

PLANNING JUSTIFICATION **REPORT**

ZONING BY-LAW AMENDMENT &
DRAFT PLAN OF SUBDIVISION APPLICATIONS

967 and 973 Big Bay Point Road
City of Barrie

Date:

March 2018

Prepared for:

Miele Developments Inc.

Prepared by:

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Our File 0853J

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1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) has been retained by Miele Developments Inc. to submit both a Zoning By-law Amendment and Draft Plan of Subdivision application for the subject property located at 967 and 973 Big Bay Point Road in the City of Barrie. The location of the Site is identified in Figure 1.

The purpose of the Zoning By-law Amendment application is to rezone the lands from the Agricultural/Rural (AG) Zone to the Neighbourhood Residential (R5) Zone in accordance with the Zoning By-law for the City of Barrie.

The purpose of the Plan of Subdivision application is to permit the development of 43 single detached residential units fronting on to a new municipal road that will contribute to the development of the Hewitt’s Secondary Plan Area for the City of Barrie.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The Site is legally described as Part of Lot 19, Concession 12, former Geographic Township of Innisfil, now in the City of Barrie and is municipally known as 967 and 973 Big Bay Point Road. The Site currently hosts existing rural residential development and is generally located in the eastern portion of the City.

The subject lands (which include both 967 and 973 Big Bay Point Road) are a combined 2 hectares in size with a total frontage of 76 metres along Big Bay Point Road. Both 967 and 973 Big Bay Point Road currently have one single detached dwelling on each of the properties.

The subject lands are located within the first development phase of the Hewitt's Secondary Plan and are designated Residential Area as shown in Figure 2. The Site is adjacent to two active residential developments within the Secondary Plan which interconnect with each other to support future development in accordance with the approved Master Plan within the Hewitt's Secondary Plan. A figure illustrating the location of the proposed development in the context of the Hewitt's Secondary Plan and the proposed lot configuration and road pattern is shown in Figure 3.

3.0 PROPOSAL

The proposed development is a Draft Plan of Subdivision and Zoning By-law Amendment for the subject lands located within the Hewitt's Secondary Plan Area in the City of Barrie. More specifically, the applications will facilitate the development of 43 single detached homes, with frontages of approximately 10.6 metres and 11.9 metres and lot areas of approximately 295 square metres to 365 square metres. The proposed Draft Plan of Subdivision is included as Figure 4.

The proposed Zoning By-law Amendment is to rezone the subject lands from Rural Residential (RR) and the Agricultural General Zone (AG) to the Neighbourhood Residential (R5) Zone as shown in Figure 5.

The proposed Draft Plan of Subdivision consists of the following:

- Forty Three (43) single detached residential dwellings;
- Daylighting Triangle (Block 44 on Draft Plan);
- Future Road Widening (Big Bay Point Road);
- One foot (0.3 metre) reserves (Blocks 46-49); and
- Two Right-of-Ways (Streets A and B) that are to be 18.0 metre municipal streets.

The proposed Zoning By-law Amendment and Draft Plan of Subdivision has been designed at a density of approximately 25 units per hectare, thus achieving the minimum target of 20 units per hectare as required by the Hewitt's Secondary Plan.

In accordance with Section 9.4.2 c) of the Hewitt's Secondary Plan, a concept plan was prepared and submitted to the City. On August 16th, 2017 the concept plan was deemed to generally conform to Secondary Plan Policy 9.4.4, and as a result, applications for Draft Plan of Subdivision and Zoning By-law Amendment can be submitted.

4.0 PLANNING ANALYSIS

The following is a review of the land use policy framework related to the subject lands and the potential implications for the subject site.

4.1 Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) is applicable to the subject property and Site. Planning Authorities are to be consistent with the PPS when exercising any authority. The PPS has been reviewed in its entirety as it relates the proposed development. A discussion respecting the applicable policies is included herein.

The PPS includes policies regarding Settlement Areas, which the subject lands are now within as a result of the completed Hewitt's Secondary Plan. Settlement Areas are to be the focus of growth and development. Development within the Settlement Areas shall be based on a density and mix of land uses and efficiently use land and resources; are appropriate for and efficiently use infrastructure avoid the need for unjustified or uneconomical expansion of infrastructure; and provide for a range of uses promoting intensification and redevelopment. The Site is located within the City of Barrie's Settlement Area and will provide for a residential use on full municipal services.

The PPS addresses matters relating housing and growth. Generally the PPS directs planning authorities on how to provide for an appropriate range and mix of housing types and densities, municipal wide, and provides policies for this. These policies include permitting and facilitating all forms of housing required to meet social and health well-being requirements and all forms of intensification and redevelopment, directing new housing to areas where appropriate levels of infrastructure is available, promoting densities for new housing for the efficient use of land, resources and infrastructure and which support alternative transportation modes, and establishing development standards for residential intensification to minimize the cost of housing and facilitate compact form. The proposed development contributes to the City of Barrie's supply and range of housing and also efficiently utilizes land and infrastructure.

Section 2 of the PPS provides policies regarding the Wise Use and Management of Resources. It is required that natural heritage features shall be protected for the long term and the ecological function and the biodiversity of natural heritage systems should be maintained, restored, and where possible, improved, recognizing linkages between and among natural heritage feature areas. The subject lands do not contain Areas of Natural or Scientific Interest (ANSI), and there is no Provincially Significant or Locally significant wetlands on the subject lands. The proposed development will not pose undue negative impacts upon any natural heritage features and was not identified as being within the Natural Heritage System of the Secondary Plan.

Section 3.0 of the PPS clarifies the importance of Protecting Public Health and Safety in order to reduce the potential for risk to residents from natural or human-made hazards. The proposed development is outside of hazardous lands and hazardous sites and not affected by a dynamic beach hazard, flooding hazard or erosion hazard. The applications do not propose development on, abutting or adjacent to lands affected by human-made hazards.

Based on this review, the proposed development is consistent with the policies contained in the PPS.

4.2 Places to Grow - Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) was created by the Province to guide the building of stronger more prosperous communities through the management of growth. The Growth Plan contains various principles which are to guide decisions on how land is developed. The Growth Plan was reviewed in its entirety and the following section outlines the relevant details determined to be applicable to the Site and the proposed development.

The Growth Plan directs a significant portion of new growth to the built-up area of the community to help contribute to a mixed-use, pedestrian-friendly urban environment. Overall the Growth Plan encourages municipalities to develop as complete communities, directs developments to settlement areas and areas which offer municipal water and wastewater systems, as well as other policies.

Section 2 of the Growth Plan provides policies on ‘where and how to grow’. The Growth Plan includes policies for how to manage growth, and directs a vast majority of growth to Settlement Areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems, and can support the achievement of a complete community. The Site is located within the City of Barrie’s Settlement Area and is to be serviced by municipal water and sewage systems.

The Growth Plan includes policies for Designated Greenfield Areas. As noted, the Site is located in the Hewitt’s Secondary Plan Area which establishes a detailed planning framework for the City of Barrie’s future urban development within the City’s Settlement Area but outside of the Built Boundary. Designated Greenfield Areas are to be planned, designated and designed in a manner that supports the achievement of complete communities; this has been accomplished through the comprehensive planning exercise conducted by way of the Hewitt’s Secondary Plan. The subject lands have been designed to conform to the Master Plan of this Greenfield Area as confirmed by City staff through the pre-consultation conformity review process.

Section 4 of the Growth Plan contains the policies for “protecting what is valuable” as it pertains to natural heritage and resources and includes the protection of areas that are part of Natural Heritage Systems. As stated in the Growth Plan, new development or site alteration must demonstrate that there are no negative impacts on key natural heritage features or key hydrologic features or their functions. Natural heritage mapping has been completed in detail as part of the

Secondary Plan process. The subject lands are not part of the Natural Heritage System of the Hewitt's Secondary Plan.

Growth forecasts for the City of Barrie and the County of Simcoe are included in Schedule 7 of the Growth Plan. The City of Barrie is forecasted to have a population of 210,000 by the year 2031. The Hewitt's Secondary Plan has been created in order to ensure the City can reach these targets, and the proposed development of the Site will contribute to that.

Based on a review of the Growth Plan, it is concluded that the proposed development conforms to the policies contained in the Growth Plan.

4.3 Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan (LSPP) is a policy and implementation document that guides efforts to protect, improve and restore the ecological health of the Lake Simcoe watershed. The Subject Lands are considered 'Settlement Area' by the Lake Simcoe Protection Plan.

The LSPP acknowledges through specific policy that certain areas of the watershed must be evaluated in different ways than others. The LSPP identifies that urban areas and rural settlement areas is where development is concentrated and contain lands that are designated in official plans for development. Accordingly, because the subject lands are located within the City of Barrie, the settlement area policies of the LSPP are applicable and are situated where urban land uses are expected to occur.

The Site is not directly affected by policies relating to the protection of the Lake Simcoe Shoreline or Streams within the watershed. The Site does not contain significant wetlands, significant woodlands, significant valleylands, or natural areas that abut Lake Simcoe, and as a result, development or site alteration is not restricted in relation to any of these features.

A detailed Subwatershed Impact Study (SIS) has been completed by the Hewitt's Landowner's Group which appropriately addresses matters such as impacts on recharge areas. A Stormwater Management report and Functional Servicing Report demonstrate how the development addresses water quality and quantity in accordance with the SIS.

Based on a comprehensive review of the Lake Simcoe Protection Plan, it is submitted that the proposed Draft Plan of Subdivision and Zoning By-law Amendment conform to the policies of the Lake Simcoe Protection Plan.

4.4 City of Barrie Official Plan

The Site is identified as being located in the Hewitt's Secondary Plan Area on Schedule A – Land Use in the City of Barrie Official Plan. The subject lands are located within Development Phase 1 according to Schedule 9E of the Hewitt's Secondary Plan and are designated Residential Area as shown in Figure 2.

The Hewitt's Secondary Plan Area has been described within Official Plan Amendment 39 to the City of Barrie Official Plan as:

the 2010 Annexed Lands East which have an area of approximately 860 hectares bounded by Big Bay Point Road and Mapleview Drive East to the north; 20th Sideroad to the east; Lockhart Road to the south and the former City boundary east of Huronia Road on the west.

4.4.1 Hewitt's Secondary Plan Area

The Hewitt's Secondary Plan Area establishes a detailed planning framework for the City of Barrie's future urban development within the limits of this Policy Area. The policies contained in the Secondary Plan establish the planning context for the Hewitt's Secondary Plan Area.

The Secondary Plan establishes a development phasing framework in order to ensure that a logical sequence of development occurs. The subject lands are within Phase 1 of the development timelines for this part of the City and therefore are appropriate to be considered for approval at this time.

The whole Site is designated Residential Area within the Secondary Plan. Section 9.2.4.4 provides a description of the function for the Residential Area designation. In this Section, it describes that the Residential Areas in the Secondary Plan will permit a range of low and medium density residential uses which will be predominately ground related development. Residential areas are to be organized such that residents are generally within a 5 minute walk of parks facilities. The Draft Plan and Zoning proposed for the Site would implement the format of development envisioned for the Residential Area and is located approximately 0.5 kilometers north of a School/ Neighbourhood Park Area thus offering residents a short walk to this planned amenity.

As described by Section 9.3, the Secondary Plan establishes a Natural Heritage System in which a main goal is to protect, preserve, and where appropriate, enhance the natural environment. As noted by the Plan, the focus of the System is on the protection of important natural heritage and hydrological features and functions, including key features, to ensure their long term sustainability in an urban context. The subject lands were not identified as being within the Natural Heritage System of the Secondary Plan.

Section 9.2.9.1 states that the housing mix target for the Hewitt's Secondary Plan Area will be 83 percent low and medium density housing. The proposed development will contribute to this ratio of the overall residential planning area of the Secondary Plan.

Section 9.4.2 relates to Community Form and describes that the Secondary Plan is based upon an overall conceptual design as illustrated by Appendix 9B of the Plan. This Master Plan demonstrates how the policies of the Plan will dictate development, and the proposed Subdivision and Zoning Amendment have been submitted to conform to this.

Section 9.4.4.2 of the Secondary Plan contains policies relating to Community Design. The proposed development includes desired lot sizes for single detached dwellings and a linking road pattern that results in a compact, pedestrian and transit oriented built form. The design integrates directly into the proposed surrounding land holdings and development applications already in progress.

Section 9.4.4.3 contains policies for Cultural Heritage Conservation. In accordance with this policy, an archaeological assessment has been completed.

Section 9.5.7.2 outlines that the residential uses proposed by way of the Draft Plan of Subdivision and Zoning By-law amendment are permitted by the Secondary Plan.

Section 9.5.7.3 (a) (i) states that the residential density is to be a minimum of 20 units per net hectare for low density development. The proposed development will exceed this number as approximately 25 units per net hectare is proposed.

Transportation policies are stated in Section 9.6.3. The locations of the roads and right-of-way widths of 18 metres have been designed to safely accommodate pedestrian, bicycle, transit and vehicular movement of people, and to match those of the surrounding development proposed, plus comments received by the City through the conformity exercise.

The development proposed will be connected with municipal water and wastewater as required by the Secondary Plan under Section 9.6.4. A Functional Servicing Report has been completed for the subject lands by AECOM and provides further details in this regard. In addition, the methodology for Stormwater Management and interaction with the overall development plans within the Secondary Plan has been outlined in the Stormwater Management Report completed by AECOM.

Section 9.7.2 provides the Development Application Submission Requirements. These have been reviewed with the City through pre-consultation and the conformity exercise and completed in support of the applications. Section 5 of this report offers a synopsis of the supporting documents.

Based on a review of the Secondary Plan policies, it is concluded that the proposed development generally conforms to the applicable policies of the City of Barrie Official Plan which now include the policies contained in the Hewitt's Secondary Plan.

4.5 City of Barrie Zoning By-law

The subject lands are identified as being in the Residential Rural Zone (RR) and Agricultural General (AG) in the Town of Innisfil Zoning By-law. The current zoning of the subject lands has been transferred from the Town of Innisfil Zoning By-law (054-04) and implemented into the City of Barrie's Zoning By-law as a function of the annexation which occurred between the two municipalities.

In order to facilitate the proposed development, the Site is proposed to be rezoned to the Neighbourhood Residential (R5) Zone to permit the development of 43 single detached dwellings with lot frontage ranging from approximately 10.6 metres to 11.9 metres, and lot areas ranging from approximately 295 square metres to 365 square metres. The minimum frontage for single detached lots for the (R5) zone is 9.0 metres, and no minimum lot area is required.

The proposed development has been designed to meet the standards of the Neighbourhood Residential (R5) Zone. A copy of the draft Zoning By-law schedule is contained in Figure 6.

5.0 SUPPORTING DOCUMENTS

5.1 Species at Risk Screening

A Species at Risk (SAR) Screening was prepared by Azimuth Environmental Consulting Inc. for the proposed development. According to the review by Azimuth the site does not contain any environmental features that are within the Natural Heritage Core or Linkage areas thus the review was limited to a review of SAR only.

The study concluded that there should be no expectation that the development would result in contravention of the Endangered Species Act but that certain mitigation techniques should occur.

The recommendations and mitigation actions of the SAR screening include the following:

- Prior to demolition, the interior of existing onsite buildings are searched for evidence of bats;
- Demolitions and vegetation clearing is to take place in the winter (Between November 1 and March 30) of any given year;
- The surface of the existing buildings on-site should be searched for evidence of Barn Swallows prior to demolition occurring;
- Future construction activity involving the removal of vegetation should be restricted from occurring during the bird breeding season.

5.2 Functional Servicing Report and Stormwater Management Report

The Functional Servicing and Stormwater Management Report prepared by Aecom, verifies that the proposed development is feasible from a municipal servicing and stormwater management perspective. In addition, the local transportation system was reviewed in the context of the Functional Design Review completed by Lea Consulting Ltd which has studied the local street network and connection to Big Bay Point Road for the development area.

The existing municipal water infrastructure on Big Bay Point Road can accommodate the proposed water demands. Water servicing will be provided by the extension east of the existing trunk watermain on Big Bay Point Road. The proposed water distribution system within the subject site and adjacent development road patterns will provide for adequate fire flow and domestic design flow requirements.

The Report noted that sanitary servicing will be accommodated by the existing established sanitary sewer system located immediately to the southwest of the subject site. The local sewer will connect to the proposed adjacent sanitary system and be conveyed to the existing Sovereigns Gate sanitary infrastructure.

A proposed stormwater management facility (SWMF #16) located on adjacent development land will accommodate the subject site requirements. Storm flows from the site will be conveyed through the proposed stormwater management facility and then outlet to the existing storm system on Versailles Crescent which is west of the property. The infrastructure outlined will also contribute to the Phosphorous reduction and removal requirements due to the infiltration type of design being used.

Utility and telecommunication requirements will be provided by the coordinated extension/expansion of the various utility/providers.

5.3 Geotechnical Investigation

A Preliminary Geotechnical Investigation was prepared by Toronto Inspection Ltd., dated December 14, 2017. The purpose of the investigation was to assess the existing subsoil and groundwater conditions encountered in the boreholes. The following key conclusions and recommendations were provided:

- That the fill should be completely removed from the footprints of the residential housing within the proposed development;
- That the existing fill and the very soft material with high organic content, if encountered within the road and the footprints of the houses, be removed to a competent native soil;
- Removal of all debris and existing asphalt pavement and disposed off-site or reused in landscaped areas;
- Removal of topsoil and any deleterious fill or material with high moisture content from the building envelopes, roads and driveways;
- Final site grading and foundation plans should be reviewed by the geotechnical engineer to confirm the bearing strata and recommended design bearing pressures for the new house footings.

Further recommendations regarding Site Preparation, Pipe Bedding, House Foundations, Floor Slab Construction, Earthquake Consideration, Excavation and Backfill, Lateral Earth Pressure, Permanent Perimeter Drainage and Pavement Construction are also included in the Geotechnical Investigation.

5.4 Hydrogeological Investigation

Watermark Environmental Ltd conducted a hydrogeological investigation for the site. A series of boreholes and monitoring wells were installed as part of this process. The geology consists mainly of silty sand, sandy silt, and sand. Groundwater levels were found to be approximately 10m to 13m below existing grade. Accordingly, dewatering is not expected to be necessary for future development of the houses proposed by the draft plan or the installation of services.

Ongoing water level monitoring will continue for a year to determine the range of water level fluctuation that can be expected. In addition, water quality sampling will also occur through this monitoring process.

It is recommended that LID's are implemented on this project so that pre-development infiltration values are achieved. One strategy suggested by this investigation is the use of coarse grained fill material to improve infiltrations and reduce run-off. Presumably other options may be available however, and this can be explored through the engineering detailed design.

5.5 Stage 1 Archaeological Assessment

The Stage One Archaeological Assessment was prepared by Aecom to conduct background in order to determine the archaeological potential of the proposed project area. The study made the following recommendations:

1. A Stage 2 assessment is required for the majority of the site. The Stage 2 assessment should be completed using Test Pit Survey.
2. Areas of the site previously developed with the existing structures have been subject to deep and extensive disturbance and do not require further work. They should be cleared of further archaeological assessment.

5.6 Arborist Report

An Arborist Report was prepared by MHBC Planning Limited, dated January 22, 2018. The intent of the Report was to conduct an inventory of the existing trees within the boundaries of the subject lands.

It is understood that the majority of trees currently on site will be affected by the proposed development and removed. Accordingly, replacement trees will be proposed on a future landscape plan which will be designed to compensate for tree removal through replacement canopy. Should any trees require removal that borders the property line of the subject site, coordination with the adjacent landowner will be necessary.

If any tree retention is identified as being feasible, the Report offers the following recommendations:

1. Establish a tree protection zone;
2. Root Protection;
3. Fertilization and irrigation for root care;
4. Establish a maintenance program;
5. Landscaping within a tree protection zone should be done so that protection of existing trees and roots are prioritized.

5.7 Noise Report

A Noise Report was prepared by R. Bouwmeester & Associates, dated December 11, 2017. The intent of the Report was to identify noise sources and noise-sensitive land uses, recommend mitigation measures, if and where required, identify those areas, if any, requiring more detailed studies. It has been determined that the source of potential noise impacting the project is future traffic along Big Bay Point Road.

As a result of the completion of the Noise Report, the following recommendations were provided:

1. Lots 01 to 05 require forced air heating systems sized for the future installation of central air conditioning at the dwelling owners' option and expense.
2. Lots 01 to 05 require warning clauses registered on title and included in all Development Agreements and Agreements of Purchase and Sale or Lease.

It is noted that based on the configuration of the proposed Draft Plan, acoustic barriers are not required for any lots. The report provides confirmation that the project can proceed as proposed and satisfy the requirements of MOECC noise guidelines.

6.0 CONCLUSION

The proposed development will provide for 43 single detached dwellings that will contribute to current and future demand for housing in the Hewitt's Secondary Plan Area in the City of Barrie. It is submitted that the proposed Zoning By-law Amendment and Draft Plan of Subdivision are appropriate for the Site, are consistent with the policies contained in the PPS, conform with the policies of the Growth Plan, City of Barrie Official Plan and the Hewitt's Secondary Plan Area and, represent good planning.

Respectfully submitted,

MHBC

A handwritten signature in black ink, appearing to read 'Dan Amadio', written in a cursive style.

Dan Amadio, BES, MCIP, RPP
Associate

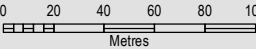
Figures



FIGURE #1
SURROUNDING
CONTEXT

967 & 973 Big Bay Point Road
Part of North Half of Lot 19, Con. 12
City of Barrie
County of Simcoe

LEGEND
 Subject Site

DATE	December 1, 2017
SOURCES	County of Simcoe
	
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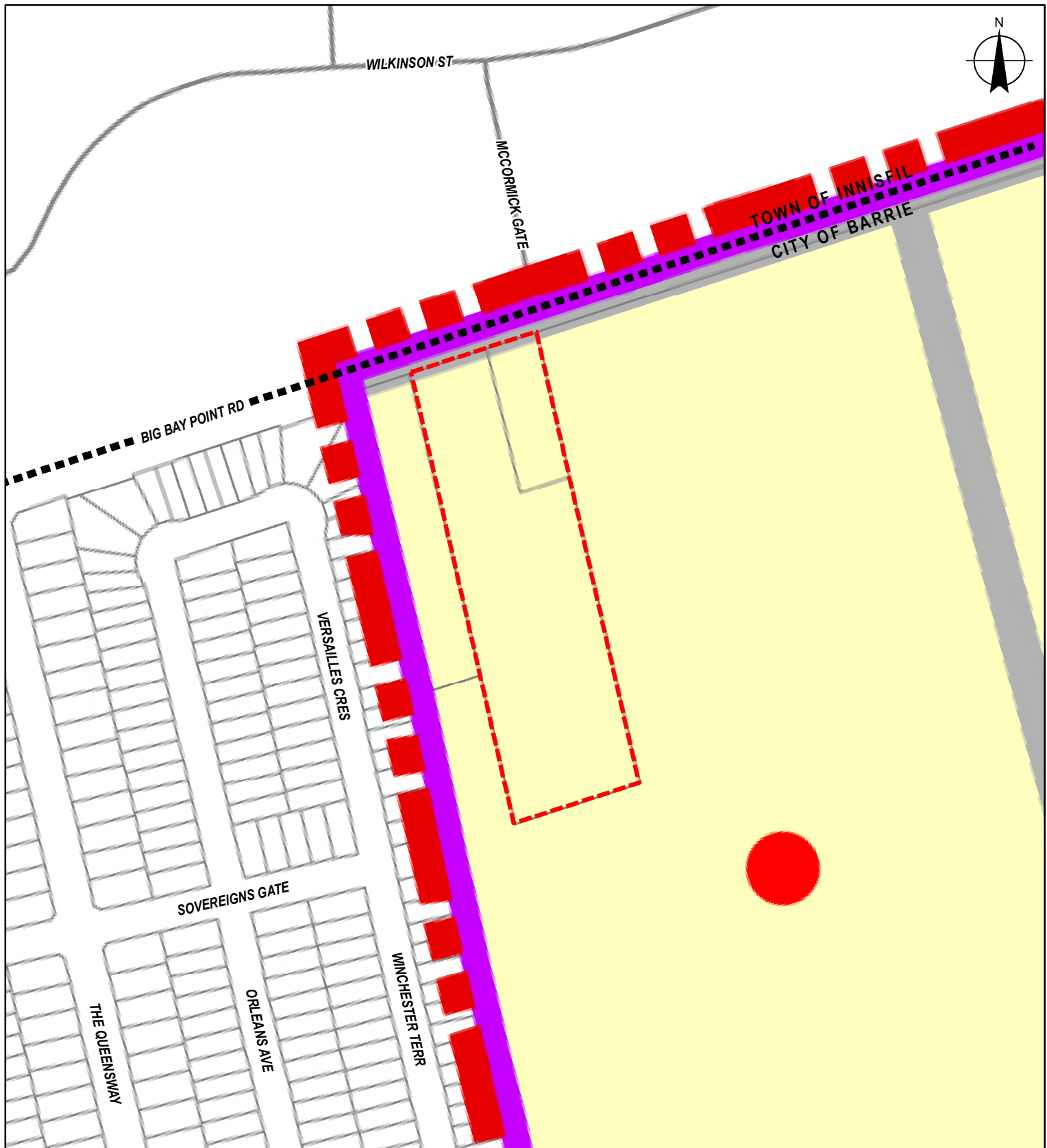


FIGURE #2
SECONDARY PLAN
 CITY OF BARRIE
 HEWITT'S SECONDARY PLAN
 SCHEDULE 9C - LAND USE

967 & 973 Big Bay Point Road
 Part of North Half of Lot 19, Con. 12
 City of Barrie
 County of Simcoe

LEGEND

- Subject Site
- Residential Area

DATE December 1, 2017

SOURCES City of Barrie

0 20 40 60 80 100
 Metres

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 Fig2_SecondaryPlan_2017-12-01

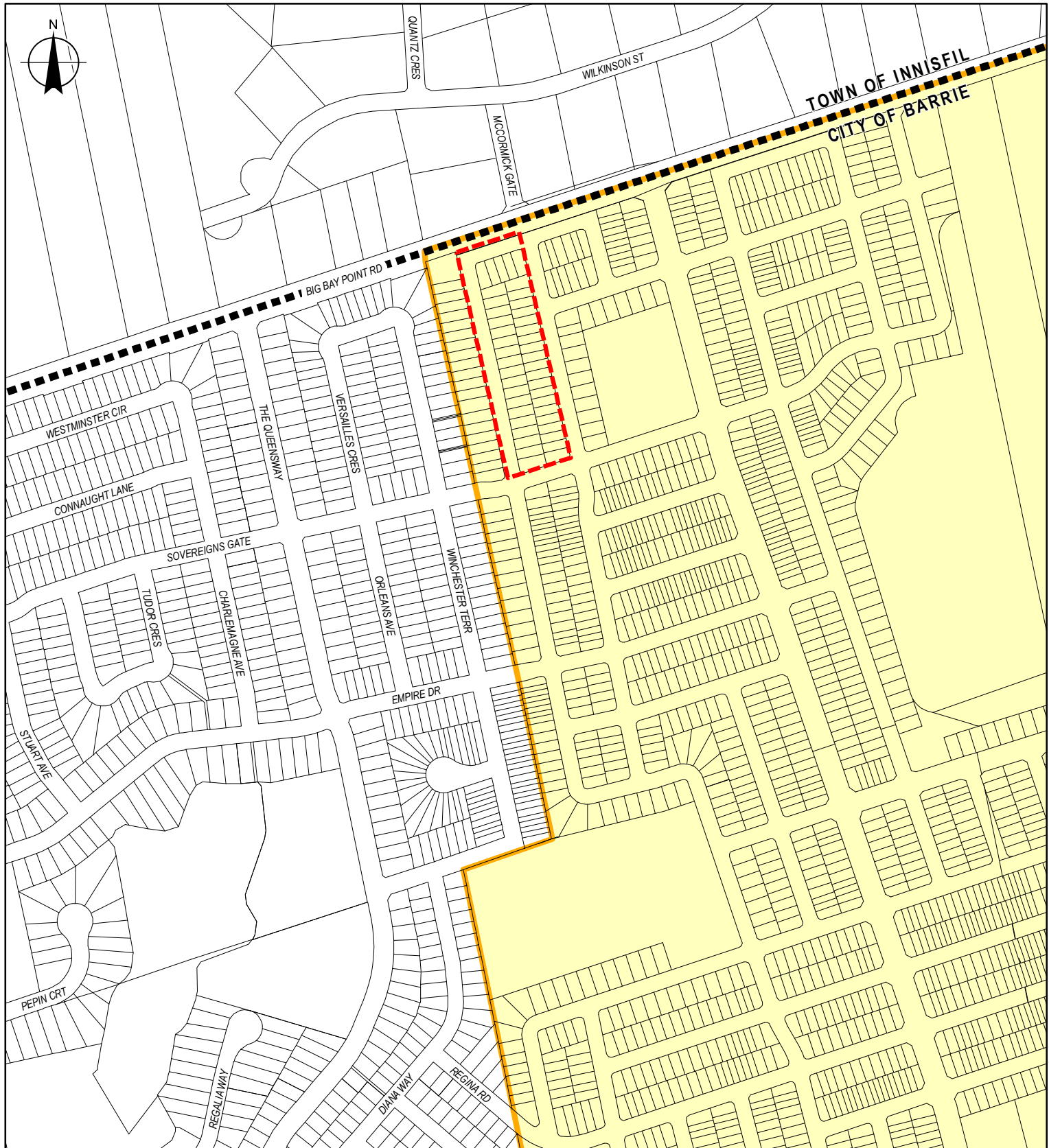


FIGURE #3
SURROUNDING
DEVELOPMENT

967 & 973 Big Bay Point Road
Part of North Half of Lot 19, Con. 12
City of Barrie
County of Simcoe

LEGEND

- Subject Site
- Parcel Fabric
- Hewitt's Secondary Plan

DATE December 1, 2017

SOURCES
City of Barrie

0 40 80 120 160 200
Metres

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Fig3_SurroundingDevelopment_2017-12-01

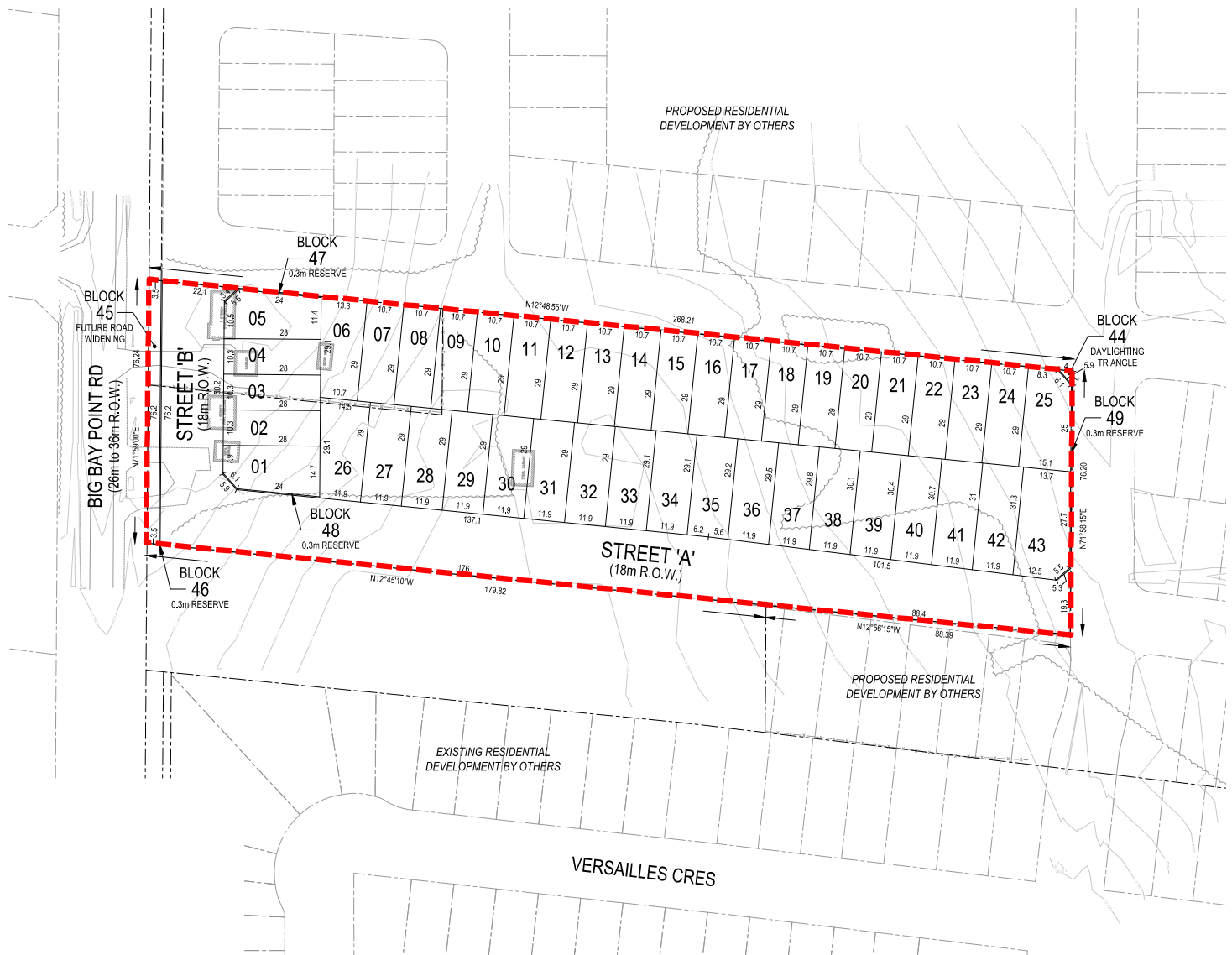
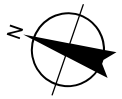


FIGURE #4 DRAFT PLAN

967 & 973 Big Bay Point Road
Part of North Half of Lot 19, Con. 12
City of Barrie
County of Simcoe

LEGEND

 Subject Site

DATE March 2, 2018

SOURCES
MHBC Draft Plan - 2018-03-02

Not to Scale

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Fig4_DraftPlan_2018-03-02

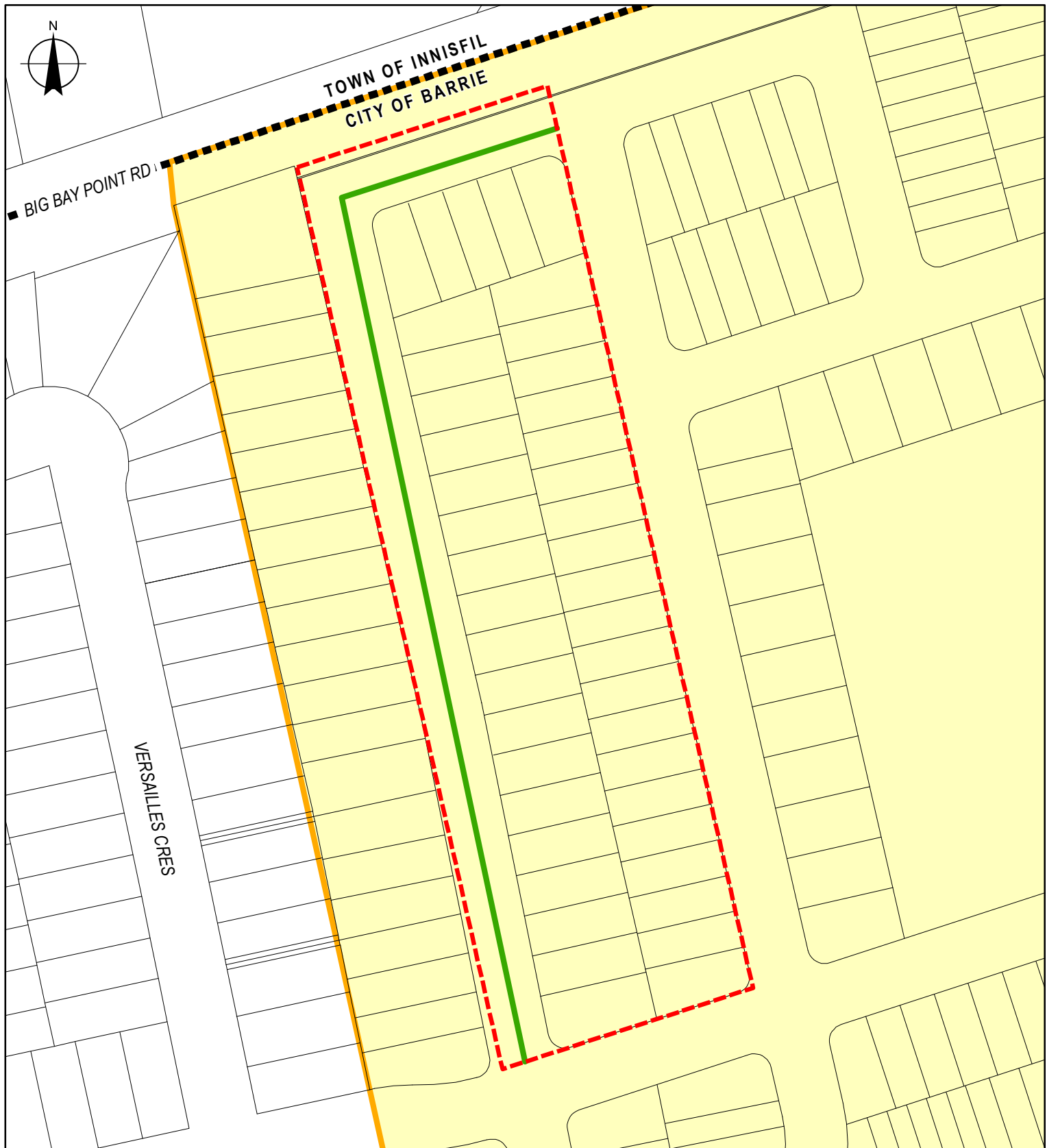


FIGURE #5 PEDESTRIAN MOBILITY PLAN

967 & 973 Big Bay Point Road
Part of North Half of Lot 19, Con. 12
City of Barrie
County of Simcoe

LEGEND

- Subject Site
- Single Sided Sidewalk
- Parcel Fabric
- Hewitt's Secondary Plan

DATE December 1, 2017

SOURCES City of Barrie

0 10 20 30 40 50
Metres

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Fig5_PedestrianPlan_2017-12-01

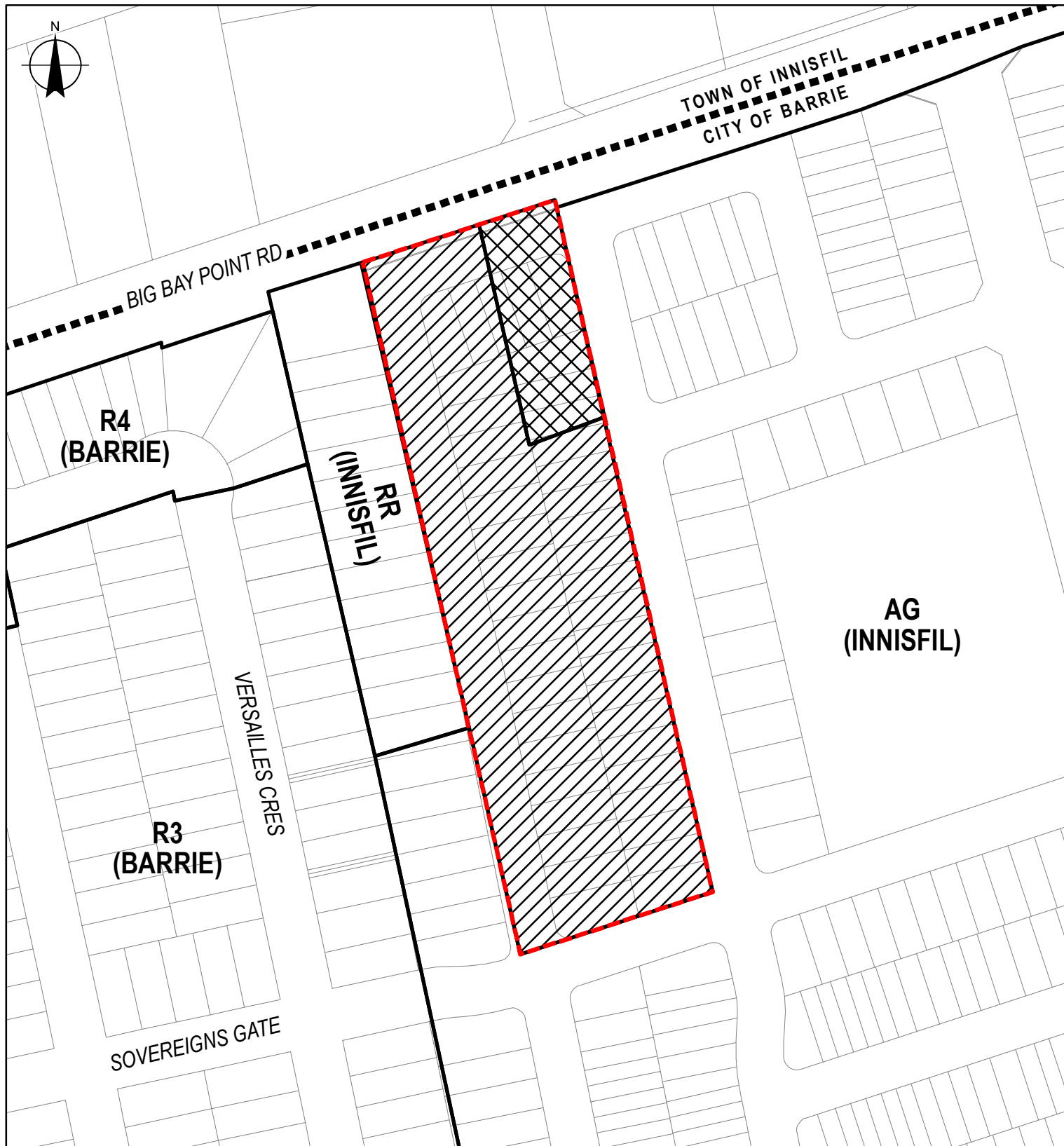


FIGURE #6

PROPOSED ZONING

FORMER TOWN OF INNISFIL
BY-LAW NO. 054-04 - SCHEDULE A

CITY OF BARRIE
BY-LAW 2009-141 - SOUTH SECTION

967 & 973 Big Bay Point Road

Part of North Half of Lot 19, Con. 12
City of Barrie
County of Simcoe

LEGEND

 Subject Site  Parcel Fabric

ZONING

 Zoned from Innisfil Agricultural (A) Zone
to Neighbourhood Residential (R5) Zone

 Zoned from Innisfil Rural Residential (RR) Zone
to Neighbourhood Residential (R5) Zone

DATE December 1, 2017

SOURCES
City of Barrie
Former Town of Innisfil

0 10 20 30 40 50
Metres

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Fig6_ProposedZoning_2017-12-01