



# Planning Justification Report

LM Barrie Holdings Inc. & 2121191 Ontario Inc.

970, 1002 & 1006 Maplevue Drive East, City of Barrie

Applications for Plan of Subdivision &  
Zoning By-Law Amendment

LAW-12157

July 2017

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## 1.0 INTRODUCTION

On behalf of our client LM Barrie Holdings Inc. and 2121191 Ontario Inc., we are pleased to provide this Planning Report in support of applications for Plan of Subdivision and Zoning By-Law Amendment for the lands located at 970, 1002 and 1006 Mapleview Drive East (**Figure 1**).

The purpose of the **Plan of Subdivision** application is permit the development of 792 residential units in a range of housing types, along with mixed use residential commercial, a Neighbourhood Park, Village Square, Stormwater Management Pond, a small Environmental Protection block, and roads.

The purpose of the **Zoning By-Law Amendment** application is to rezone the lands Residential (R5) Mixed Use Corridor (MU2-A), Open Space (OS), and Environmental Protection (EP) in accordance with the Zoning By-law framework for the annexed lands currently being considered by City staff.

This Planning Report examines the subject lands, site context, land use policies, and the form and design of development that is proposed. Following the analysis of the site, surrounding lands, and applicable policies, this Report concluded that the application represents orderly and proper land use planning.

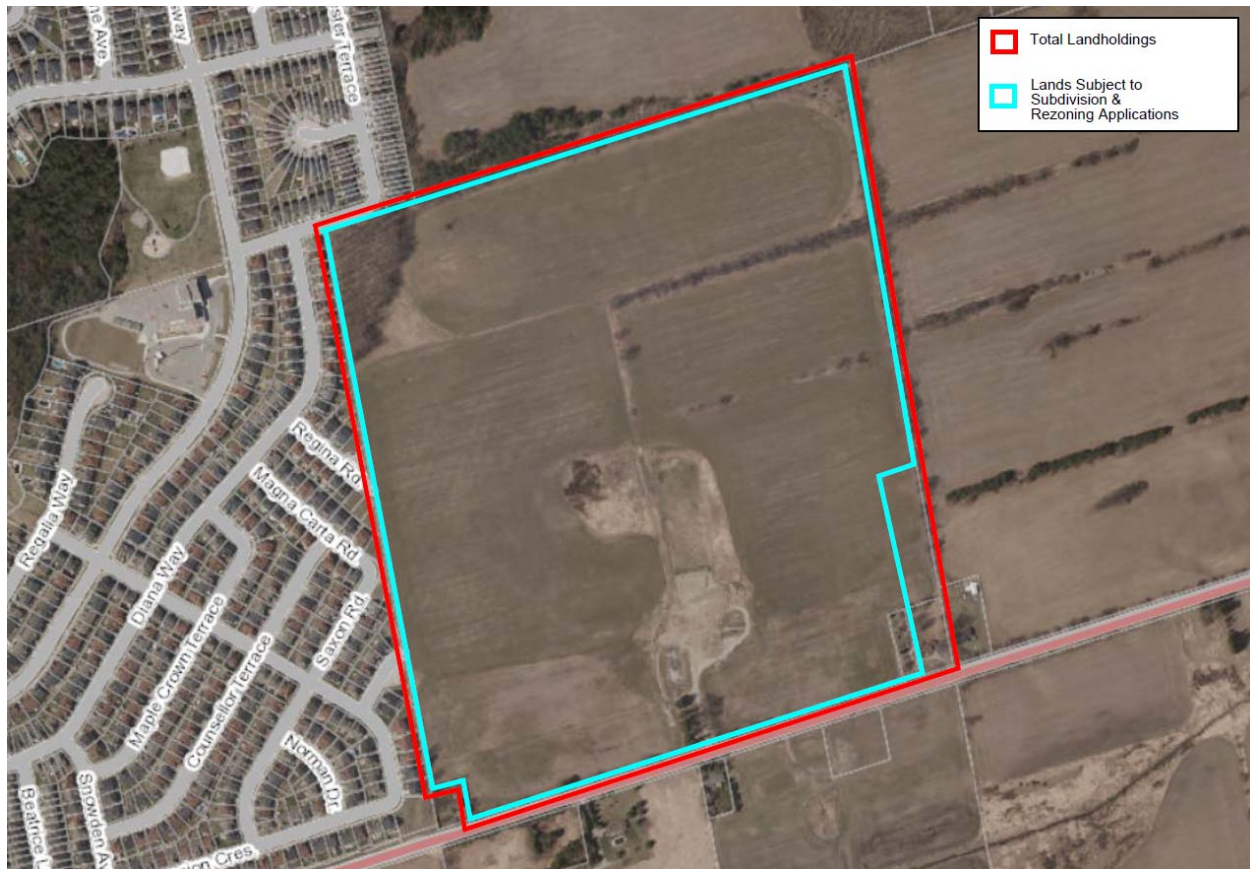
**Figure 1: Location and Figure Key Plan**



## 2.0 PROPERTY LOCATION AND SITE DESCRIPTION

The lands are legally described as Part of East Half Lot 19, Concession 12, former Township of Innisfil, now in the City of Barrie. The lands subject to the applications comprise all of 970 and 1002 Maplevue Drive East, and a portion of 1006 Maplevue Drive East. The lands are located on the north side of Maplevue Drive, one property removed from the 20<sup>th</sup> Sideroad. The lands are generally square in shape and comprise 40.81 hectares (100.84 acres) with approximately 576 metres of frontage provided along Maplevue Drive East. 970 Maplevue Drive East is currently vacant, while 1002 and 1006 contain existing residential dwellings (**Figure 2**).

**Figure 2: Property Aerial Photograph**



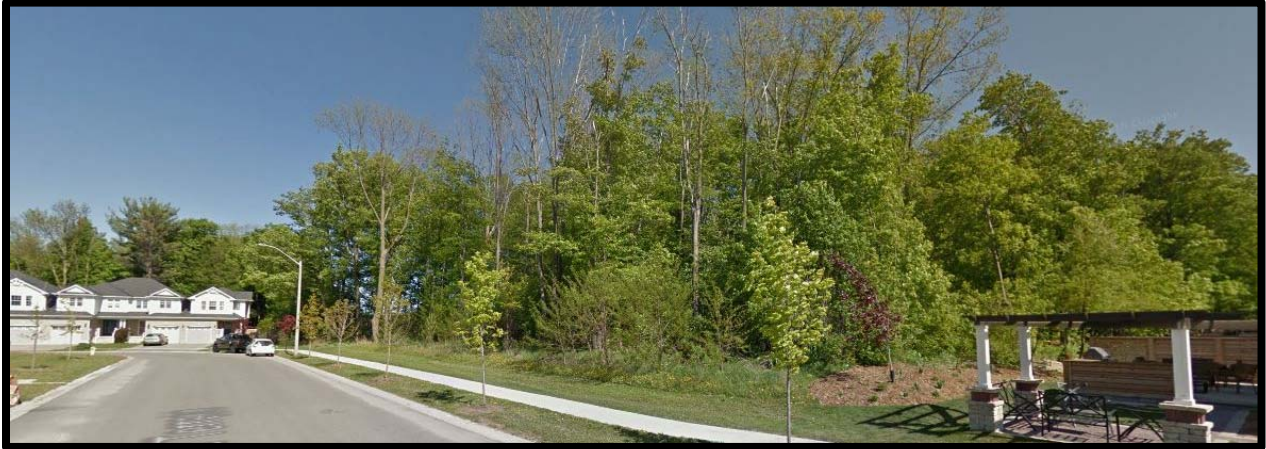
The lands are located within the Hewitt's Secondary Plan which is a new master planned community in the City. Land uses surrounding the subject lands include the following:

- **North:** Single and semi-detached dwellings, townhouses and vacant lands (**Figures 3a & 3b**).
- **East:** Agricultural land and some single detached dwellings (**Figure 4a**).
- **South:** Vacant and agricultural lands and some single detached dwellings (**Figure 4b**).
- **West:** Single detached dwellings (**Figure 5a**).

**Figure 3a: Existing Single Detached Dwellings (12-18 Winchester Terrace)** Source: Google.ca/maps



**Figure 3b: Northern Property Boundary (117 Diana Way)** Source: Google.ca/maps



**Figure 4a: Existing Single Detached Dwelling (1010 Maplevue Drive East)** Source: Google.ca/maps



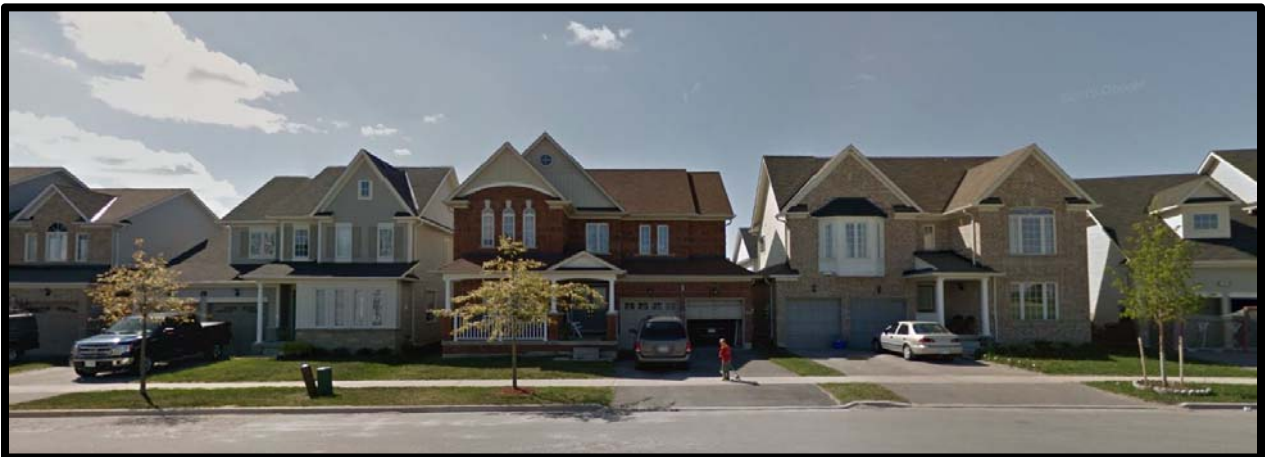
**Figure 4b: Subject Lands from Mapleview Drive** Source: Google.ca/maps



**Figure 4c: Property Directly to the South of Subject Lands (2011 Mapleview Drive)** Source: Google.ca/maps



**Figure 5: Existing Single-Detached Dwellings (4-8 Unicorn Lane)** Source: Google.ca/maps



### 3.0 PROPOSED DEVELOPMENT

The applicant is proposing to develop the subject lands with 792 residential units including various types of singles and townhomes, and mixed use residential/commercial uses (**Figure 6**). The proposed development requires an application for Plan of Subdivision and Zoning By-Law Amendment.

The land uses and unit types are broken down in the following table:

| <b>Residential Uses</b>                                 |                                 |
|---------------------------------------------------------|---------------------------------|
| <b>Unit Type</b>                                        | <b>No. of Residential Units</b> |
| <b>Low Density</b>                                      |                                 |
| • 7.5m Semi-Detached (15m combined)                     | 100                             |
| • 9.0m single                                           | 67                              |
| • 10.36m single                                         | 170                             |
| • 11.5m single                                          | 235                             |
| • 15.0m single                                          | 39                              |
| <i>Sub-Total</i>                                        | <i>611</i>                      |
| <b>Medium Density</b>                                   |                                 |
| • 6.0m Street Townhomes                                 | 60                              |
| • 6.0m Street Townhomes (rear municipal laneway)        | 54                              |
| • 6.0m Condominium townhomes                            | 31                              |
| • Apartment                                             | 36                              |
| <i>Sub-Total</i>                                        | <i>181</i>                      |
| <b>TOTAL Residential Units</b>                          | <b>792</b>                      |
| <b>Other Uses</b>                                       |                                 |
| • Neighbourhood Park                                    |                                 |
| • Environmental Protection                              |                                 |
| • Stormwater Management                                 |                                 |
| • Mixed Use, including commercial proposed on Block 854 |                                 |
| • Roads                                                 |                                 |

The purpose of the **Zoning By-Law Amendment** application is to rezone the lands Residential (R5), Mixed Use Corridor (MU2-A), Open Space (OS), and Environmental Protection (EP) in accordance with the Zoning By-law framework for the annexed lands currently being considered by City staff. The zoning will replace the current Agricultural (AG) and Environmental Protection (EP) zoning on the lands carried over from the Town of Innisfil Zoning By-law (054-04) that has since been repealed by the Town but remains in effect on the lands by virtue of the Barrie Innisfil Boundary Adjustment Act.

*LM Barrie Holdings Inc. & 2121191 Ontario Inc., Planning Justification Report*  
*The Jones Consulting Group Ltd.*



### 3.1 CONFORMITY PLAN REVIEW

In accordance with Section 9.4.2 c) of the Hewitt's Secondary Plan, a Conformity Plan was prepared and approved by the City and the Ontario Municipal Board City prior to the submission of subdivision and rezoning applications for the subject lands. **Appendix A** of this Report contains the text of the Minutes of Settlement dated November 21, 2016, along with the Conformity Plan dated September 27, 2016 that was approved by the OMB.

The purpose of the Conformity Plan was for the City to determine whether the plan of subdivision was generally consistent with the Master Plan contained in Appendix 9B of the Secondary Plan. Where a plan has been deemed to be 'generally consistent with the Master Plan', development may proceed without the preparation of an area design plan.

The Conformity Plan replaced the typical pre-consultation process by providing staff with subdivision level detail in addition to the following information, prior to the submission of formal applications:

- Identifying which streets will have dual sidewalks.
- Identifying the locations of key intersections where enhanced pedestrian treatment should be provided (i.e. line painting, textured materials).
- The location of window streets that should receive enhanced landscaping/design treatment.

The plan of subdivision is consistent with the Conformity Plan; however, it should be noted that the stormwater management ponds servicing this property have changed as a result of discussions with LSRCA and City Engineering staff.

## 4.0 POLICY ANALYSIS

The following subsections summarize land use planning policies established by the Province of Ontario, and the City of Barrie.

### 4.1 GROWTH PLAN & PROVINCIAL POLICY STATEMENT

The Growth Plan for the Greater Golden Horseshoe provides a policy framework to build complete communities that are well-designed, offer transportation choices, and accommodate people at all stages of life, with a mix of housing, range of jobs, and easy access to stores and services to meet daily needs.

The PPS seeks long-term prosperity and social well-being by maintaining strong communities, a clean and healthy environment, and a strong economy. The PPS vision includes efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities, while avoiding significant or sensitive resources and areas that may pose a risk to public health and safety.

The Hewitt's Secondary Plan provides a framework for the development of a master planned community as outlined in Appendix 9B of that document. The Hewitt's Secondary Plan was supported by an impressive level of technical detail and master planning associated with infrastructure planning and implementation, Class Environmental Assessments, natural heritage system planning, multi-modal and active transportation, growth management, and financial impact assessments.

The policies of the Secondary Plan have been extensively reviewed by the City, agencies, the public, landowners and in part by the Ontario Municipal Board. The Secondary Plan conforms to the Growth Plan, and is consistent with the Provincial Policy Statement.

As noted in Section 3 of this report, the Conformity Plan prepared for the subject lands has been deemed to be generally consistent with the policies and schedules of the Secondary Plan, and in my opinion, the plan of subdivision and rezoning applications implement the Conformity Plan.

## 4.2 LAKE SIMCOE PROTECTION PLAN

The Lake Simcoe Protection Plan (LSPP) is a policy and implementation document that guides efforts to protect and restore the ecological health of the Lake Simcoe watershed.

In fulfillment of the watershed policies of the LSPP the Hewitt's Landowners Group retained a number of consultants to prepare a detailed Subwatershed Impact Study (SIS), which is currently being reviewed by the Lake Simcoe Region Conservation Authority and City of Barrie. In my opinion, the subdivision and rezoning applications have been designed to implement the SIS.

## 4.3 CITY OF BARRIE OFFICIAL PLAN (HEWITT'S SECONDARY PLAN)

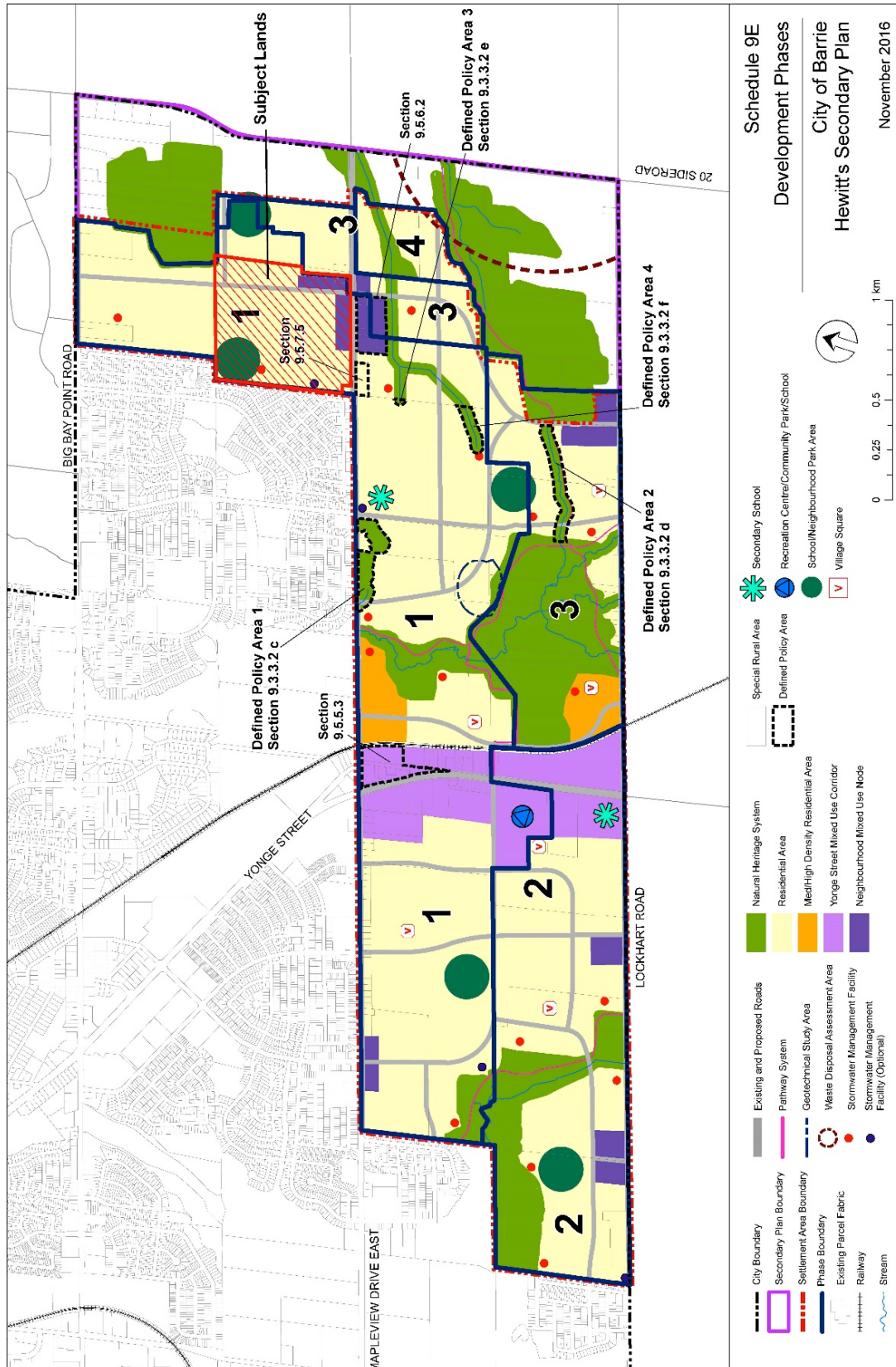
The lands subject to the applications are designated Residential Area, Natural Heritage System and School/Neighbourhood Park Area according to the City of Barrie Official Plan, as amended by Official Plan Amendment No. 40. The lands are also located within the Hewitt's Secondary Plan (OPA No. 39). According to Land Use Schedule 9C in the Hewitt's Secondary Plan, the lands subject to the applications are designated as follows (**Figure 7**):

- Residential Area
- Natural Heritage System
- School/Neighbourhood Park Area

All lands subject to the applications are located within Development Phase 1 according to Schedule 9E of the Hewitt's Secondary Plan. These lands also subject to the following additional overlays as shown on Natural Heritage System Schedule 9B and Land Use Schedule 9C:

- Natural Core Area (S. 9B)
- Stormwater Management Facility (S. 9C)
- Stormwater Management Facility (Optional) (S. 9C)
- Existing and Proposed Roads (S. 9C)

Figure 7: Hewitt's Secondary Plan Designation (OPA No. 39)



The following subsections contain a planning analysis on how the proposed development conforms to the relevant policies of the Hewitt's Secondary Plan. Our analysis of the Official and Secondary Plans deals primarily with the following sections:

- Section 9.4.2: Community Form
- Section 9.4.4.2: Community Design
- Section 9.4.4.3: Cultural Heritage Conservation
- Section 9.4.4.4: Streetscape Design
- Section 9.4.4.8: Sustainable Development
- Section 9.5.3: Natural Heritage
- Section 9.5.4: Mixed Use Nodes and Corridors
- Section 9.5.7: Residential Area
- Section 9.5.10: School/Neighbourhood Park Area
- Section 9.5.11: Village Square
- Section 9.6.3: Transportation
- Section 9.6.5: Stormwater Management
- Section 9.6.7: Parkland
- Section 9.7.2: Development Application Submission Requirements
- Section 9.7.3: Growth Management

In my opinion, the proposed subdivision and zoning by-law amendment applications conform to and supports the policies of the Hewitt's Secondary Plan as outlined in the following subsections.

#### **4.3.1 Community Form (Hewitt's SP S. 9.4.2)**

As detailed in Section 3.1 of this Report, a Conformity Plan has been approved by the OMB and the City in accordance with Section 9.4.2 c) of the Secondary Plan.

#### **4.3.2 Community Design (Hewitt's SP S. 9.4.4.2)**

The draft plan conforms to the Community Design policies in Section 9.4.4.2 of the Secondary Plan as evidenced by the following:

- The lands contain a number of different neighbourhoods that contain central focal points including:
  - The Neighbourhood Park which contains a woodlot adjacent to existing residences to the west.
  - A portion of a stormwater management pond.
  - Mixed use blocks, including Block 584 that is proposed for neighbourhood commercial uses.
  - Gateway Village Square (Block 603) to the natural heritage system.

- The Plan includes a variety of lot sizes and unit types designed on a modified grid street pattern with no cul-de-sac's. The unit types include four sizes of single detached, semi-detached, and townhomes, and apartments.
- The proposed lotting fabric is more compact than traditional single detached subdivisions in Barrie. More specifically, the lot depths were designed to generally be 28 metres. Lot frontages vary from the typical 10-15m in traditional neighbourhoods to a more compact 9-15m.
- The use of a Window Street, municipal rear lane and bringing commercial and apartment buildings closer to the road to enhance the Maplevue Drive East streetscape. The latter two uses will be subject to site plan control approval.

#### **4.3.3 Cultural Heritage Conservation (Hewitt's SP S. 9.4.4.3)**

An archaeological assessments have been completed for the subject lands by AMICK Consulting and accepted by the Ministry of Tourism, Culture and Sport.

#### **4.3.4 Streetscape Design (Hewitt's SP S. 9.4.4.4)**

The Streetscape Design policies in Section 9.4.4.4 contain many provisions that will be addressed during the detail design stage following draft plan approval such as the right-of-way boulevard treatment and Window Street landscaping enhancements.

The Subdivision has been designed to improve the arterial road streetscape on Maplevue Drive East. This has been accomplished by using a combination of approaches including:

- Use of a window street and flankage lots to vary the streetscape.
- Use of a municipal rear laneway to create townhouse units that 'front' onto Maplevue Drive but have rear garage access.
- Conceptual design of the Mixed Use Blocks includes bringing a proposed neighbourhood commercial plaza and apartment building closer to the Maplevue Drive East lot line.

In accordance with the Conformity Plan, during detailed design, dual sidewalks will be provided on Streets 'A', 'B', 'C', 'H', 'I', 'M', 'N' and 'U'. These streets provide direction pedestrian and vehicular connections to Collector Roads, Arterial Roads, Village Squares, the Neighbourhood Park and future schools, the mixed use blocks and the existing residential streets to the west. The balance of the roads provide only localized connections among blocks and are suitable for single sidewalks.

Residential blocks have been designed to be less than 250 metres in length to encourage active transportation. Many of the block lengths are much shorter than 250 metres; thereby, creating more options for pedestrian and cyclists to navigate to the different neighbourhoods in this larger community.

#### **4.3.5 Sustainable Development (Hewitt's SP S. 9.4.4.8)**

Policy 9.4.4.8 b) ii) encourages development to be designed in a manner which maximizes the use and management of water resources, including the use of Low Impact Development (LID) stormwater

management practices. The use of LIDs has been extensively reviewed as part of the Subwatershed Impact Study prepared by the Landowners, and the plan has been designed to eliminate a pond that had been proposed north of Parkland Block 609 through the use of LIDs in the park block.

#### **4.3.6 Natural Heritage (Hewitt's SP S. 9.5.3)**

In July 2015, the limits of the core natural heritage features/key natural heritage features and associated buffers were verified and staked on-site in the presence of the City's natural heritage consultant and planning staff, and representatives of the Lake Simcoe Region Conservation Authority (LSRCA). The staking included taking into consideration the crown limits of trees. The stakes were surveyed by an Ontario Land Surveyor who accompanied the site walk. A map showing the limits of the core features and buffers was prepared by The Jones Consulting Group using the surveyed stake locations. This plan was reviewed and approved in writing by the City and LSRCA.

The draft plan of subdivision and proposed rezoning application exactly follows the agreed upon natural heritage limits.

#### **4.3.7 Mixed Use Nodes and Corridors (Hewitt's SP S. 9.5.4)**

In accordance with Section 9.5.4 of the Secondary Plan, the configuration of the Mixed Use blocks have been designed to meet the minimum density requirements (minimum 0.5 FSI and 40 units per hectare). The Conformity Plan contains designs for these two blocks which will be reviewed in further detailed during the Site Plan approval process.

#### **4.3.8 Residential Area (Hewitt's SP S. 9.5.7)**

Policy 9.5.7.3 requires a minimum density of 20 units per hectare for low density development and a minimum of 30 units per hectare for medium density development. Net hectare is defined in Section 9.8.7.9 of the Hewitt's Secondary Plan to "be calculated based on the area of the lot excluding all other areas with the exception of one half of the local road on which the lot fronts". Net Developable area is separately defined in Section 9.8.7.4 of the Plan as being all lands available for development including residential, employment uses, open space and infrastructure, but excluding the natural heritage system, infrastructure rights-of-way and existing uses.

In accordance with the Growth Plan, I calculate the average number of people and jobs created per hectare at 58 (2,378 people & jobs/40.81 ha.). This calculation is based on the 808 units (792 units + 16 future/part lot equivalents) generating a total of 2,181 people living on these lands (assuming 2.7 persons per unit). In terms of jobs, I estimate that 77 jobs would be generated from the commercial use on the mixed use block (assuming 100 jobs per hectare), and 120 jobs would be generated from home based businesses (assuming 5.5% of the projected population operates a home based business).

The subdivision proposes densities in accordance with the Official Plan as outlined below:

- Relying on the definition of “Net Hectare” in Section 9.8.7.9 of the Secondary Plan, the subdivision density is 33.3 units per net hectare ( $792 + 16$  part/future units divided by 24.3 hectares). The 24.3 hectare area includes the area of all lots and future lots, plus one half of the roads fronting onto the lots. This area is conservative because I have included one half of the collector roads; whereas, the definition limits the area to ‘local’ roads.
- Using a more conservative units per hectare approach, the subdivision density is calculated at 23.5 units per hectare ( $812/34.5$  ha.). This density was calculated by dividing the proposed/future lots by the lot area, less the NHS, commercial use mixed use block and one half of fronting roads, the stormwater management block and neighbourhood park.

A variety of housing types/styles are proposed, and the low/medium density residential split target of 80%/20% identified in policy 9.5.7.3 c) is achieved at 77%/23%.

#### **4.3.9 School/Neighbourhood Park Area (Hewitt’s SP S. 9.5.10)**

In accordance with the policies of 9.5.10 the subject lands contain a Neighbourhood Park.

#### **4.3.10 Village Square (Hewitt’s SP S. 9.5.11)**

As part of the review of the Conformity Plan the location and configuration of Village Squares was approved. Although there are no Village Squares shown on the Secondary Plan schedules for these lands, A Village Square is proposed (Blocks 603) to provide a views and pedestrian access points and a gateway to the natural heritage system. This Village Square can be designed with trailhead and wayfinding signage, benches and other passive park furniture.

#### **4.3.11 Transportation Hewitt’s SP S. 9.6.3)**

The street locations and right-of-way widths have been designed in accordance with the Multi-Modal Active Transportation Master Plan and Section 9.6.3.1 of the Secondary Plan. These include the following:

- 27 metre for Maplevue Drive East.
- 27 metre right-of-way width for Street ‘A’ which is a Major Collector road.
- 24 metre right-of-way width for Street ‘B’ which is a Minor Collector road.
- 18 metre right-of-way width for local streets except the two window streets.
- 16 metre right-of-way widths for the two window streets.
- 9.0 metre right-of-way width for municipal rear laneway (Street ‘W’).

The final right-of-way for Big Bay Point Road will be subject to the outcome of the Transportation Environmental Assessment.

#### **4.3.12 Stormwater Management (Hewitt's SP S. 9.6.5)**

Stormwater management for this subdivision will be accommodated in Block 604 and stormwater management facilities on the adjacent Blue Sky subdivision. A Subwatershed Impact Study prepared by the Landowners is currently under review by the City and the LSRCA.

#### **4.3.13 Parkland (Hewitt's SP S. 9.6.7)**

Parkland for this site will be provided in accordance with the Master Parkland Agreement currently being negotiated with the City. Specific to this site, a 3.96 hectare Neighbourhood Park and one Village Square have been proposed.

#### **4.3.14 Development Application Submission Requirements (Hewitt's SP S. 9.7.2)**

Section 9.7.2 of the Secondary Plan lists several reports/plans that must be prepared in support of development applications including:

- Subwatershed Impact Study (SIS): A very comprehensive SIS has been prepared by the Hewitt's Landowners Group that was submitted to the City and LSRCA in September 2016. The SIS is currently under review.
- Area Design Plan: As noted in Section 3.1 of this report, an Area Design Plan is not required because the Conformity Plan for these land has been deemed to generally conform to the Master Plan in Appendix 9B of the Secondary Plan.
- Pedestrian Circulation Plan: Appendix B contains the Pedestrian Circulation Plan.
- Delineation of the Regulatory Floodplain: The subject lands are not within a floodplain.
- Geotechnical Study: The subject lands are not within a designated "Geotechnical Study Area".
- Waste Disposal Impact Assessment: The subject lands are not within a designated "Waste Disposal Assessment Area".

#### **4.3.15 Growth Management (Hewitt's SP S. 9.7.3)**

Section 9.7.3 of the Secondary Plan contains requirements prior to development. These include the following:

- Long-Term Fiscal Impact Assessment of Growth: The City has prepared a Financial Impact Assessment and an Infrastructure Implementation Plan that assesses the financial impacts of Growth on the City. Included in this assessment was the Landowners agreement in a Memorandum of Understanding to pay a capital contribution outside of Development Charges to the City for every unit constructed.
- Development Charges: An updated Development Charges By-law has been passed by the City.

- **Development Agreements:** As a condition of the approval of the subject subdivision, the Owner will be required to enter into a subdivision agreement with the City.
- **Master Parkland Agreement:** The Landowners have prepared a Master Parkland Agreement, and the final terms of same are being negotiated with the City.
- **Cost Sharing Agreement:** The Owner of the subject lands is a member in good standing with the Hewitt's Creek Landowners Group. A cost sharing agreement has been prepared in draft and will be executed prior to final approval of this subdivision.

#### 4.4 CITY OF BARRIE ZONING BY-LAW 2009-041

The purpose of the **Zoning By-Law Amendment** application is to rezone the lands Residential (R5), Mixed Use Corridor (MU2-A), Open Space (OS), and Environmental Protection (EP) in accordance with the Zoning By-law framework for the annexed lands currently being considered by City staff. A copy of the draft zoning by-law schedule is contained in **Figure 8**.

The zoning will replace the current Agricultural (AG) and Environmental Protection (EP) zoning on the lands carried over from the Town of Innisfil Zoning By-law (054-04) that has since been repealed by the Town but remains in effect on the lands by virtue of the Barrie Innisfil Boundary Adjustment Act.

Prior to his departure from the City, we discussed with Stephen Naylor the need to adjust the draft zoning by-law because it currently does not permit townhouses fronting onto local streets in the R5 zone. We understood that the draft by-law would be revised to reflect this change. However, in the event it is not amended, then a special provision will be required to permit townhouses in the R5 zone fronting onto local streets.

*LM Barrie Holdings Inc. & 2121191 Ontario Inc., Planning Justification Report*  
*The Jones Consulting Group Ltd.*



## 6.0 CONCLUSION

This report reviewed the land use planning merits of the proposed intensification and development of a parcel of land located at 970, 1002 and 1006 Mapleview Drive East in the Hewitt's Secondary Plan area.

In my professional planning opinion, the proposed development represents good planning and will contribute in a positive way to the future growth and quality of life in the City of Barrie.

Sincerely,

**THE JONES CONSULTING GROUP LTD.**



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

**Appendix A: Text of OMB Minutes of Settlement,  
Including Conformity Plan dated Sept 27, 2016**

## **ONTARIO MUNICIPAL BOARD**

**PROCEEDING COMMENCED UNDER** subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

|               |                                                               |
|---------------|---------------------------------------------------------------|
| Appellant:    | Simcoe County District School Board                           |
| Appellant:    | 1091369 Ontario Inc.                                          |
| Subject:      | Proposed Official Plan Amendment 39 (Hewitt's Secondary Plan) |
| Municipality: | City of Barrie                                                |
| OMB Case No.: | PL140771                                                      |
| OMB File No.: | PL 140771                                                     |

### **MINUTES OF SETTLEMENT**

**B E T W E E N:**

**THE SIMCOE COUNTY DISTRICT SCHOOL BOARD**  
**("SCDSB")**

and

**SIMCOE MUSKOKA CATHOLIC DISTRICT SCHOOL BOARD**  
**("SMCDSB")**

and

**THE CITY OF BARRIE**  
**("City")**

and

**CRISDAWN CONSTRUCTION INC.**  
**("Crisdawn")**

and

**1597229 Ontario Limited**  
**("1597229")**

and

**1091369 ONTARIO INC.**  
**("1091369")**

(collectively the **"Parties"**)

**WHEREAS** the City passed By-Law No.: 2014-078 to adopt OPA 39, on June 16, 2014;

**AND WHEREAS** the SCDSB and others appealed OPA 39 to the Ontario Municipal Board (the "Board");

**AND WHEREAS**, 1091369's appeal has been resolved in part, in relation to the natural heritage system on its lands through modifications to OPA 39 by Minutes of Settlement approved by the Ontario Municipal Board ("OMB") on November 10, 2015, and the balance of its appeal is in relation to mapping associated with the location of two elementary school sites and a neighbourhood park on its lands ("1091369 Community Facilities");

**AND WHEREAS** based on the unit count in the City's *Growth Management Strategy* (the "GMS") the SCDSB initially projected a need for five to six public elementary school sites in OPA 39, but was content with three new public elementary school sites, so long as a fourth site for the post 2031 period was identified;

**AND WHEREAS** the Parties agree that it is appropriate and represents good planning to move the 1091369 Community Facilities by relocating one public elementary school site and the neighbourhood park to the lands owned by Crisdawn, and to move the separate elementary school site to the remaining designated school site on lands owned by 1597229 shown as Separate Elementary School (S.E.S.) on Schedule 2 to these Minutes;

**AND WHEREAS** the SCDSB became concerned that the pace, nature and amount of planned development may result in a rise in the overall unit count for OPA 39 to the extent that it would surpass the original GMS projections and a fourth public elementary school site would be needed before 2031;

**AND WHEREAS** Schedule 9C of OPA 39 - Land Use – identifies five "School/Neighbourhood Park Areas", but Appendix 9B – Hewitt's Secondary Plan – Master Plan – shows only three public elementary school sites;

**AND WHEREAS** the Parties have acknowledged and agreed that the fourth public elementary school to service OPA 39 is proposed to be located on lands including those identified as "Public Elementary School" on revised Appendix 9B, attached as Schedule 1 to these Minutes of Settlement (the "Fourth Public Elementary School Site");

**AND WHEREAS** the Parties have acknowledged and agreed that, rather than having to wait for 2031 before a fourth public elementary school can be developed, because it is anticipated that a new *Growth Plan* will be approved which will require the City to plan to accommodate its forecasted population growth to a 2041 planning horizon by way of an Official Plan Amendment within 3-5 years, there will be an opportunity to plan for and develop a fourth public elementary school on the Fourth Public Elementary School Site, before 2031;

**AND WHEREAS** the Parties have acknowledged and agreed that the City will be undertaking a Municipal Comprehensive Review (the "MCR") and that the MCR will consider the development of the Fourth Public Elementary School Site, before 2031;

**AND WHEREAS** subject to the outcome of the MCR the Parties have agreed to support, or not oppose, any and all applications by the SCDSB for the development of a fourth public elementary school on the Fourth Public Elementary School Site.

**NOW THEREFORE** for good and valuable consideration and the payment of Two Dollars [\$2.00], the receipt and sufficiency of which is hereby acknowledged by each Party, the Parties hereto, through their legal counsel, hereby agree as follows:

1. The above recitals are true and accurate.
2. The Parties agree that they will jointly request that the Board allow the appeals of OPA 39, in part, including the relocation of the proposed elementary school sites as shown on the revised Schedules 9C and 9E and revised Appendices 9A and 9B, attached to these Minutes as Schedule 1
3. The Parties acknowledge that subject to the outcome of the MCR the SCDSB proposes to develop the fourth public elementary school site in a configuration shown on the attached Plan which demonstrates conformity with the policies of OPA 39, attached to these Minutes as Schedule 2.
4. The Parties further acknowledge that the potential site of the SMCDSB Elementary School is shown on Schedule 2 as 2.43 ha. S.E.S. ( Separate Elementary School).
5. The SCDSB will withdraw its appeal of OPA 39.
6. The changes identified in the revised Schedules and Appendices set out in paragraph 2 of these Minutes fully resolves 1091369's interest in relation the 1091369 Community Facilities.
7. The Parties agree that the City shall provide any land use planning evidence that the Board may require in considering the approval of the revised OPA 39.
8. Each of the Parties shall bear their own costs with respect to the appeals and other matters addressed in these Minutes of Settlement and no Party shall seek or request an Order from the Board for costs against another Party to these Minutes of Settlement.
9. These Minutes of Settlement are binding upon the Parties hereto and their respective successors and assigns.

10. These Minutes of Settlement comprise the whole of the understanding between the Parties and are not subject to or in addition to any representations, warranties or agreements, whether written, oral or implied.
11. These Minutes of Settlement may be executed in counterparts and may be delivered to the other parties by personal delivery, electronic transmission or facsimile transmission.
12. The Parties agree that an original, signed copy of these Minutes of Settlement shall be filed with the Ontario Municipal Board.

**IN WITNESS WHEREOF** the parties hereto have executed these Minutes of Settlement.

DATED this 21<sup>st</sup> day of November, 2016.

**THE SCDSB**

Per: Barriston LLP  
Lawyers for the SCDSB

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Harold Elston

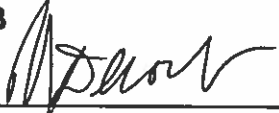
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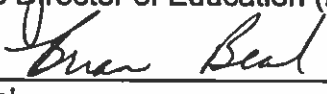
Per: WeirFoulds LLP  
Lawyers for the City of Barrie

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Bruce Engell

**SMCDSB**

  
Peter J Derochie  
Associate Director of Education (Business & Finance)

  
Brian Beal  
Director of Education

**CRISDAWN CONSTRUCTION INC.**

Per: Goodmans LLP  
Lawyers for Crisdawn Construction Inc.

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Robert Howe

**1597229 Ontario Limited**

Per: DLA Piper (Canada) LLP

Lawyers for **1597229 Ontario Limited**

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Chris Barnett

**1091369 ONTARIO INC.**

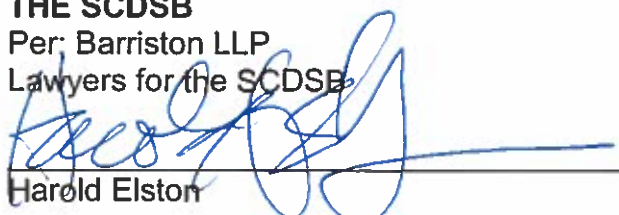
Per: Davies Howe Partners LLP  
Lawyers for 1091369 Ontario Inc.

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Isaiah Banach

**THE SCDSB**

Per: Barriston LLP  
Lawyers for the SCDSB

  
\_\_\_\_\_  
Harold Elston

**THE CITY OF BARRIE**

Per: WeirFoulds LLP  
Lawyers for the City of Barrie

\_\_\_\_\_  
Bruce Engell

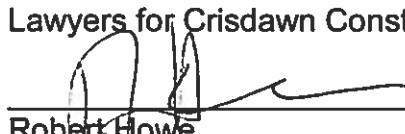
**SMCDSB**

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Peter J Derochie  
Associate Director of Education (Business & Finance)

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Brian Beal  
Director of Education

**CRISDAWN CONSTRUCTION INC.**

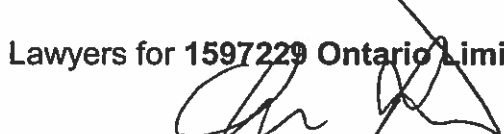
Per: Goodmans LLP  
Lawyers for Crisdawn Construction Inc.

  
\_\_\_\_\_  
Robert Howe

**1597229 Ontario Limited**

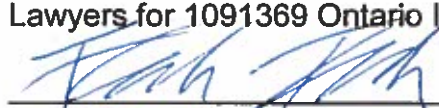
Per: DLA Piper (Canada) LLP

Lawyers for 1597229 Ontario Limited

  
\_\_\_\_\_  
Chris Barnett

**1091369 ONTARIO INC.**

Per: Davies Howe Partners LLP  
Lawyers for 1091369 Ontario Inc.

  
\_\_\_\_\_  
Isaiah Banach

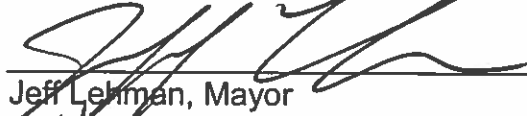
**THE SCDSB**

Per: Barriston LLP  
Lawyers for the SCDSB

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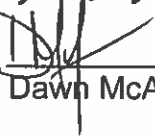
Harold Elston

**THE CITY OF BARRIE**



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Jeff Lehman, Mayor



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Dawn McAlpine, City Clerk

**SMCDSB**

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Peter J Derochie  
Associate Director of Education (Business & Finance)

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Brian Beal  
Director of Education

**CRISDAWN CONSTRUCTION INC.**

Per: Goodmans LLP  
Lawyers for Crisdawn Construction Inc.

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Robert Howe

**1597229 Ontario Limited**  
Per: DLA Piper (Canada) LLP

Lawyers for **1597229 Ontario Limited**

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Chris Barnett

**1091369 ONTARIO INC.**  
Per: Davies Howe Partners LLP  
Lawyers for 1091369 Ontario Inc.

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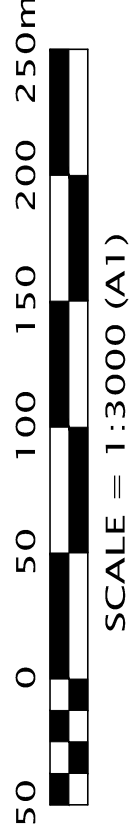
Isaiah Banach

Conformity Review Plan 5

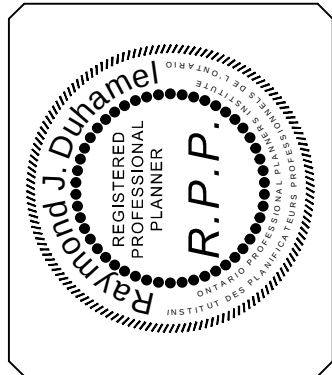
Resubmission to  
City of Barrie  
for conformity review

September 27, 2016

- Subject Lands
  - Gross Developable 101.42 ha
  - Net Developable 93.71 ha
- City of Barrie 2031 Limit
  - City of Barrie Phase 1 / 3 Limit
- Entrance Location
  - Park/Open Space (6.45 ha.)
  - Institutional Land Use
  - Mixed Use Proposed (3.59)
- Mixed Use as per
  - City of Barrie Secondary Plan (3.49 ha.)
- Stormwater Management Ponds
  - Natural Heritage 30m Buffer (2.96 ha)
  - Natural Heritage Core Area (4.75 ha)
- Enhanced Landscaping & Dual Sidewalks
  - Enhanced Window Streets
- Key Intersections (Enhanced treatments)



LM BARRIE / BLUE SKY  
MAPLEVIEW DRIVE, BARRIE, ONTARIO  
CONFORMITY REVIEW PLAN



Date Issued: Sept. 27, 2016  
Checked By: RD  
Project No.: BLU-12169  
Drawn By: m.c.r.  
Drawing Name: BLU-12169-CR5.dwg



Big Bay Point Road

2031 Phase Line

PES  
2.48 ha.

NP  
2.0 ha.

SES  
2.43 ha.

SWM  
38,040 m<sup>2</sup>

MU  
1.47 ha.

MU  
2.12 ha.

Mapleview Drive

SEE INSET\*



INSET\*  
SCALE = 1:1500 (A1)

| Unit Type                  | A + B + C | A (21.01 ha.) | B (39.10 ha.) | C (41.63 ha.) |
|----------------------------|-----------|---------------|---------------|---------------|
| Calcs                      | % Goal    | %             | %             | %             |
| 15m Single                 | 8.59      | 150.0         | 8.55          | 10.57         |
| 11.5m Single               | 31.57     | 551.0         | 31.30         | 108           |
| 10.36m Single              | 14.12     | 246.5         | 10.72         | 37            |
| 9.0m Single                | 10.34     | 180.5         | 13.19         | 45.5          |
| Semi Detached              | 12        | 12.60         | 220.0         | 12.75         |
| Street Townhouse           | 25        | 18.93         | 330.5         | 23.48         |
| Condo Townhomes            | n/a       | 1.78          | 31.0          | 0.00          |
| Condo Apartment (4 Storey) | n/a       | 2.06          | 36.0          | 0.00          |
| Totals                     | 100       | 100.00        | 1745.5        | 100           |

| A (Blue Sky East)                        | # of units | % of total units | % Goal of # of units |
|------------------------------------------|------------|------------------|----------------------|
| Calcs                                    | 29.5       | 8.55             | 8                    |
| 15.0m Single                             | 108        | 31.30            | 35                   |
| 11.5 Single                              | 10.36      | 10.72            | 12                   |
| 9.0 Single                               | 45.5       | 13.19            | 8                    |
| Semi Detached Residential (7.5m/unit)    | 44         | 12.75            | 12                   |
| Street Townhouse Residential (6.0m/unit) | 81         | 23.48            | 25                   |
| 21.01 ha. Total Lands                    | 345        | 100.00           | 100                  |

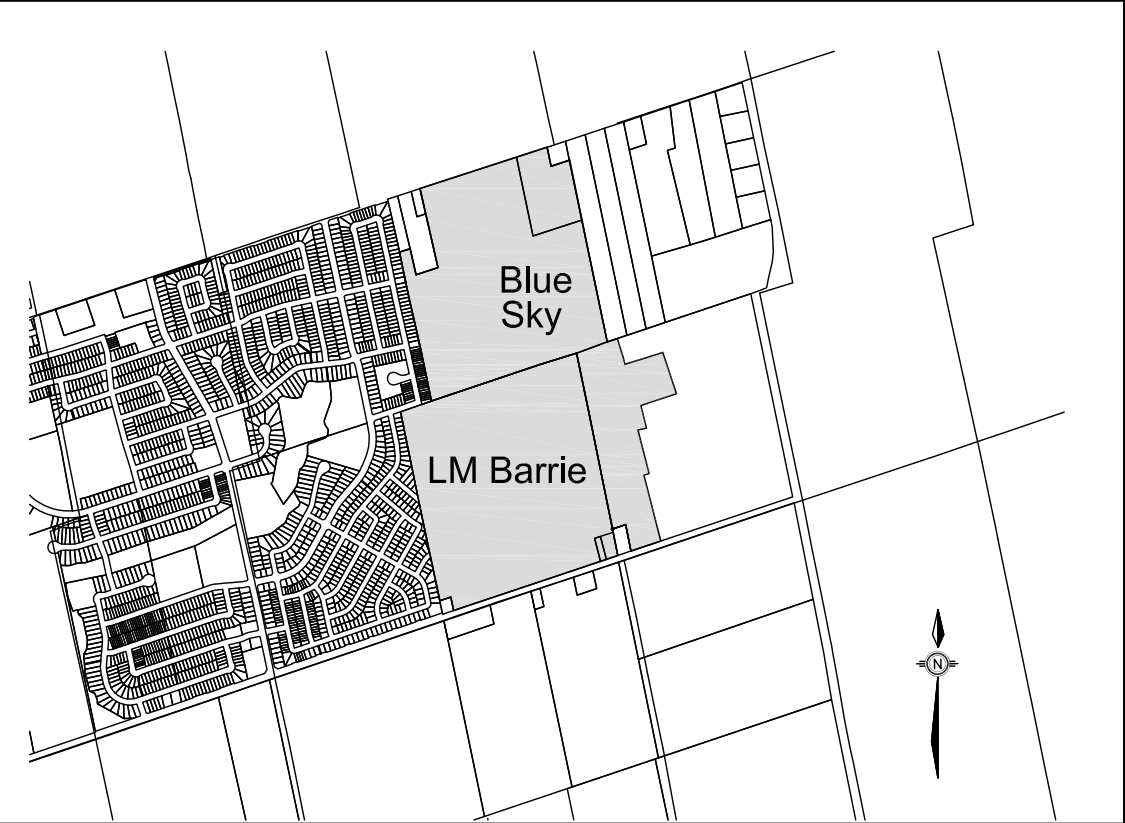
| B (Blue Sky North)                       | # of units | % of total units | % Goal of # of units |
|------------------------------------------|------------|------------------|----------------------|
| Calcs                                    | 63.5       | 10.57            | 8                    |
| 15.0m Single                             | 198.5      | 33.03            | 35                   |
| 11.5 Single                              | 89.5       | 14.89            | 12                   |
| 10.36 Single                             | 62.5       | 10.40            | 8                    |
| 9.0 Single                               | 80         | 13.31            | 12                   |
| Semi Detached Residential (7.5m/unit)    | 107        | 17.80            | 25                   |
| Street Townhouse Residential (6.0m/unit) | 601        | 100.00           | 100                  |
| 39.10 ha. Total Lands                    | 601        | 100.00           | 100                  |

| C (LM Barrie)                            | # of units | % of total units | % Goal of # of units |
|------------------------------------------|------------|------------------|----------------------|
| Calcs                                    | 57         | 7.13             | 8                    |
| 15.0m Single                             | 244.5      | 30.58            | 35                   |
| 11.5 Single                              | 120        | 15.01            | 12                   |
| 10.36 Single                             | 72.5       | 9.07             | 8                    |
| 9.0 Single                               | 96         | 12.01            | 12                   |
| Semi Detached Residential (7.5m/unit)    | 142.5      | 17.82            | 25                   |
| Street Townhouse Residential (6.0m/unit) | 31         | 3.88             |                      |
| Condo Townhomes (6.0m and 8.0m units)    | 36         | 4.50             |                      |
| Condo Apartment (4 Storey)               | 799.5      | 100.00           | 100                  |
| 41.63 ha. Total Lands                    | 799.5      | 100.00           | 100                  |

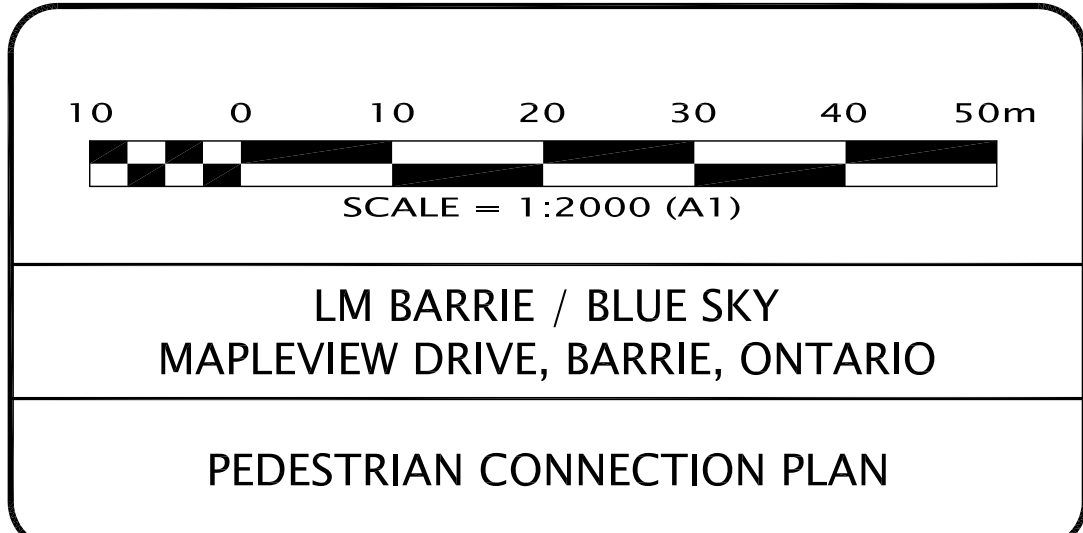
\* Lots with this symbol were counted as half lots only.

## **Appendix B:     Pedestrian Circulation Plan**

Pedestrian Connection Plan  
LM Barrie & Blue Sky  
Part of Lot 19, and Part of Lot 20, Concession 12  
Former Township of Innisfil,  
Now in the  
City of Barrie, County of Simcoe  
2017



- Legend**
- Draft Plan Boundary ———
  - Single Sided Sidewalk ———
  - Double Sided Sidewalk ———
  - Potential Transit System Routes ———
  - Potential Pathway Connctions ★
  - Key Pedestrian Intersections ●
  - Neighbourhood Park ■■■



**JONES CONSULTING GROUP LTD.**  
PLANNERS & ENGINEERS  
220 Mapleview Drive East, Unit 1, Barrie, Ontario, L4N 0W5  
Phone: 705-734-2538 Fax: 705-734-1566  
www.jonesconsulting.com

|               |                                    |
|---------------|------------------------------------|
| Date Issued:  | July 7, 2017                       |
| Checked By:   | RD                                 |
| Project No.:  | BLU-12169 / LAW-12157              |
| Drawn By:     | m.c.r.                             |
| Drawing Name: | BLU-12169-LAW-12157-PedPlan-1a.dwg |

