



750 LOCKHART ROAD

BALLYMORE BUILDING (BARRIE) CORP.

CITY OF BARRIE

Planning Applications Submitted Include:

- **Draft Plan of Subdivision**
- **Zoning By-Law Amendment**

Supporting Studies Submitted Include :

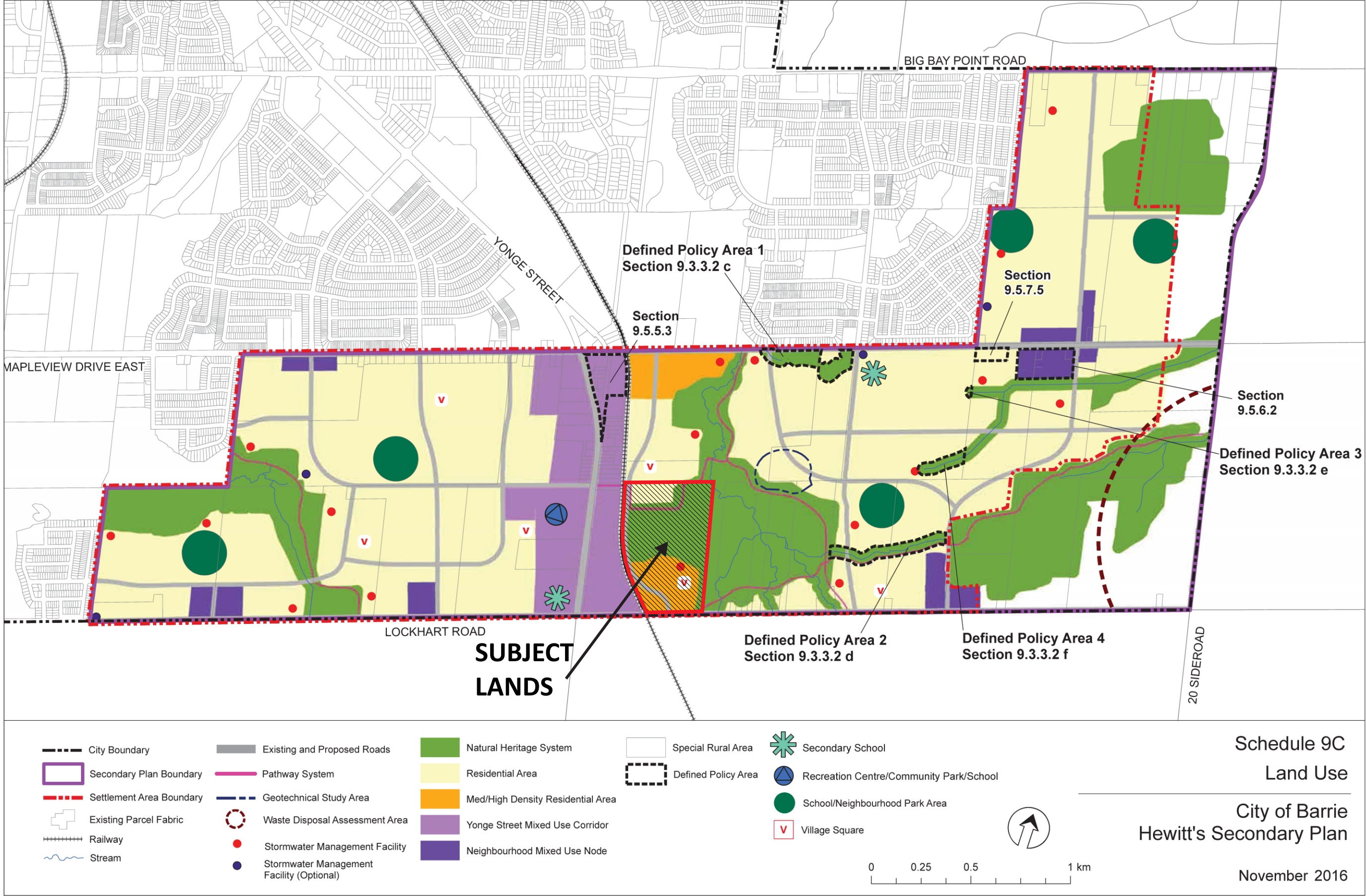
- **Natural Heritage Evaluation - Savanta**
- **Functional Servicing Report - SCS Consulting Group Ltd.**
- **Traffic Impact Study - The Municipal Infrastructure Group (TMIG) Ltd.**
- **Hydrogeological Study - R.J. Burnside & Associates Ltd.**
- **Environmental Noise Feasibility Study - Valcoustics**
- **Railway Vibration Study - Valcoustics**
- **Phase 1 & 2 Environmental Site Assessment - Soil Engineers Ltd.**
- **Stage 1 & 2 Archaeological Study - ASI**
- **Pedestrian Circulation Plan - KLM Planning Partners Inc.**
- **Planning Justification Report - KLM Planning Partners Inc.**



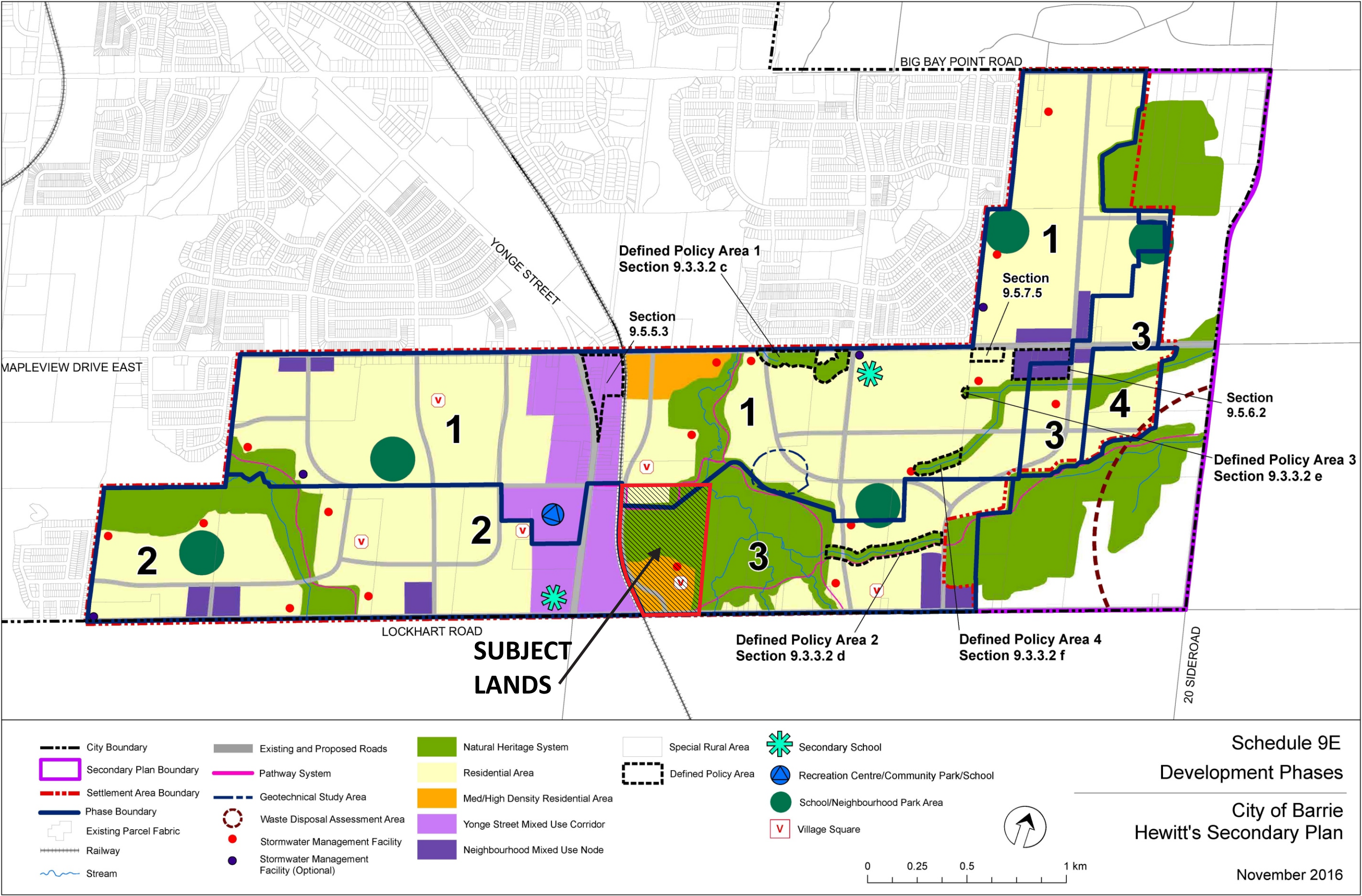
SITE LOCATION



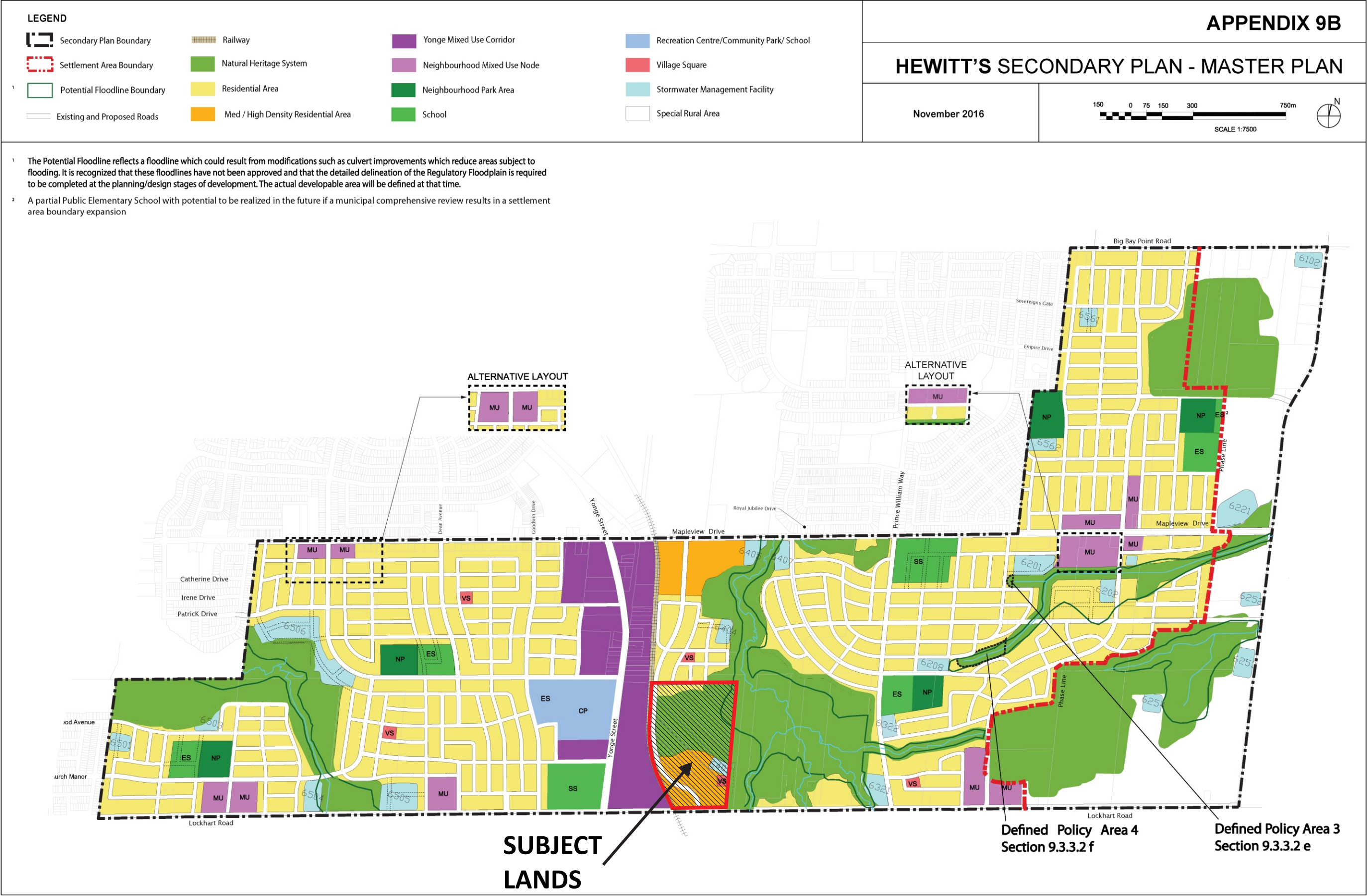
HEWITT'S SECONDARY PLAN - LAND USE PLAN



HEWITT'S SECONDARY PLAN - DEVELOPMENT PHASES



HEWITT'S SECONDARY PLAN - MASTER PLAN



APPENDIX 9B

HEWITT'S SECONDARY PLAN - MASTER PLAN

November 2016

150075150300750m

SCALE 1:7500

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¹ The Potential Floodline reflects a floodline which could result from modifications such as culvert improvements which reduce areas subject to flooding. It is recognized that these floodlines have not been approved and that the detailed delineation of the Regulatory Floodplain is required to be completed at the planning/design stages of development. The actual developable area will be defined at that time.

² A partial Public Elementary School with potential to be realized in the future if a municipal comprehensive review results in a settlement area boundary expansion

The map displays a detailed land use plan for Hewitt's Secondary Plan. It features a grid of streets and various colored zones representing different land uses. Key features include:
 - **Subject Lands:** A specific area highlighted with a red outline and labeled 'SUBJECT LANDS'.
 - **Alternative Layouts:** Two areas labeled 'ALTERNATIVE LAYOUT' showing different proposed configurations.
 - **Policy Areas:** 'Defined Policy Area 4' and 'Defined Policy Area 3' are indicated with labels and arrows.
 - **Land Use Zones:** Various colored areas represent different zones such as Residential Area (yellow), Med / High Density Residential Area (orange), Yonge Mixed Use Corridor (purple), Neighbourhood Mixed Use Node (pink), Neighbourhood Park Area (green), School (light green), Recreation Centre/Community Park/ School (blue), Village Square (red), Stormwater Management Facility (light blue), and Special Rural Area (white).
 - **Other Features:** The map shows existing and proposed roads, floodlines, and natural heritage systems. Specific street names like Catherine Drive, Irene Drive, Patrick Drive, and Lockhart Road are labeled.

The site plan illustrates a residential development with the following key features:

- Streets:** KNEESHAW DRIVE, METROLUX, and LOCKHART ROAD.
- Blocks and Areas:**
 - BLOCK 31: OPEN SPACE, AREA OF 0.0112km² (1.0702ha).
 - BLOCK 25: NATURAL HERITAGE BUTTER, AREA = 0.001km² (0.2328ha).
 - BLOCK 30: NATURAL HERITAGE AREA, AREA = 0.001km² (0.2328ha).
 - BLOCK 26: NATURAL HERITAGE BUTTER, AREA = 0.001km² (0.2328ha).
 - BLOCK 28: SWM POND, AREA = 1.088km² (4.9128ha).
 - BLOCK 22: FUTURE RESIDENTIAL DEVELOPMENT, AREA = 0.001km² (0.2328ha).
 - BLOCK 32: FUTURE RESIDENTIAL DEVELOPMENT, AREA = 0.001km² (0.2328ha).
 - BLOCK 23: FUTURE RESIDENTIAL DEVELOPMENT, AREA = 0.001km² (0.2328ha).
 - BLOCK 24: FUTURE RESIDENTIAL DEVELOPMENT, AREA = 0.001km² (0.2328ha).
 - BLOCK 29: ROAD WIDENING, AREA = 0.001km² (0.2328ha).
- Concessions:** SOUTH CONCESSION, METROLUX, and LOCKHART ROAD.
- Other Features:** FUTURE RESIDENTIAL LOT, REGISTERED LOT, and various boundary lines and measurements.

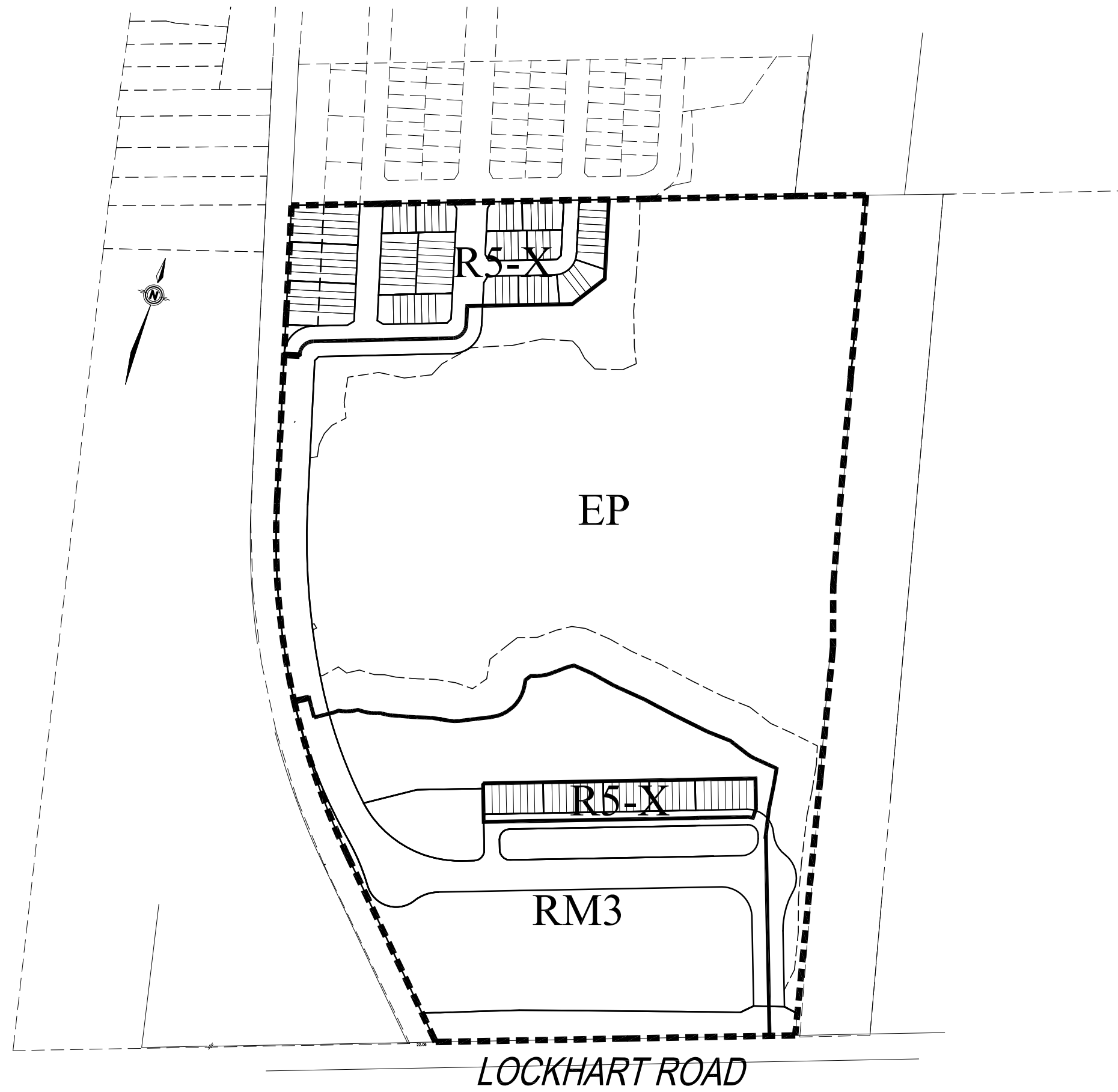
The plan also includes a north arrow, a scale bar, and various labels for different areas and features.

Total = 469 Units

 Street



PROPOSED ZONING SCHEDULE



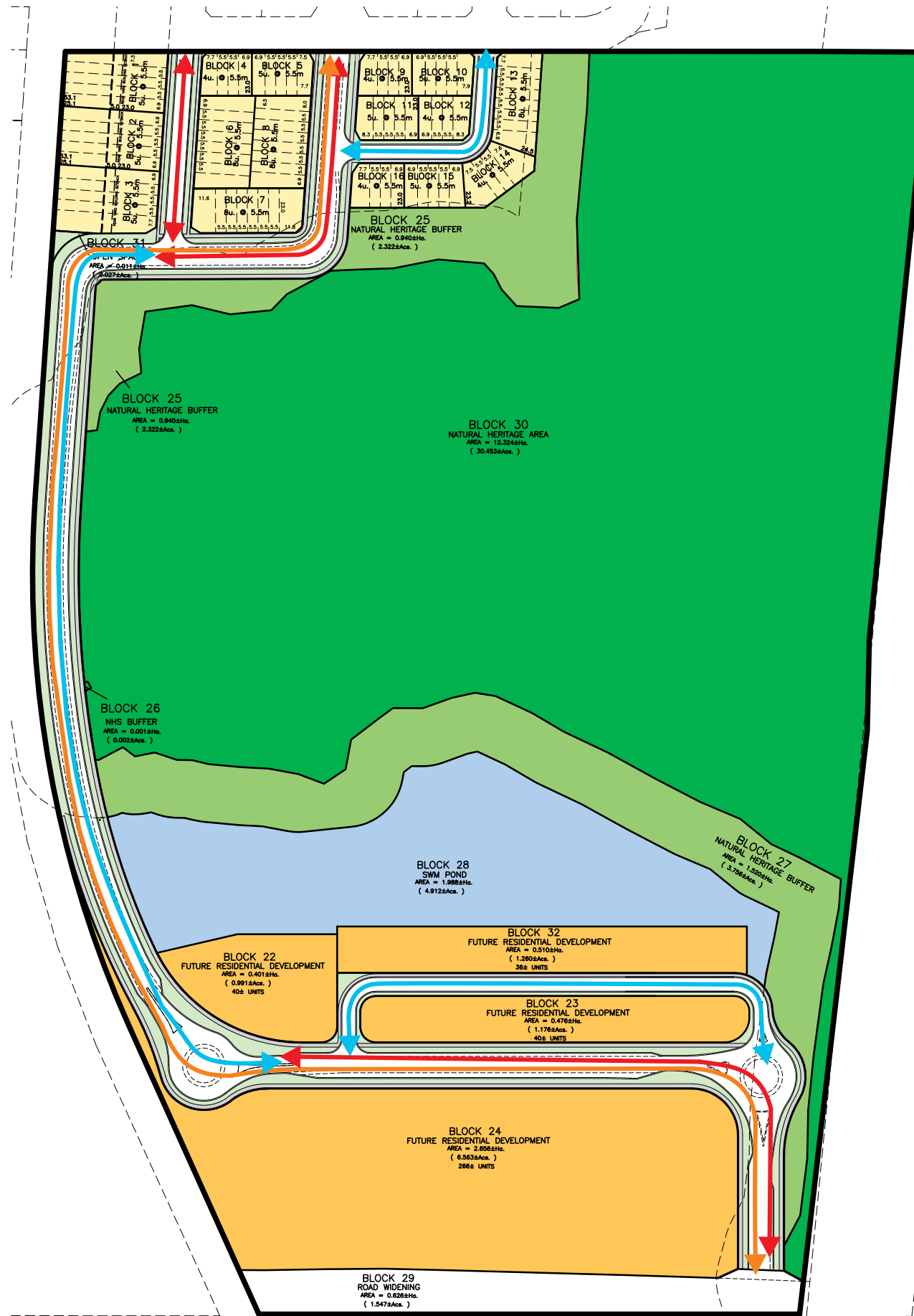
SCHEDULE 'A' TO ATTACHED BY-LAW 2019-____

 Subject Lands  Zone Boundaries

R5-X - Neighbourhood Residential Exception Zone
RM3 - Neighbourhood Residential Multiple Zone
EP - Environmental Protection



SIDEWALK AND PEDESTRIAN CIRCULATION PLAN



-  STREETS WITH SIDEWALKS ON BOTH SIDES
-  STREETS WITH SIDEWALKS ON ONE SIDE
-  STREETS WITH BIKE LANES ON BOTH SIDES



THANK YOU