

The City of
BARRIE

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THE CORPORATION OF THE CITY OF BARRIE
Legal Services Department
"Committed to Service Excellence"

May 4, 2012

File: D09-OPA002, D14-1491, D12-393

NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 17(15), 34(12) AND 51(20) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED OFFICIAL PLAN AMENDMENT, AMENDMENT TO THE ZONING BY-LAW, AND PLAN OF SUBDIVISION

Dear Sir/Madam:

Re: Official Plan Amendment, Amendment to the Zoning By-law, and Plan of Subdivision
2131059 Ontario Limited (Baywood Homes) - 700 & 725 Mapleview Drive East

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, May 28, 2012** at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an amended application for an Official Plan Amendment, Amendment to the Zoning By-law, and Plan of Subdivision submitted by Jones Consulting Group Ltd., on behalf of the owner, 2131059 Ontario Limited (Baywood Homes) for lands located on the north side of Mapleview Drive East, east of Yonge Street and the GO Transit rail corridor. The property is legally described as Part of Lot 16, Concession 12, City of Barrie and is located within the Innis-Shore Planning Area. The property is known municipally as 700 & 725 Mapleview Drive East and has a total area of 40.16ha.

A public meeting is being scheduled to introduce the revised concept to Council and the public. The project is currently before the Ontario Municipal Board.

The lands are considered to be designated Residential, Open Space and Environmental Protection Area in the City's Official Plan and are identified as Low Density Residential, Medium Density Residential, Environmental Protection and Neighbourhood Park in the Innis-Shore Secondary Plan. The property is currently zoned Open Space (OS), Environmental Protection (EP), Residential Second Density with Special Provisions (R2 SP-238/243/244/248/249), Multiple Dwelling Second Density Townhouse with Special Provisions (RM2-TH SP-239) and Convenience Commercial (C5).

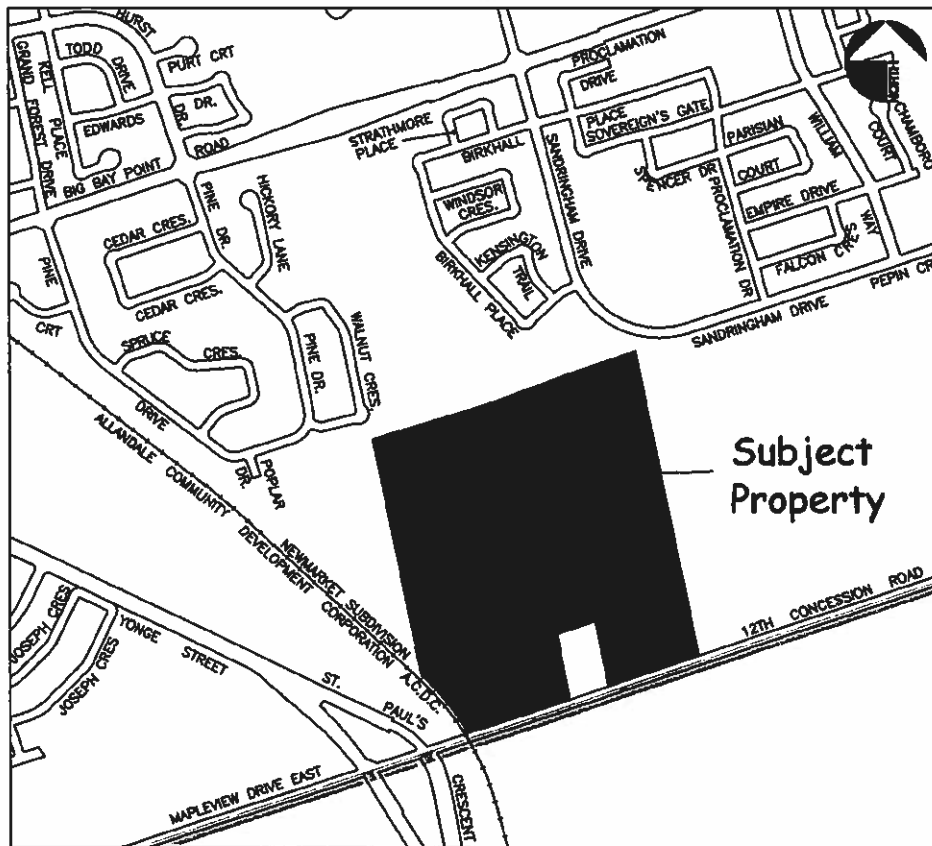
The Official Plan Amendment application proposes to redefine the boundaries of the Residential, Open Space and Environmental Protection areas in the City's Official Plan, and introduce a High Density Residential designation which is currently not permitted within the Innis-Shore Secondary Plan. All relevant policies of the City of Barrie Official Plan and Innis-Shore Secondary Plan are proposed to be amended to address the proposed development and more specifically, residential intensification of the subject lands.

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The applicant proposes to rezone the subject property from Open Space (OS), Environmental Protection (EP), Residential Second Density Special (R2 SP-238/243/244/248/249), Multiple Dwelling Second Density Townhouse Special (RM2-TH SP-239) and Convenience Commercial (C5) to Open Space (OS), Environmental Protection (EP) and Residential Apartment with Special Provisions (RA1-2,-RA1-3, RA2-1) that include reduced parking requirements, and reduced standards for setbacks, lot frontage and area.

A comparison to the initial application with the amended application is as follows:

COMPARISON CHART	ORIGINAL APPLICATION	AMENDED APPLICATION
Site Area	40.27ha	40.16ha
Developable Lands	23.08ha	20.66ha
Environmental Protection Lands	17.19ha	19.50ha
Total Residential Units	2168 units	1849-1905 units
Unit Types		
Townhouses (Street/Cluster)	886 units	454 units
Walk-Up/Low Rise Apartments	0	195-251 units
3-6 Storey Apartments	238 units	600 units
7-10 Storey Apartments	0	600 units
8-24 Storey Apartments	1044 units	0



Any person wishing further information or clarification with regard to this proposed Official Plan Amendment, Amendment to the Zoning By-law and Plan of Subdivision should contact the Planning Services Department during regular office hours at 705-739-4208 or by e-mail planning@barrie.ca.

Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to the City Clerk's Office by **Wednesday, May 23, 2012**. Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the Official Plan Amendment and Amendment to the Zoning By-law if adopted by Council will be provided upon written request to the City Clerk.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of The City of Barrie before the by-law and/or draft plan of subdivision is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Municipal Board; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of The Corporation of the City of Barrie in respect to the proposed Official Plan Amendment, Amendment to the Zoning By-law, and Plan of Subdivision, you must make a written submission to the undersigned.

All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

Dawn McAlpine, City Clerk
City of Barrie, P.O. Box 400
Barrie, Ontario L4M 4T5