intent and purpose of the northerly Greenspace (which was not identified as part of the comprehensive planning process for the Hewitt's secondary plan) and generally conforms to the Barrie OP, particularly given the scope of site-specific policy 2.8.7 which permits all permitted uses in the Neighbourhood Area and Community Hub designations across the Subject Lands.



2.6.4, details of which will be determined through the Draft Plan of Subdivision application process with the school boards. Should the school block no longer be required, the proposed ZBLA permits residential uses on those lands in accordance with Policy 2.6.4.2c of the Barrie OP.

#### Waste Disposal Assessment Area

A portion of the Subject Lands are located within a Waste Disposal Assessment Area on Map 2 of the Barrie OP. Section 2.7.2 establishes policies regarding D-4 Assessment Areas (which we believe is equivalent to a Waste Disposal Assessment Area), including the need for a D-4 Assessment completed by a qualified professional demonstrating that methane, gas leachate, or other pollution have not or will not occur on the lands prior to the approval of any development.

We understand that Dorsay and its consultants have reached out to several agencies and municipalities at the City of Barrie, Town of Innisfil, Simcoe County and the Ministry of Environment, Conservation and Parks (“MECP”) and to date, have been unable to find any evidence of a former waste disposal site in this area. Based on the lack of information obtained to date, we suspect that no waste disposal site existed in this location and the identification in the Barrie OP was in error. Dorsay’s consultant’s preliminary work indicates that no potential impacts are expected from groundwater contamination from the area where the landfill is supposed to be per the Barrie OP mapping and that there will be no impacts on the Proposed Development. Further information will be provided to the City as they become available.

#### Conclusion

The Proposed Development conforms with the boundaries of the land use designations of the Barrie OP. Certain areas such as the northerly stormwater management facility, the alignment of Fagan Blvd (Street ‘A’ on the Draft Plan; the proposed local collector road bisecting the Subject Lands), and the size of the park and school blocks have been refined based on the supporting studies undertaken for the Hewitt’s Secondary Plan, which provided more details than the policies and mapping of the 2014 Barrie OP, now incorporated into the new Barrie OP. This is acknowledged in the note on the Barrie OP Maps: “Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change”. The extension of Fagan Blvd has been re-aligned to provide further separation from the Natural Heritage System and meets the planned right-of-way width of 24 m. In accordance with Policy 2.7.2 (which is titled D-4 Assessment Areas, but which we understand to be applicable to the Waste Disposal Assessment Area shown on Map 2), the appropriate impact studies and any required mitigation measures will be assessed during the development application review process in accordance with relevant provincial guidelines.

The development of the Subject Lands will also provide key infrastructure to allow for the creation of complete neighbourhoods on adjacent lands to the west. This includes a pumping station for sanitary servicing, the completion of collector roads for



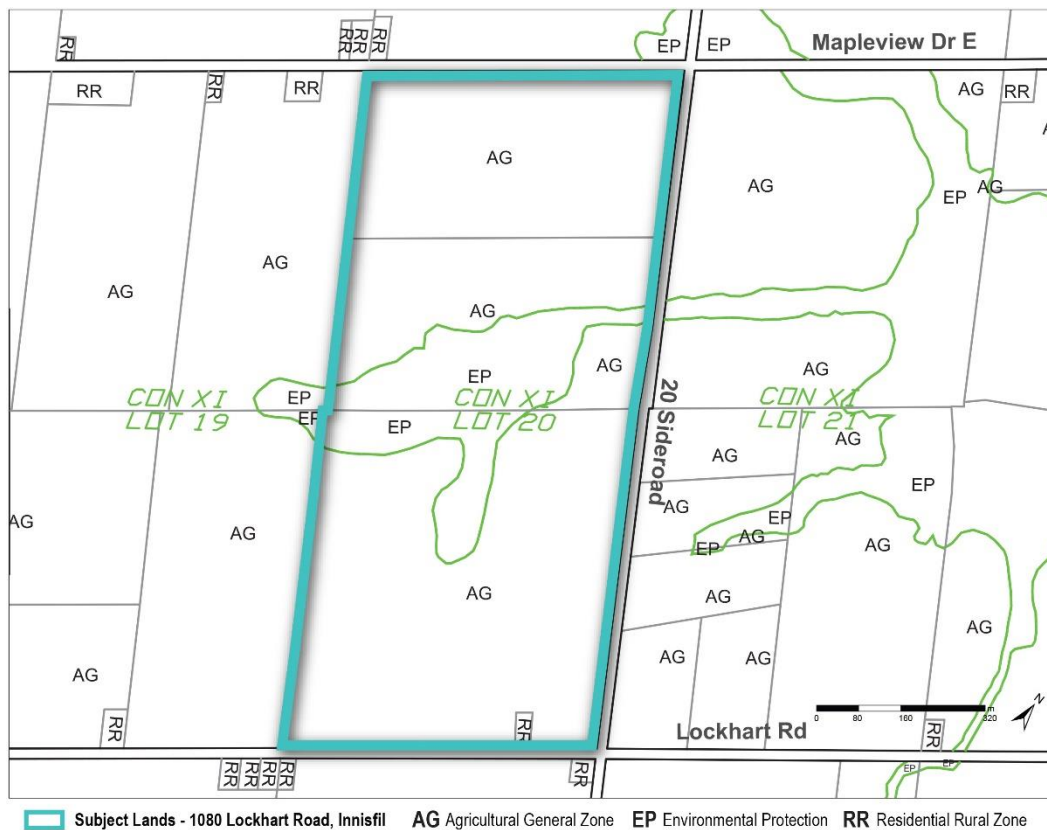
transportation connections, and the planned re-channelization of the current drainage channel.

#### 4.2.5 Town of Innisfil Zoning By-law 054-04

The Subject Lands are currently zoned as Rural Residential, Environmental Protection, and Agriculture General under the Town of Innisfil Zoning Bylaw 054-04 (“Innisfil ZBL”), See **Error! Reference source not found.**4.5 below. A Zoning By-law Amendment is required to facilitate the development and act to replace the current zoning on the lands from the Innisfil ZBL.

The ZBLA is further discussed in Section 5.0 of this Report.

Figure 4.7: Town of Innisfil Zoning By-law 054-04 Extract



Source: Town of Innisfil (2004) & MGP (2023)

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## 5.0 Proposed Zoning By-law Amendment

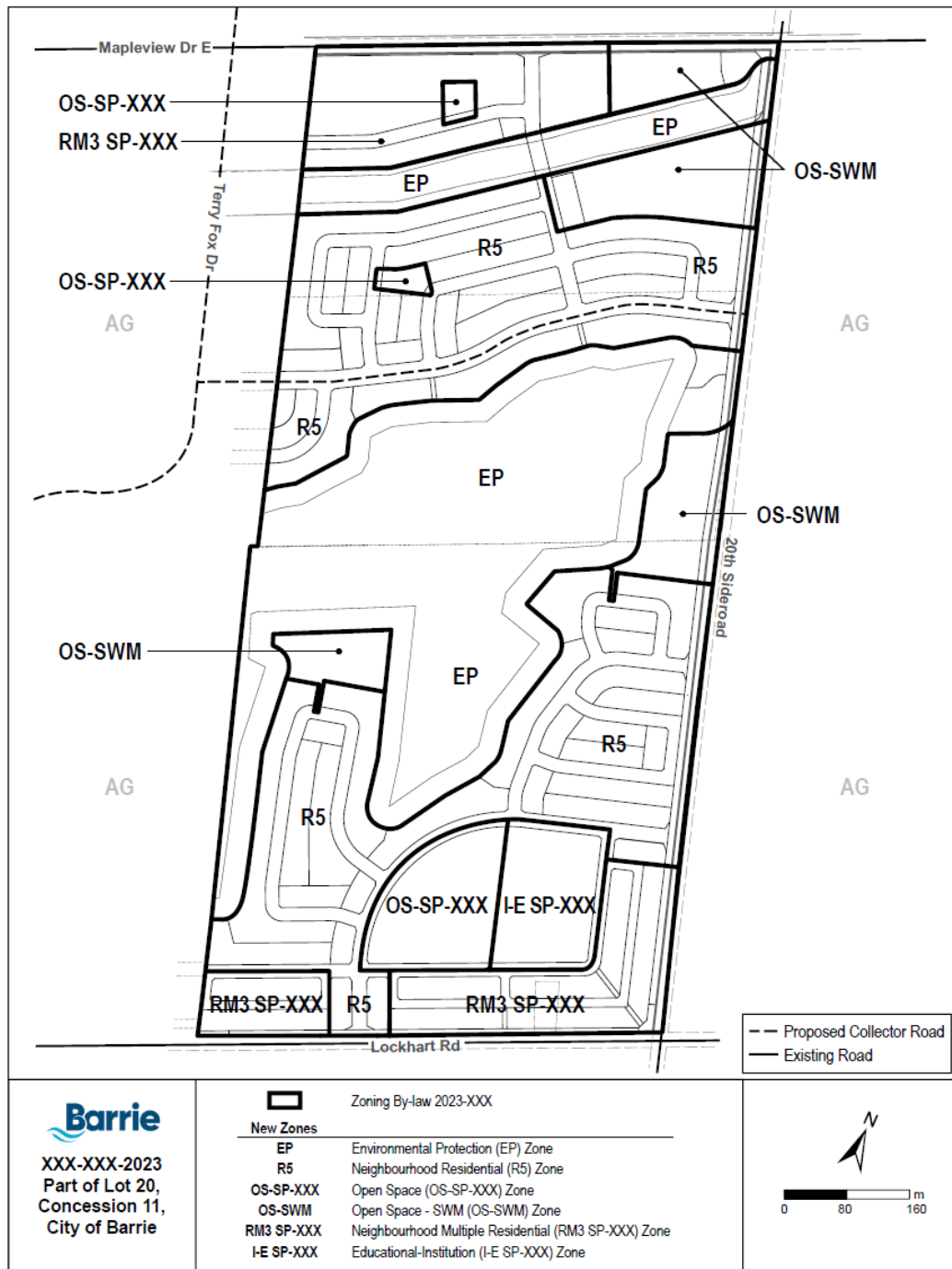
The Subject Lands are currently zoned as Rural Residential, Environmental Protection, and Agriculture General under the Innisfil ZBL. A Zoning By-law Amendment (“ZBLA”) is required to facilitate the Proposed Development.

Specifically, an amendment is required to remove the Subject Lands from the Innisfil ZBL and incorporate into the City of Barrie Comprehensive Zoning By-law 2009-141 (“Barrie ZBL”) to rezone the Subject Lands as “Neighbourhood Residential (R5)”, “Neighbourhood Multiple Residential Zone – Special Provision No. XXX (RM3 (SP-XXX))”, “Open Space – SWM (OS-SWM)”, “Open Space – Special Provision No. XXX (OS (SP-XXX))”, “Educational-Institution – Special Provision No. XXX (I-E (SP-XXX))”, and “Environmental Protection (EP)”, as shown on Figure 5.1 below.

Site specific exceptions are required for the Neighbourhood Residential Multiple (RM3), Educational-Institution (I-E), and Open Space (OS) Zones in order to facilitate the Proposed Development:

- The site-specific exception to the RM3 zone seeks to apply lot and building requirements relating to setbacks, height, lot coverage, and gross floor area for Stacked and Rear Lane Townhouses, generally consistent with other permitted uses within the RM3 Zone and in conformity with the Barrie OP.
- The site-specific exception to the I-E Zone seeks to permit residential uses in accordance with Neighbourhood Residential (R5) standards should the school use no longer be required. This provision is in conformity with Section 2.6.4.2 of the Barrie OP.
- The site-specific exception to the Open Space (OS) Zone applies to the proposed neighbourhood park and parkettes and seeks to permit underground stormwater management facilities and municipal services in addition to the proposed park, recreation, and open space uses.

Figure 5.1: Proposed ZBLA Schedule



Source: MGP (2023)

The proposed standards and zones in the draft ZBLA are consistent with and similar to other surrounding developments in the Hewitt's and Salem Secondary Plan areas. This ZBLA brings the Subject Lands into conformity with the Barrie OP land use designations and reflects the emerging context and planned function of the Hewitt's Secondary Plan

Area. It implements the OP vision of developing a complete residential community with access to a variety of community uses at appropriate heights and densities.

Overall, the requested amendment will allow for the proposed residential uses, a community hub consisting of a neighbourhood park connected with an elementary school, two (2) parkettes, blocks for the protection of the natural heritage system traversing the Subject Lands and its buffers, four (4) stormwater management ponds, a pumping station, and a network of local roads, laneways, and collector roads. It is our opinion that the proposed amendment represents good planning and is appropriate for the Subject Lands, as it implements and maintains the intent of the planning policies and will permit a built form that is appropriate and respects the emerging character of the neighbourhood.

A draft of the ZBLA is submitted as part of the application package and is attached as Appendix A to this report.

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## 6.0 Planning Opinion

*Through the planning analysis detailed in the previous sections, it is our opinion that the Proposed Development is good planning that is consistent with, conforms to, and complies with all applicable Provincial and Municipal planning documents, subject to the expected completion of background and technical work, particularly the completion of all environmental and servicing works.*

### 6.1 Statement of Conformity with Policy Documents

The Planning Act, the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2019), the Lake Simcoe Protection Plan (2009), the new Barrie OP (2022), and the Barrie ZBL have been reviewed in assessing the appropriateness of the Proposed Development. It is my opinion that the Proposed Development is consistent with and conforms to the policies and guidelines of these documents, as proposed to be amended, and implements good planning in the public interest, subject to the expected completion of background and technical work, particularly the completion of all environmental and servicing works.

### 6.2 Planning Act – Section 51(24)

The Draft Plan of Subdivision represents good planning as it provides for a compact built form with an appropriate form and range of housing. Its approval will result in a logical and efficient street pattern given the configuration of the lands. The development implements the policies of the Growth Plan and the Barrie OP. Section 51(24) of the *Planning Act* sets criteria that planning authorities shall have regard to when considering a Draft Plan of Subdivision. Our responses to the criteria are provided in Table 6.1 below:

Table 6.1: Conformity with Section 51(24) of the Planning Act

	Planning Act Criteria	Response
a)	The effect of the development of the proposed subdivision on matters of provincial interest as referred to in Section 2.	The Zoning By-law Amendment and Draft Plan of Subdivision are consistent with matters of Provincial interest, as outlined in the PPS 2020, and conform to all Provincial Plans. The Draft Plan of Subdivision ensures conformity with policy direction concerning growth

	Planning Act Criteria	Response
		management, natural heritage, among other matters.
b)	Whether the proposed subdivision is premature or in the public interest.	The Draft Plan has been thoroughly assessed and is appropriately supported by sufficient technical studies that have been completed and are expected to be completed through detailed design. The Draft Plan is in the public interest and contributes to the City's housing stock. It implements the goals of the City and Province to accommodate growth within a settlement area and delivers development within the planned intent of the Barrie OP. The proposed Draft Plan is not premature and will be appropriately phased and coordinated with adjacent developments as required by any servicing constraints.
c)	Whether the plan conforms to the official plan and adjacent plans of subdivision, if any.	The Draft Plan conforms to the Barrie OP, as discussed in Section 4.2.4 of this report. The Draft Plan is adjacent to other lands undergoing similar applications for development and it allows for logical continuation of development and maintains the integrity and character of the proposed community to the west and north of the Subject Lands.
d)	The suitability of the land for the purposes for which it is to be subdivision.	The proposed lots and blocks in the Draft Plan are located on lands suitable for the proposed uses, as supported by the submitted technical studies and the land use designations within the Barrie OP.
e)	The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established	The Draft Plan provides for a connected grid network of collector and local roads that allows for a logical connection between the proposed residential and mixed-use community to the west and north. The proposed transportation system and right-of-way standards have been determined



	Planning Act Criteria	Response
	highway system in the vicinity and the adequacy of them.	following the completion of a TIS. The proposed road alignments and widths are appropriate for draft plan approval.
f)	The dimensions and shapes of the proposed lots.	The Draft Plan and conceptual lotting plan demonstrate the appropriate shape, dimensions, and size of the lots being generally uniform and rectangular, and conform to the proposed zoning standards in the proposed ZBLA for the City of Barrie Zoning By-law 2009-141.
g)	The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land.	The proposed ZBLA will provide for the appropriate restrictions on the lands proposed to be subdivided by limiting their use to those permitted in the zoning standards.
h)	Conservation of natural resources and flood control.	The Proposed Development will protect and conserve the natural features in conformity with the PPS, Growth Plan, LSPP and Barrie OP by proposing four stormwater management ponds to mitigate the effects of water runoff. The preservation of natural features, including the watercourses on site within the Natural Heritage System has been identified in the Development Limits Confirmation Memo and will be implemented accordingly. All development has been located outside of the floodplain and there is no flood risk or hazard on the Proposed Development.
i)	The adequacy of utilities and municipal services.	The Draft Plan can be serviced with adequate utilities and municipal services through future extensions of existing and planned infrastructure works and as demonstrated by the technical studies submitted with this application.

	Planning Act Criteria	Response
j)	The adequacy of school sites.	The Draft Plan contains one proposed elementary school site that is within walking distance of the proposed residential lots and has been reviewed by the school board for size and location. As part of the approvals process, the school boards will determine the need for the school, and if required, any adjustments for size and location. The school sites are generally located and sized in conformity with the Barrie OP and are adequate to serve the Proposed Development.
k)	The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.	The land within the Natural Heritage System blocks in the Draft Plan will be conveyed into public ownership, inclusive of all the associated buffers. Public parks and community facilities including the parks and parkettes will also be conveyed to the City for public purposes.
l)	the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy	The Draft Plan promotes energy conservation by promoting a compact design that encourages active transportation. Proposed medium density housing forms also reduce energy usage through the provision of shared walls between individual units.
m)	the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).	A subsequent site plan will be submitted to implement the medium density blocks of the Proposed Development. The development blocks created as part of this Draft Plan of Subdivision application are of sufficient size, located to ensure adequate access, and are intended to accommodate the uses permitted by the Barrie OP. The final configuration of these development blocks will be determined through subsequent site plan approval applications.

In conclusion, as set out above, the proposed Draft Plan meets the requirements of Section 51(24) of the Planning Act. The Proposed Development represents good planning and is in the public interest as it provides for an appropriate form of housing and development in Barrie. Its approval will result in a logical and efficient urban form that is compatible with the surrounding community. The development implements the policies of the Barrie OP.

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## 7.0 Conclusion

It is our opinion that the Proposed Development represents good planning and is in the public interest. The development provides for an appropriate form of development in the City of Barrie, being in an area within the City that has been designated for development and required to accommodate forecasted growth. Its approval will result in a logical and efficient street pattern and an urban form that is compatible with the existing and emerging community and contributes towards a complete community. The Proposed Development implements the policies of the Growth Plan and Barrie OP, and is consistent with the Provincial Policy Statement, 2020.

The proposed Draft Plan of Subdivision has appropriate regard to the requirements of Section 51(24) of the Planning Act. The proposed plan delivers residential development in combination with adequate and appropriately located community uses. The lot sizes are compatible with the existing and planned community. The Proposed Development protects the significant natural heritage features, as supported by the Development Limits Confirmation Memo, prepared by GeoProcess, and will be appropriately serviced and phased to ensure a logical, coordinated development within the City's DGA.

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## **APPENDIX A**







**Bill No. XXX**

**BY-LAW NUMBER 2023- XXX**

A By-law of the Corporation of the City of Barrie to remove the lands described as Part of Lot 20, Concession 11 from the Corporation of the Town of Innisfil By-law 054-04, as amended, and to incorporate the lands into the Corporation of the City of Barrie By-law 2009-141, as amended.

**WHEREAS** the Council of the Corporation of the City of Barrie may pass by-laws pursuant to Section 34 of the Planning Act, R.S.O 1990, as amended;

**AND WHEREAS** the Council of the Corporation of the City of Barrie has determined a need to rezone lands described as Part of Lot 20, Concession 11;

**AND WHEREAS** the Council of the Corporation of the City of Barrie deems the said application to be in conformity with the Official Plan of the City of Barrie, as amended, and deems it advisable to amend By-law 2009-141.

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

- 1. THAT** the Zoning By-law Map, is hereby further amended by rezoning the above described lands from “Rural Residential (RR)”, “Agricultural (AG)” and “Environmental Protection (EP)” in the Corporation of the Town of Innisfil By-law 054-04, to “Neighbourhood Residential (R5)”, “Neighbourhood Multiple Residential Zone – Special Provision No. XXX (RM3 (SP-XXX))”, “Open Space – SWM (OS-SWM)”, “Open Space – Special Provision No. XXX (OS (SP-XXX))”, “Educational-Institution – Special Provision No. XXX (I-E (SP-XXX))”, and “Environmental Protection (EP)” in the City of Barrie Zoning By-law 2009-141, in accordance with Schedule “A” attached hereto.
- 2. THAT** notwithstanding any other provision of this by-law as amended, for the lands zoned “Neighbourhood Multiple Residential Zone – Special Provision No. XXX (RM3 (SP-XXX))”, the following provisions shall apply:
  - a.** Notwithstanding the provisions set out in Table 14.5.6 – Residential Standards, the following shall apply to a Stacked Townhouse in the Neighbourhood Multiple Residential Zone RM3:

Neighbourhood Multiple Residential Zone RM3	
Standard	Stacked Townhouse
Lot Frontage (min)	5.5 m

Front Yard Setback (min.) <sup>(1)</sup>	3.0 m
Exterior Side Yard Setback (min.) <sup>(1)</sup>	2.0 m
Interior Side Yard Setback (min.) one side	0 m
Interior Side Yard Setback (min.) opposite side	0 m
Interior Side Yard Setbacks where balconies or terraces face the side property line	n/a
Rear Yard (min.)	5.0 m
End Unit Interior Side Yard Setback	1.2 m
Landscaped open space (min. % of lot area)	0%
Minimum General Amenity Area per Unit	0 m <sup>2</sup>
Lot Coverage (max. % of lot area)	n/a
Gross floor area (max. % of lot area)	250%
Maximum Height (Number of Storeys)	4
Maximum number of contiguous units in a row	12

Notes:

(1) A building, porch or balcony, with or without a foundation, may encroach into the front yard setback or exterior side yard setback up to 1.0m of the daylight triangle.

- b. Notwithstanding the provisions set out in Table 14.5.6 – Residential Standards, the following shall apply to a Rear Lane Townhouse in the Neighbourhood Multiple Residential Zone RM3:

<b>Neighbourhood Multiple Residential Zone RM3</b>	
<b>Standard</b>	<b>Rear Lane Townhouse</b>
Lot Frontage (min)	4.5 m
Front Yard Setback (min.) <sup>(1)</sup>	3.0 m
Exterior Side Yard Setback (min.) <sup>(1)</sup>	2.0 m
Interior Side Yard Setback (min.) one side	0 m
Interior Side Yard Setback (min.) opposite side	0 m
Interior Side Yard Setbacks where balconies or terraces face the side property line	n/a
Rear Yard (min.)	4.5 m to dwelling 6.0 m to garage
End Unit Interior Side Yard Setback	1.2 m
Landscaped open space (min. % of lot area)	0%
Minimum General Amenity Area per Unit	0 m <sup>2</sup>
Lot Coverage (max. % of lot area)	75%
Gross floor area (max. % of lot area)	250%
Maximum Height (Number of Storeys)	4
Maximum number of contiguous units in a row	12

Notes:

(1) A building, porch or balcony, with or without a foundation, may encroach into the front yard setback or exterior side yard setback up to 1.0m of the daylight

triangle.

- (2) For any lot with a rear lane townhouse, the lot line facing the lane shall be deemed to be the rear lot line.

3. **THAT** notwithstanding any other provision of this by-law, as amended, no setback from a daylight triangle shall be required for any buildings or structures within the Neighbourhood Residential R5 (R5) Zone and the Neighbourhood Residential Multiple (RM3-XXX) – Special Provision No. XXX Zone.
4. **THAT** notwithstanding any other provision of this by-law, as amended, there shall be no maximum driveway width for rear lane townhouses within the Neighbourhood Residential Multiple (RM3-XXX) – Special Provision No. XXX Zone.
5. **THAT** notwithstanding any other provision of this by-law, as amended, for the lands zoned “Institutional Education – Special Provision No. XXX (I-E (SP-XXX))”, the following provisions shall apply:
- a. That residential uses shall be permitted in the Institutional Education – Special Provision No. XXX (SP-XXX) zone, in accordance with the Neighbourhood Residential (R5) zone standards.
6. **THAT** notwithstanding any other provision of this by-law, as amended, for the lands zoned “Open Space – Special Provision No. XXX (OS- (SP-XXX))”, the following provisions shall apply:
- a. That in addition to the permitted uses in Section 9.2.1, underground stormwater management facilities and municipal services shall also be permitted.
7. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands as shown on Schedule “A” to this By-law, shall apply to the said lands except as amended by this by-law.
8. **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 \_\_\_\_\_, 2023.

**READ** a third time and finally passed this \_ day of \_\_\_\_\_, 2023.

**THE CORPORATION OF THE CITY OF BARRIE**

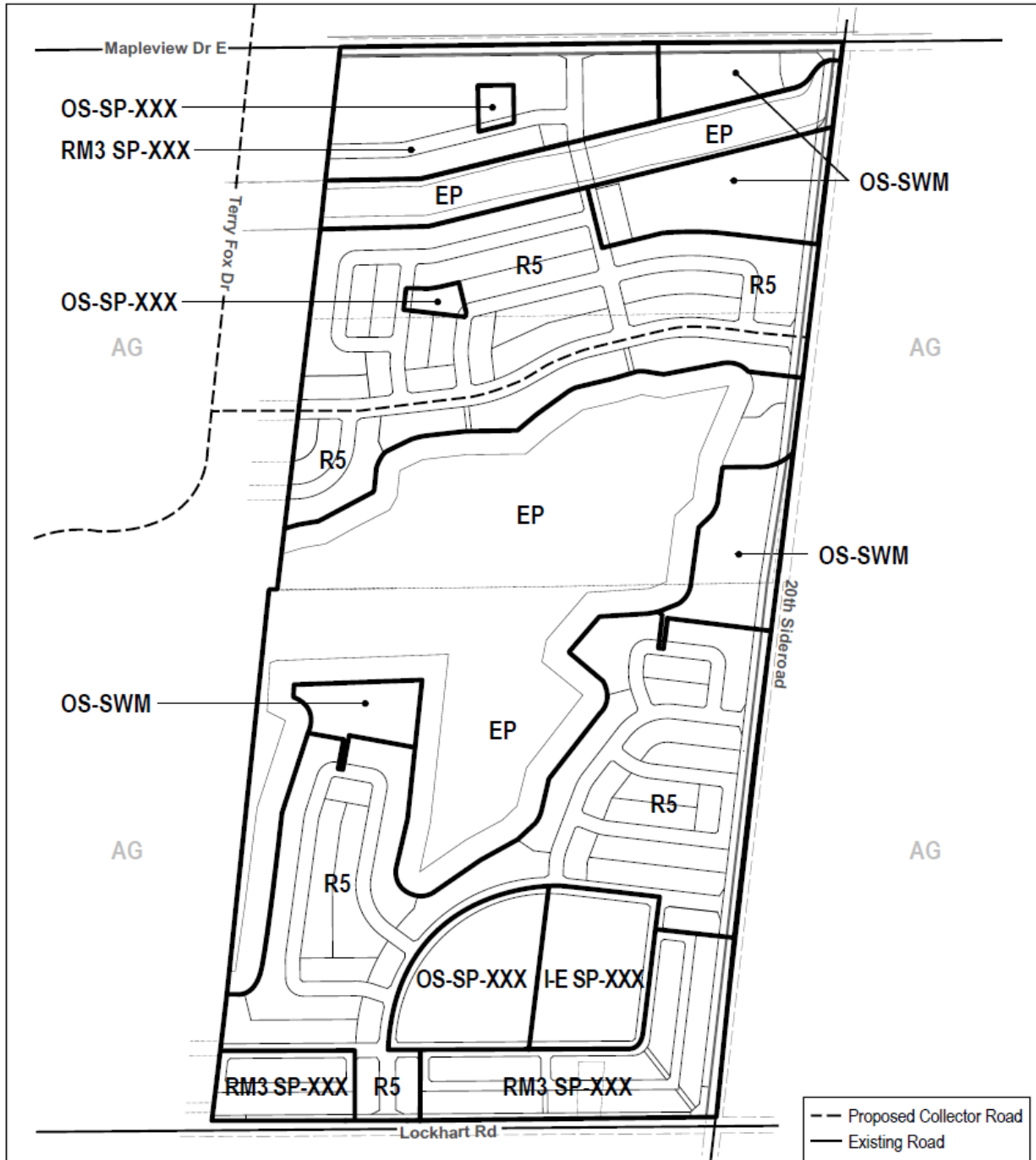
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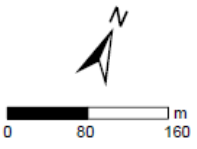
**Alex Nuttall**  
**Mayor**

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**Wendy Cooke**  
**City Clerk**

# Schedule 'A'



 <p><b>XXX-XXX-2023</b> Part of Lot 20, Concession 11, City of Barrie</p>	<p><b>Zoning By-law 2023-XXX</b></p> <table border="0"> <tr> <td><b>New Zones</b></td> <td></td> </tr> <tr> <td>EP</td> <td>Environmental Protection (EP) Zone</td> </tr> <tr> <td>R5</td> <td>Neighbourhood Residential (R5) Zone</td> </tr> <tr> <td>OS-SP-XXX</td> <td>Open Space (OS-SP-XXX) Zone</td> </tr> <tr> <td>OS-SWM</td> <td>Open Space - SWM (OS-SWM) Zone</td> </tr> <tr> <td>RM3 SP-XXX</td> <td>Neighbourhood Multiple Residential (RM3 SP-XXX) Zone</td> </tr> <tr> <td>I-E SP-XXX</td> <td>Educational-Institution (I-E SP-XXX) Zone</td> </tr> </table>	<b>New Zones</b>		EP	Environmental Protection (EP) Zone	R5	Neighbourhood Residential (R5) Zone	OS-SP-XXX	Open Space (OS-SP-XXX) Zone	OS-SWM	Open Space - SWM (OS-SWM) Zone	RM3 SP-XXX	Neighbourhood Multiple Residential (RM3 SP-XXX) Zone	I-E SP-XXX	Educational-Institution (I-E SP-XXX) Zone	 <p>0 80 160 m</p>
<b>New Zones</b>																
EP	Environmental Protection (EP) Zone															
R5	Neighbourhood Residential (R5) Zone															
OS-SP-XXX	Open Space (OS-SP-XXX) Zone															
OS-SWM	Open Space - SWM (OS-SWM) Zone															
RM3 SP-XXX	Neighbourhood Multiple Residential (RM3 SP-XXX) Zone															
I-E SP-XXX	Educational-Institution (I-E SP-XXX) Zone															





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