



City of Barrie

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

Meeting Agenda Planning Committee

Tuesday, May 3, 2022

7:00 PM

Council Chambers/Virtual Meeting

Notice

This meeting will be held ELECTRONICALLY AND IN-PERSON in accordance with the *Municipal Act*, 2001 which provides for Electronic or In Person Participation.

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)

PM Notice:

If you wish to provide oral comments at the Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, May 3, 2022 at 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission at the Public Meeting with electronic participation. To participate in the meeting, you will need access to a computer with internet service or a telephone.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500.

PM1

APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 680 LOCKHART ROAD (PHASE 2) (WARD 9) (FILE: D30-003-2022)

The purpose of the Public Meeting is to review an application for Zoning By-law Amendment and Draft Plan of Subdivision submitted by Rainsong Land Development Inc. for lands legally described as Part of south half of Lot 15, Concession 11, former Township of Innisfil, known municipally as 680 Lockhart Road, Barrie. The subject property is located in the Hewitt's Secondary Plan Area.

The Zoning By-law Amendment application proposes to rezone the subject lands from 'Agriculture General' (AG) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential' (R5), 'Neighbourhood Mixed Use - Special' (NMU) (SP-XXX) and 'Educational Institutional - Special' (I-E)(SP-XXX) with site-specific

provisions in City of Barrie Zoning By-law 2009-141.

The purpose of the Draft Plan of Subdivision Application is to subdivide the subject lands for the development of 467 residential units and 2 school blocks, together with required roads and infrastructure. The residential dwelling unit breakdown is as follows:

- 194 single-detached dwelling units;
- 118 semi-detached dwelling units;
- 147 street townhouse units; and,
- 8 future development blocks/lots.

Presentation by representative(s) of the Jones Consulting Group Ltd.

Presentation by M. Banfield, Director of Development Services.

Attachments: [PM Notice 680 Lockhart Road](#)
[PM Presentation 680 Lockhart Road](#)
[PM Memo 680 Lockhart Road](#)

PM2

APPLICATON FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 338 MAPLEVIEW DRIVE EAST (WARD 9) (FILE: D30-004-2022)

The purpose of the Public Meeting is to review an application submitted by MHBC Planning Ltd. on behalf of Loon Avenue Lands OP Inc. for an Official Plan Amendment and Zoning By-law Amendment for lands legally described as South Part Lot 11, Concession 12, Part of Part 1 51R-4733, formerly Town of Innisfil and known municipally as 338 Mapleview Drive East.

The site is approximately 11.42 hectares in size and located on the north side of Mapleview Drive East, east of Huronia Road and south of Loon Avenue. The portion of lands proposed for development is 2.56 hectares in size, located adjacent the existing residential units fronting on Loon Avenue. The remaining lands include the Lovers Creek Provincially Significant Wetland and contributing features. The section of the property proposed for development is in the Painswick South Planning Area.

The applicant is proposing to amend Schedule 'A' - Land Use in the Official Plan to change the designation of the subject lands from 'General Industrial' and 'Environmental Protection' to 'Residential' and 'Environmental Protection'.

The applicant is proposing to amend the zoning on the subject lands from 'Agriculture' (A) and 'Environmental Protection' (EP) to 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-XXX) and 'Environmental Protection' (EP) to permit the future development of 107 residential townhouse units.

The proposed site-specific zoning standards include:

	<u>RM2</u>	<u>RM2 SP-XXX</u>
Parking spaces	Tandem not permitted 1.5 parking spaces per unit	Tandem permitted 1.17 parking spaces per unit
Permitted Use	n/a	add back-to-back townhouse
Driveway Length	6 metres	3 metres for Block 12
Height	10 metres	12 metres (3-storey) back-to-back 14.5 metres (4-storey) block/cluster
Density	40 units per hectare	43 units per hectare
Front Yard Setback	7 metres	6 metres
Rear Yard Setback	7 metres	2 metres to building, 1 metre to balcony

Presentation by representatives of MHBC Planning Ltd.

Presentation by M. Banfield, Director of Development Services.

See attached correspondence.

- Attachments:** [PM Notice 338 Mapleview Drive East](#)
[PM Presentation 338 Mapleview Drive East](#)
[PM Memo 338 Mapleview Drive East](#)
[PM Correspondence 338 Mapleview Drive East](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)

DEV013-22 ZONING BY-LAW AMENDMENT - 953 MAPLEVIEW DRIVE EAST (WARD 10)

1. That the Zoning By-law Amendment application submitted by The Jones Consulting Group, on behalf of Mapleview South (Innisfil) Limited, to rezone lands municipally known as 953 Mapleview Drive East, from 'Agricultural General' (AG) to 'Neighbourhood Residential' (R5), 'Neighbourhood Multiple Residential' (RM3), 'Neighbourhood Multiple Residential' with Special Provisions (RM3)(SP-XXX), 'Neighbourhood Mixed Use' (NMU), and 'Environmental Protection' (EP), be approved.

2. That the written and oral submissions received relating to this 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 DEV013-22 and there was one written and oral submission received from a member of the public, in addition to comments from technical staff and agencies.

3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV013-22) (File: D30-015-2021)

Attachments: [DEV013-220503](#)

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 to ensure availability.

