



# City of Barrie

70 Collier Street  
P.O. Box 400  
Barrie, ON L4M 4T5

## Meeting Agenda Planning Committee

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Tuesday, January 18, 2022

7:00 PM

Virtual Meeting

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**Notice -**

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the *Municipal Act*, 2001 which provides for Electronic Participation where an emergency has been declared to exist in all or part of the municipality under Section 4 or 7.01 of the *Emergency Management and Civil Protection Act*. Members of the public may observe the proceedings by accessing the live webcast at:

<http://youtube.com/citybarrie>.

**1. CONSENT AGENDA**

**2. PUBLIC MEETING(S)**

Nil.

**3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION**

**PRES 3.1**

**PRESENTATION CONCERNING BARRIE'S NEW OFFICIAL PLAN UPDATE - "ONE CITY, ONE VISION, ONE PLAN"**

**Attachments:**

[Presentation Barrie New Official Plan Update](#)

[A4 220117 Memorandum - Draft New Official Plan and Municipal Comprehensive](#)

[Appendix A - Draft New City of Barrie Official Plan 2051](#)

[Appendix B - Official Plan Consultation and Engagement Summary](#)

[Appendix C - Growth Plan Conformity Chart](#)

[Appendix D - MCR Land Needs Assessment Report and Addendums](#)

[Appendix E - Servicing Growth](#)

**4. DEFERRED BUSINESS****DEF 4.1****DEFERRED BY MOTION 21-P-034 ON DECEMBER 7, 2021 - ZONING BY-LAW AMENDMENT APPLICATION - 407, 411, 413, 417 AND 419 MAPLEVIEW DRIVE WEST (407-419 MAPLEVIEW INC AND ENCORE GROUP) (WARD 7)**

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of 407-419 Mapleview Inc. and Encore Group, to rezone lands known municipally as 407, 409, 413, 417 and 419 Mapleview Drive East from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Multiple Dwelling Second Density' - Special Provisions No. XXX' (RM2)(SP-XXX), be approved.
2. That the following site-specific provisions be referenced in the implementing zoning by-law for the subject lands:
  - a) Permit a minimum front yard setback of 4.0 metres to the building façade and 2.3 metres to external stairs, whereas a minimum front yard setback of 7.0 metres is required;
  - b) Permit a minimum landscaped open space percent of lot area of 30%, whereas a minimum percent of 35% is required;
  - c) Permit a maximum lot coverage percent of lot area of 50%, whereas a maximum of 35% is permitted;
  - d) Permit a maximum gross floor area percent of lot area of 120%, whereas a maximum of 60% is permitted;
  - e) Permit a maximum building height for the back-to-back and stacked townhomes of 12.5 metres, whereas main building height maximums are 10.0 metres;
  - f) Permit a maximum density of 72 units per hectare, whereas a maximum of 40 to 53 units per hectare are permitted; and
  - g) Permit that required amenity areas can be provided as unconsolidated, whereas consolidated amenity areas are required.
3. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV026-21.
4. That the owner/applicant is required to negotiate community benefits as per Section 37 of the *Planning Act* as amended, to the satisfaction of the Director of Development Services at the time of Site Plan Control.

5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV026-21) (File: D30-003-2020)

**Attachments:** [DEV026-211207](#)

[C4 220117 Correspondence - Site Plan Revisions - 407-419 Mapleview Dr W](#)

**5. STAFF REPORT(S)**

Nil.

**6. REPORTS OF OFFICERS OF THE CORPORATION**

Nil.

**7. ENQUIRIES**

**8. ADJOURNMENT**

**HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

**Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) to ensure availability.**

