



## PLANNING AND BUILDING SERVICES MEMORANDUM

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**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

**PREPARED BY:** A. GAMEIRO, B.E.S., RPP  
PLANNER

**FROM:** M. BANFIELD, RPP  
DIRECTOR OF PLANNING AND BUILDING SERVICES

**NOTED:** A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND  
GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE:** PUBLIC MEETING - ZONING BY-LAW AMENDMENT AND RED-LINE  
REVISION TO A DRAFT APPROVED PLAN OF SUBDIVISION -  
BEMP 2 HOLDINGS INC. AND HONEYFIELD BEMP 2 LIMITED - 515  
MAPLEVIEW DRIVE EAST

**WARD:** 9

**DATE:** OCTOBER 7, 2019

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### **OVERVIEW**

The purpose of this Memorandum is to provide members of Council with an update on the public meeting regarding applications for a Zoning By-law Amendment and Red-line Revision to a Draft Approved Plan of Subdivision that have been submitted by The Jones Consulting Group (c/o Ray Duhamel) on behalf of BEMP 2 Holdings Inc. and Honeyfield Bemp 2 Limited for lands known municipally as 515 Mapleview Drive East, Barrie.

The subject lands are located on the south side of the intersection of Mapleview Drive East and Madelaine Drive, immediately east of Seline Crescent, as identified in Appendix A: Key Map. The subject lands are irregular in shape and comprise 19.45 hectares (48) acres in area with 469.4 metres of frontage along Mapleview Drive East. The subject lands are located within Phase 1 of the Hewitt's Secondary Plan Area and are surrounded by existing subdivisions and future development lands, some of which have received Draft Approval for Plans of Subdivision.

As identified in Appendix B: Hewitt's Secondary Plan – Land Use Plan, the subject lands are designated 'Residential Area' and 'Neighbourhood Mixed Use'. The subject lands are also zoned 'Neighbourhood Residential' (R5) and 'Neighbourhood Mixed Use' (NMU) in Zoning By-law 2009-141, as amended.

Approvals for a Zoning By-law Amendment and Draft Plan of Subdivision were previously obtained for the subject lands in December 2017 (Files: D14-1628 and D12-431). The previous Zoning By-law Amendment application amended the zoning of the subject lands from 'Agricultural' (AG) and 'Environmental Protection' (EP) to 'Neighbourhood Residential' (R5) and 'Neighbourhood Mixed Use' (NMU). On December 20<sup>th</sup> 2017, City of Barrie Council passed By-law 2017-136 to amend the zoning of the subject lands. The previous Draft Plan of Subdivision application proposed a subdivision containing 516 residential lots and two (2) mixed-use blocks, as identified in Appendix C: Draft Approved Plan of Subdivision. Draft Plan Approval for this Plan of Subdivision was granted by the City on December 28th, 2017.

Since the issuance of Draft Plan Approval in 2017, the applicant is proposing to revise the Draft Approved Plan of Subdivision to adjust lot/block frontages and the layout to create a more compact built form, enlarge the Neighbourhood Mixed Use (NMU) block west of Madelaine Drive, and make other adjustments in

response to comments provided by the City’s Engineering and Traffic Services Departments through the detailed design process for the subdivision. The revisions to the plan are identified in Appendix D: Proposed Plan of Subdivision, and are generally summarized below:

1. The required road widening along Mapleview Drive East has been adjusted in accordance with the Draft Plan Approval;
2. Daylight triangles and the width of corner lots have been adjusted in accordance with the City’s Transportation Design Manual;
3. The western mixed-use block has been enlarged from 1.36 hectares to 2.59 hectares which resulted in the elimination of Street ‘D’;
4. The types and number of lots have been adjusted as shown in Table 1 below; and,
5. The walkway block to the easterly mixed-use block has been relocated from Street ‘I’ to Street ‘F’.

Among the items listed above, the enlargement of the mixed-use block and the overall lotting adjustments are the most notable changes to the Draft Plan of Subdivision. These two changes have resulted in an increase in the total unit count from 516, to a minimum of 518 units, with an opportunity to develop a maximum of 847 units, depending on the future built-form on the mixed-use blocks. This represents a total increase of 2 to 331 units. It is important to note that the proposed Red-line Revision to the Draft Approved Plan of Subdivision is not proposing any change to the limits of development or the width of collector roads. Please refer to Appendix E: Red-line Plan of Subdivision for a comparison between the previously approved and proposed Draft Plans of Subdivision.

Lot/Unit Type	Number of Units	
	Proposed Red-lined Plan	Draft Approved Plan
13.7 m	0	28
11.6 m	87	0
11.5 m	0	140
10.4 m	0	80
10 m	87	0
9 m	0	40
Semi-detached – 15 m to 7.5 m per unit	130	0
<b>Subtotal (Single &amp; Semis)</b>	<b>304</b>	<b>288</b>
Street Townhouse (6 m per unit)	47	32
Mixed Use	164-493	196
<b>Subtotal (Townhouses &amp; Mixed Use)</b>	<b>211 to 540</b>	<b>228</b>
Future Lots & Blocks	3	0
<b>TOTAL</b>	<b>518 to 847</b>	<b>516</b>

**Table 1: Proposed Changes to Unit Count and Types**

A Zoning By-law Amendment application is required to facilitate the proposed red-line revisions to the plan. The purpose of the Zoning By-law Amendment application is to re-zone a small portion of the subject lands south of the mixed-use block (formerly Block 294, now Block 257) located on the west side of Madeline Drive, as identified in Appendix F: Proposed Zoning By-law Amendment. The proposed Zoning By-law Amendment proposes to re-zone this portion of land (1.23 hectares) from Neighbourhood Residential (R5) to Neighbourhood Mixed-Use (NMU) to recognize the red-line revision to enlarge the westerly mixed-use block.

**BACKGROUND**

In accordance with Section 9.4.2 c) of the Hewitt's Secondary Plan, a Conformity Plan was prepared and approved by the City prior to the submission of the previously approved Zoning By-law Amendment and Draft Plan of Subdivision applications (Files: D14-1628 & D12-431). The purpose of the Conformity Plan was for the applicant to demonstrate that the proposed plan of subdivision was generally consistent with the Master Plan for the Hewitt's Secondary Plan area. In November 2016, the City issued a conformity review letter to the applicant confirming that the plan submitted generally conformed to the Hewitt's Secondary Plan.

The proposed revisions to the plan substantially maintain the nature of the initial subdivision approval. For that reason, a new conformity application nor an additional neighbourhood meeting were required.

The subject applications were submitted to the City on May 22<sup>nd</sup>, 2019 and were deemed complete on June 14<sup>th</sup>, 2019. The applications have been circulated to all applicable City departments and external agencies for detailed review and comment.

**PLANNING AND LAND USE MATTERS UNDER REVIEW:**

The applications are currently undergoing a detailed technical review by Planning staff and the City's Technical Review Team, including external agencies such as Lake Simcoe Region Conservation Authority (LSRCA). A detailed analysis of the applications will be provided at a later date when a staff report is brought forward for General Committee's consideration. The primary planning and land use matters being considered at this time include:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Appropriateness of expanding the westerly mixed-use block on the plan of subdivision and the increase in the number of units;
- Compatibility with adjacent low-density residential land uses, as it relates to providing appropriate setbacks, buffering and transitions, particularly for taller and denser forms of development proposed on the mixed-use block;
- Walkability and connectivity throughout the proposed subdivision, and to existing and future developments;
- Layout, design and geometry of the transportation network;
- Traffic calming and pedestrian safety; and,
- Site servicing, grading and stormwater management.

All comments received during the technical review process, as well as comments provided at the Public Meeting will be included and addressed in the Planning staff report that will be brought forward for General Committee's consideration of the applications at a future meeting.

**NEXT STEPS**


Planning staff are targeting the fourth (4<sup>th</sup>) quarter of 2019 for a staff report to be brought forward to General Committee for the Zoning By-law Amendment application. If approved, conditions of approval for the Draft Plan of Subdivision application would be re-issued by the Director of Planning and Building Services.

For more information, please contact Andrew Gameiro, Planner at [Andrew.gameiro@barrie.ca](mailto:Andrew.gameiro@barrie.ca) or 705-739-4220 ext. 5038.

**APPENDIX A**  
Key Map – 515 Mapleview Drive East



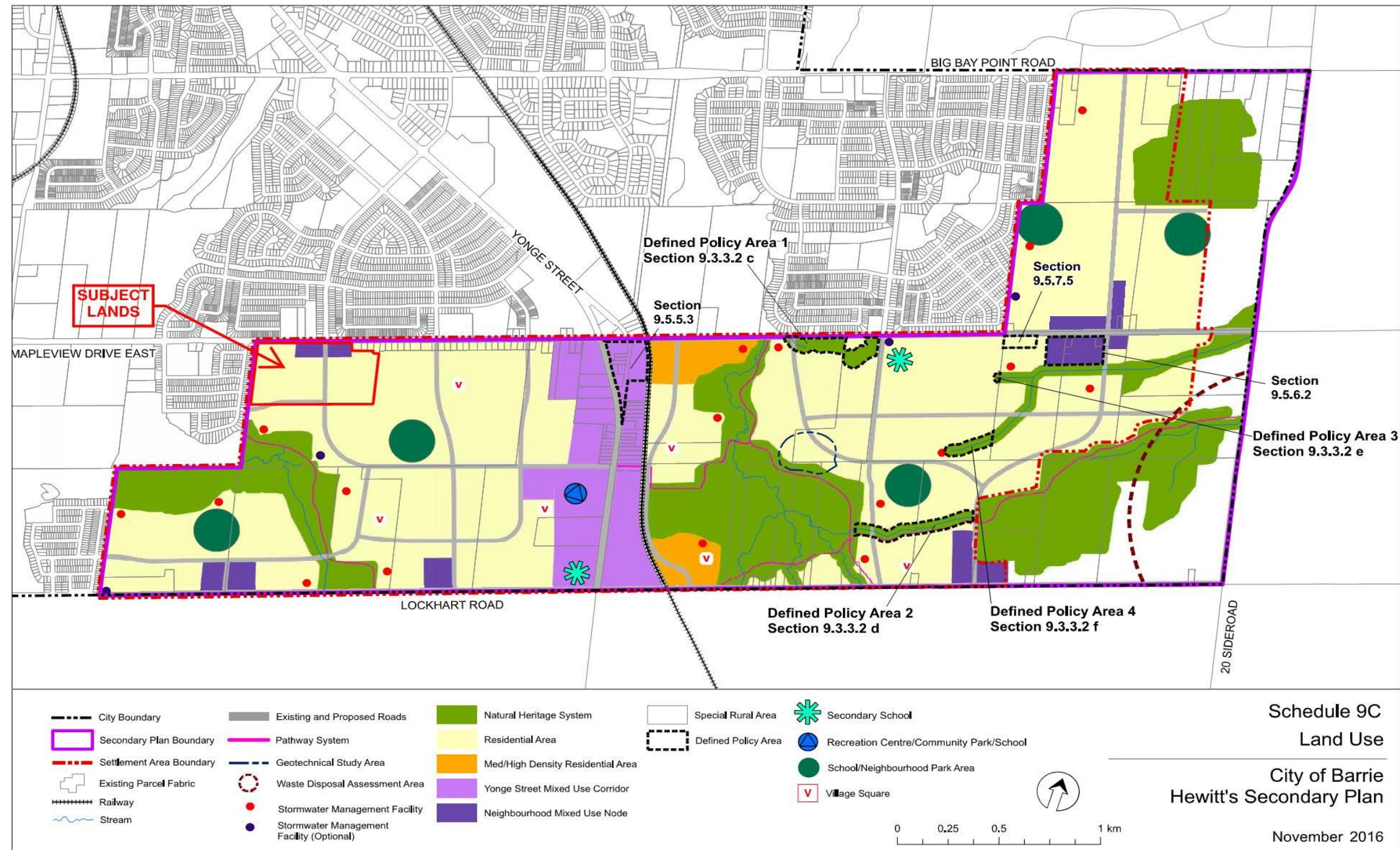
**515 Mapleview Drive East**

 Subject Lands

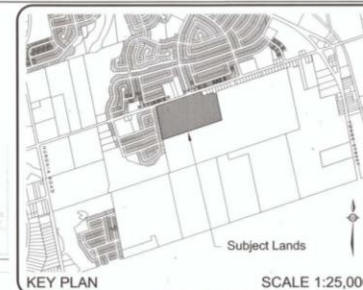
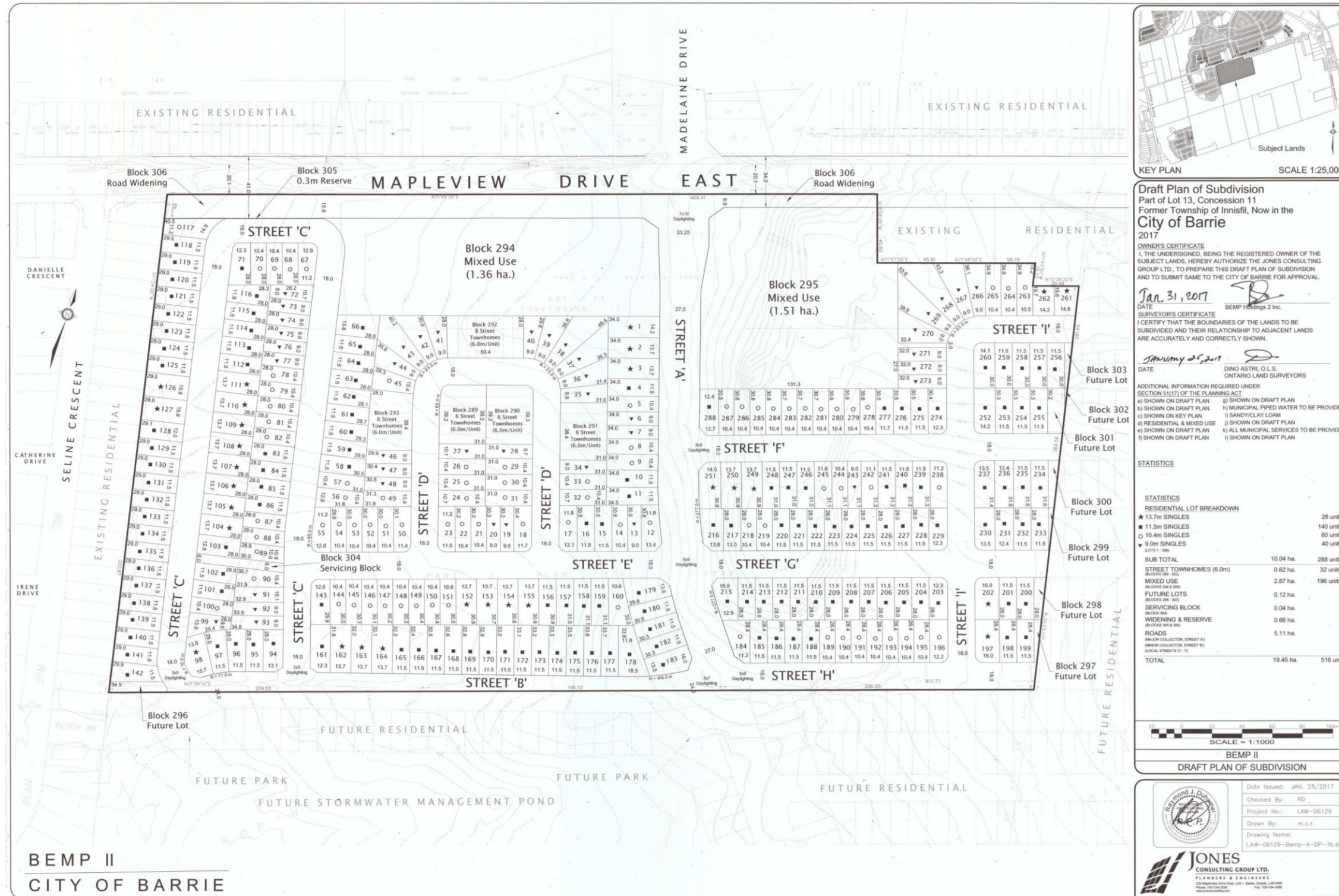
**File: D14-1679 & D12-431**  
Date: June 12, 2019



**APPENDIX B**  
**Hewitt's Secondary Plan – Land Use Plan**



APPENDIX C  
Draft Approved Plan of Subdivision – 515 Mapleview Drive East



Draft Plan of Subdivision  
Part of Lot 13, Concession 11  
Former Township of Innisfil, Now in the  
City of Barrie  
2017

OWNERS CERTIFICATE  
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE  
SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING  
GROUP LTD., TO PREPARE THIS DRAFT PLAN OF SUBDIVISION  
AND TO SUBMIT SAME TO THE CITY OF BARRIE FOR APPROVAL.

Jan. 31, 2017  
DATE  
BEMP Holdings 2 Inc.

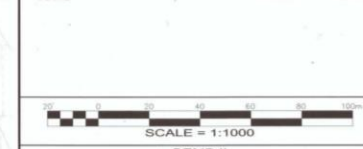
SURVEYOR'S CERTIFICATE  
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE  
SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS  
ARE ACCURATELY AND CORRECTLY SHOWN.

January 25, 2017  
DATE  
DINO ASTRAL O.L.S.  
ONTARIO LAND SURVEYORS

ADDITIONAL INFORMATION REQUIRED UNDER  
SECTION 51(17) OF THE PLANNING ACT  
a) SHOWN ON DRAFT PLAN b) SHOWN ON DRAFT PLAN  
c) SHOWN ON KEY PLAN d) MUNICIPAL PIPED WATER TO BE PROVIDED  
e) RESIDENTIAL & MIXED USE f) SAND/CLAY LOAM  
g) SHOWN ON DRAFT PLAN h) ALL MUNICIPAL SERVICES TO BE PROVIDED  
i) SHOWN ON DRAFT PLAN j) SHOWN ON DRAFT PLAN

STATISTICS

RESIDENTIAL LOT BREAKDOWN	
★ 13.7m SINGLES	28 units
■ 11.5m SINGLES	140 units
○ 10.4m SINGLES	80 units
▼ 9.0m SINGLES	40 units
SUB TOTAL	
STREET TOWNHOMES (6.0m)	10.04 ha. 288 units
MIXED USE	2.87 ha. 196 units
FUTURE LOTS	0.12 ha.
SERVICING BLOCK	0.04 ha.
WIDENING & RESERVE	0.66 ha.
ROADS	5.11 ha.
TOTAL	19.45 ha. 516 units

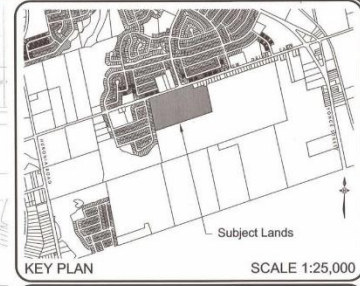
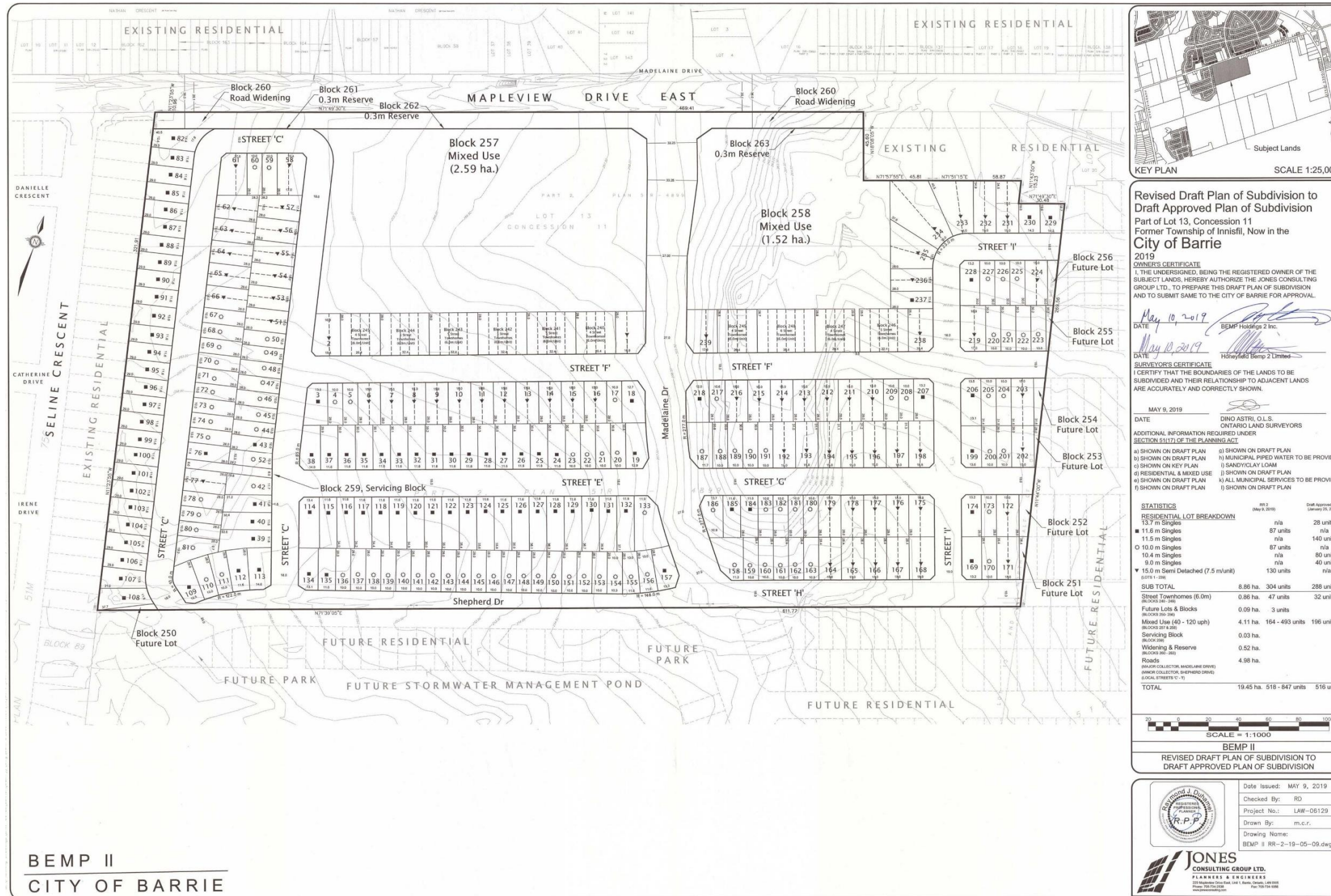


Date Issued: JAN. 25/2017  
Checked By: RD  
Project No.: LAW-06129  
Drawn By: m.c.r.  
Drawing Name: LAW-06129-Bemp-II-DP-1b.dwg



BEMP II  
CITY OF BARRIE

**APPENDIX D**  
**Proposed Plan of Subdivision (Red-line Revision) – 515 Mapleview Drive East**



**Revised Draft Plan of Subdivision to Draft Approved Plan of Subdivision**  
Part of Lot 13, Concession 11  
Former Township of Innisfil, Now in the City of Barrie

2019  
OWNER'S CERTIFICATE  
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING GROUP LTD., TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF BARRIE FOR APPROVAL.

DATE: May 10, 2019  
BEMP Holdings 2 Inc.

DATE: May 10, 2019  
Honeyfield Bemp 2 Limited

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: MAY 9, 2019  
DINO ASTRI, O.L.S.  
ONTARIO LAND SURVEYORS

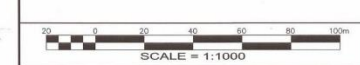
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 5(1)(7) OF THE PLANNING ACT

a) SHOWN ON DRAFT PLAN  
b) SHOWN ON DRAFT PLAN  
c) SHOWN ON KEY PLAN  
d) RESIDENTIAL & MIXED USE  
e) SHOWN ON DRAFT PLAN  
f) SHOWN ON DRAFT PLAN

g) SHOWN ON DRAFT PLAN  
h) MUNICIPAL PIPED WATER TO BE PROVIDED  
i) SANDY/CLAY LOAM  
j) SHOWN ON DRAFT PLAN  
k) ALL MUNICIPAL SERVICES TO BE PROVIDED  
l) SHOWN ON DRAFT PLAN

STATISTICS

RESIDENTIAL LOT BREAKDOWN	RR 2 (May 9, 2019)	Draft Approved Plan (January 25, 2017)
13.7 m Singles	n/a	28 units
11.6 m Singles	87 units	n/a
11.5 m Singles	n/a	140 units
10.4 m Singles	87 units	n/a
9.0 m Singles	n/a	80 units
15.0 m Semi Detached (7.5 m/unit)	n/a	40 units
LOTS 1 - 286	130 units	n/a
<b>SUB TOTAL</b>	8.86 ha. 304 units	288 units
Street Townhomes (6.0m)	0.86 ha. 47 units	32 units
Future Lots & Blocks (BLOCK 250-256)	0.09 ha. 3 units	
Mixed Use (40 - 120 uph)	4.11 ha. 164 - 493 units	196 units
Servicing Block (BLOCK 259)	0.03 ha.	
Widening & Reserve (BLOCKS 260-262)	0.52 ha.	
Roads (MAJOR COLLECTOR, MADRELAINE DRIVE) (MAJOR COLLECTOR, SHEPHERD DRIVE) (LOCAL STREETS C - H)	4.98 ha.	
<b>TOTAL</b>	19.45 ha. 518 - 847 units	516 units



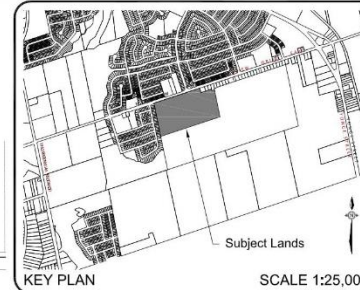
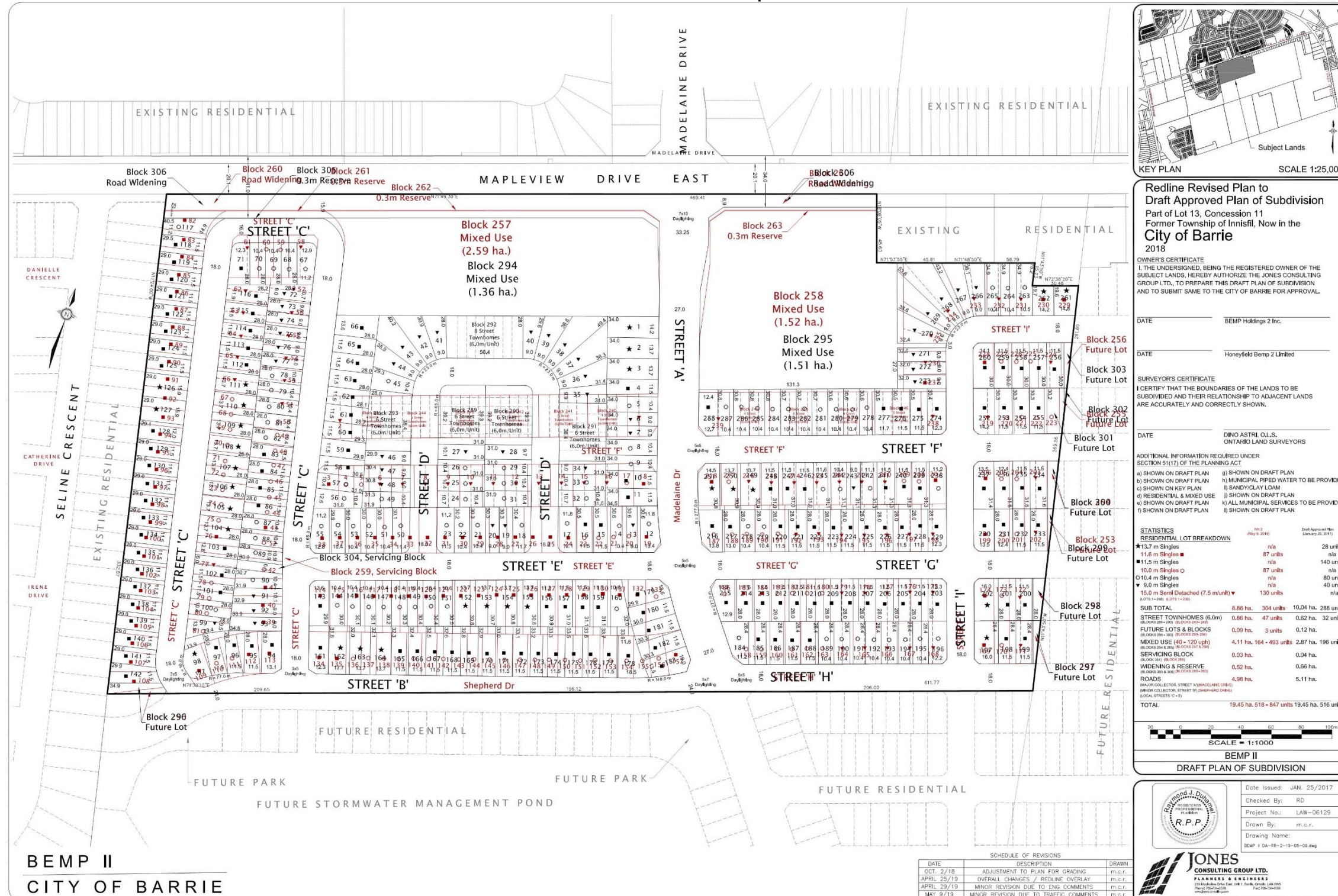
**BEMP II**  
REVISED DRAFT PLAN OF SUBDIVISION TO DRAFT APPROVED PLAN OF SUBDIVISION

Date Issued: MAY 9, 2019  
Checked By: RD  
Project No.: LAW-06129  
Drawn By: m.c.r.  
Drawing Name: BEMP II RR-2-19-05-09.dwg

**JONES CONSULTING GROUP LTD.**  
PLANNERS & ENGINEERS  
225 Mapleview Drive East, Unit 1, Barrie, Ontario, Canada  
Phone: 705.734.2338 Fax: 705.734.1886  
www.jonescgl.com

**BEMP II**  
**CITY OF BARRIE**

APPENDIX E  
Red-lined Plan of Subdivision – 515 Mapleview Drive East



Redline Revised Plan to Draft Approved Plan of Subdivision Part of Lot 13, Concession 11 Former Township of Innisfil, Now in the City of Barrie 2018

OWNER'S CERTIFICATE  
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING GROUP LTD., TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF BARRIE FOR APPROVAL.

DATE: \_\_\_\_\_ BEMP Holdings 2 Inc.  
DATE: \_\_\_\_\_ Honeyfield Bemp 2 Limited

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: \_\_\_\_\_ DINO ASTRAL O.L.S. ONTARIO LAND SURVEYORS

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT

a) SHOWN ON DRAFT PLAN  
b) SHOWN ON DRAFT PLAN  
c) SHOWN ON KEY PLAN  
d) RESIDENTIAL & MIXED USE  
e) SHOWN ON DRAFT PLAN  
f) SHOWN ON DRAFT PLAN

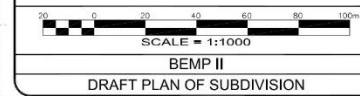
g) SHOWN ON DRAFT PLAN  
h) MUNICIPAL PIPED WATER TO BE PROVIDED  
i) SANDY/CLAY LOAM  
j) SHOWN ON DRAFT PLAN  
k) ALL MUNICIPAL SERVICES TO BE PROVIDED  
l) SHOWN ON DRAFT PLAN

STATISTICS

RESIDENTIAL LOT BREAKDOWN	May 9, 2018	Draft Approved Plan (January 26, 2017)
★ 13.7 m Singles	n/a	28 units
★ 11.6 m Singles	87 units	n/a
★ 11.5 m Singles	n/a	140 units
★ 10.0 m Singles	87 units	n/a
★ 10.4 m Singles	n/a	80 units
★ 9.0 m Singles	n/a	40 units
★ 15.0 m Semi Detached (7.5 m Units)	130 units	n/a

SUB TOTAL

STREET TOWNHOMES (8.0m)	8.86 ha.	304 units	10.04 ha.	288 units
STREET TOWNHOMES (6.0m)	0.86 ha.	47 units	0.62 ha.	32 units
FUTURE LOTS & BLOCKS	0.09 ha.	3 units	0.12 ha.	
MIXED USE (40 - 120 ugh)	4.11 ha.	164 - 493 units	2.87 ha.	196 units
SERVICING BLOCK	0.03 ha.		0.04 ha.	
WIDENING & RESERVE	0.52 ha.		0.66 ha.	
ROADS	4.98 ha.		5.11 ha.	
TOTAL	19.45 ha.	518 - 847 units	19.45 ha.	516 units



Date Issued: JAN. 25/2017  
Checked By: RD  
Project No.: LAW-06129  
Drawn By: m.c.r.  
Drawing Name: BEMP II DA-RR-2-19-05-08.dwg

**JONES CONSULTING GROUP LTD.**  
PLANNERS & ENGINEERS  
220 Adelaide Street East, Suite 1100, Barrie, Ontario, Canada L4N 1A5  
Phone: (705) 633-1111 Fax: (705) 633-1112

SCHEDULE OF REVISIONS

DATE	DESCRIPTION	DRAWN
OCT. 2/18	ADJUSTMENT TO PLAN FOR GRADING	m.c.r.
APRIL 25/19	OVERALL CHANGES / REDLINE OVERLAY	m.c.r.
APRIL 29/19	MINOR REVISION DUE TO ENG. COMMENTS	m.c.r.
MAY 9/19	MINOR REVISION DUE TO TRAFFIC COMMENTS	m.c.r.

BEMP II  
CITY OF BARRIE



**APPENDIX F**  
**Proposed Zoning By-law Amendment – 515 Mapleview Drive East**

