



November 21st, 2024

VIA: APLI Upload

Ms. Carlissa McLaren
Manager of Planning
City of Barrie
City Hall, 70 Collier Street,
P.O. Box 400, Barrie ON,
L4M 4T5

Dear Carlissa McLaren,

Re: 830, 864, 894 & 912 Lockhart Road (Hewitts South) - Hansen Group Inc.
Zoning By-law Amendment and Draft Plan of Subdivision
Our File: PRA-23040
City File: D28-020-2023 & D28-103-2023

On behalf of our client, Hansen Group Inc., we are submitting a Zoning By-law Amendment application and Draft Plan of Subdivision application for the lands known as "Hewitts South". The applications applies to the southern portion of the lands located at 830, 864, 912 Lockhart Road, and all of 894 Lockhart Road in the former Hewitt's Secondary Plan Area. The purpose of each application is as follows:

- **Zoning By-law Amendment:** This application proposes to rezone the subject lands from the Agricultural (A) and Environmental Protection (EP) zone according to former Town of Innisfil Zoning By-law 054-04 to the Neighbourhood Residential (R5), Neighbourhood Residential Multiple (RM3), Neighbourhood Residential Multiple with special provisions (RM3 SP-XX), Neighbourhood Mixed Use (NMU SP-XX), Environmental Protection (EP) and Open Space (OS) zones under the current in-effect City Zoning By-law 2009-141.
- **Plan of Subdivision:** This application will facilitate 1,187 residential units consisting of single detached dwellings, street townhouses and apartment buildings, as well as a commercial block on the subject lands. The Plan also contains municipal roadways, blocks for parkland, stormwater management and drainage, and environmental protection.

The following information has been uploaded to the APLI portal:

A. Administrative

- A1. Signed application for Zoning By-law Amendment.
- A2. Signed application for Draft Plan of Subdivision.

B. Reports

- B1. Planning Justification Report prepared by The Jones Consulting Group Ltd.
- B2. Archaeological Assessments prepared by Amick Consultants Limited, and subsequent Clearance Letters from the Ministry, which include:
 - a) Stage 1-2 Archaeological Assessment for 830 Lockhart
 - b) Ministry Clearance Letter for 830 Lockhart
 - c) Stage 1-2 Archaeological Assessment for 864 Lockhart
 - d) Ministry Clearance Letter for 864 Lockhart

- e) Stage 1-2 Archaeological Assessment for 912 Lockhart
- f) Ministry Clearance Letter for additional lands on 912 Lockhart
- g) Stage 1-2 Archaeological Assessment for additional lands on 912 Lockhart
- h) Ministry Clearance Letter for 912 Lockhart
- i) Stage 1-2 Archaeological Assessment for additional lands on 894 Lockhart
- B3. Geotechnical Investigations prepared by GEI Consultants, and subsequent Letters, including:
 - a) Geotechnical Investigation
 - b) Proposed Storm Water Management Facility #8 Letter
 - c) Monthly Groundwater Level Monitoring Results Letter
 - d) Infiltration Testing Letter
- B4. Functional Servicing Report prepared by The Jones Consulting Group Ltd.
- B5. Preliminary Stormwater Management Report prepared by The Jones Consulting Group Ltd.
- B6. Hydrogeological Assessment prepared by R.J. Burnside & Associates Ltd.
- B7. Water Supply Modelling Analysis Memorandum prepared by R.J. Burnside & Associates Ltd.
- B8. Environmental Noise Impact Study prepared by R. Bouwmeester & Associates.
- B9. Traffic Impact Assessment prepared by JD Engineering.
- B10. Phase One Environmental Site Assessment (894 Lockhart) prepared by GEI Consultants
- B11. Phase One Environmental Site Assessment (830, 864 & 912 Lockhart) prepared by Peto MacCallum Ltd.
- B12. Phase Two Environmental Site Assessment (830, 864 & 912 Lockhart) prepared by Peto MacCallum Ltd.
- B13. Natural Heritage Evaluation (Update) prepared by Azimuth Environmental.
- B14. Floodplain Technical Memorandum prepared by R.J. Burnside & Associates Ltd.

C. Plans

- C1. Signed Plan of Subdivision prepared by The Jones Consulting Group Ltd.
- C2. Unsigned (higher resolution) Plan of Subdivision prepared by The Jones Consulting Group Ltd.
- C3. Unsigned (higher resolution) Plan of Subdivision that includes the concept plan layout for the medium density blocks prepared by The Jones Consulting Group Ltd.
- C4. Pedestrian Circulation Plan prepared by The Jones Consulting Group Ltd.
- C5. Tree Inventory and Preservation Plan prepared by JDB Associates Ltd.
- C6. Trail Plan prepared by JDB Associates Ltd.
- C7. Park Facility Fit Plan prepared by JDB Associates Ltd.
- C8. Shadow Study prepared by ISM Architects Inc.
- C9. Proposed Zoning By-law Schedule for Zoning By-law 2009-141 prepared by The Jones Consulting Group Ltd.
- C10. Proposed Zoning By-law Schedule for new City-Wide Zoning By-law prepared by The Jones Consulting Group Ltd.

C11. Engineering Drawing Set

D. Other

- D1. LSRCA Hydro G Checklist prepared R.J. Burnside & Associates Ltd.
- D2. LSRCA Civil Engineering Checklist prepared by The Jones Consulting Group Ltd.
- D3. Ecological Offsetting Letter prepared by JDB Associates Ltd.
- D4. Comment Response Matrix prepared by All Consultants.
- D5. Engineering Digital Files

Note that the application fee in the amount of \$77,928.84 will be provided under separate cover.

We look forward to the review and circulation of the applications and if you have any questions or require additional information, please contact the undersigned.

Sincerely,

THE JONES CONSULTING GROUP LTD.

A handwritten signature in black ink, appearing to read 'Ray Duhamel', with a stylized, cursive script.

Ray Duhamel, M.C.P., MCIP, RPP
Partner

- c. Crisdawn Construction Inc. & Pratt Development Inc. c/o Don Pratt
Pratt Construction Inc. c/o Brad Pratt, Hugh Johnston.