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**TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE**

**FROM: S. WHITE, RPP, PLANNER, EXT. 4517**

**NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES**

**B. ARANIYASUNDARAN, P.ENG., PMP  
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW AND DRAFT  
PLAN OF SUBDIVISION - 953 MAPLEVIEW DRIVE EAST (WARD 10)**

**DATE: DECEMBER 7, 2021**

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The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting regarding applications for an Amendment to the Zoning By-law and Draft Plan of Subdivision submitted by The Jones Consulting Group Inc. on behalf of Mapleview South (Innisfil) Limited for lands known municipally as 953 Mapleview Drive East and legally described as Part of Lot 19, Concession 11 (Geographic Township of Innisfil) in the City of Barrie.

The proposed Draft Plan of Subdivision seeks to allow for the creation of 466 residential units of varying single detached dwelling lot sizes and street townhouses, as well as three medium density blocks, environmental protection blocks, stormwater management blocks, and municipal roads.

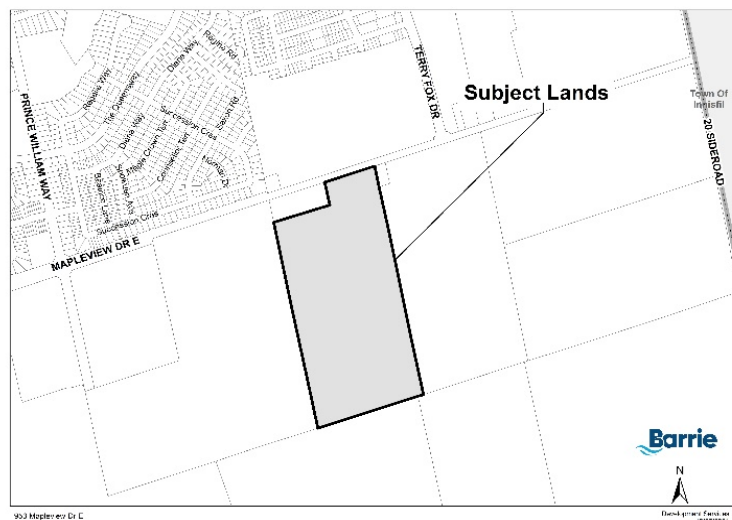
The proposed Zoning By-law Amendment seeks to implement the proposed Draft Plan of Subdivision by rezoning the lands from 'Agricultural' (AG) in the Township of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential' (R5), 'Neighbourhood Residential' with Special Provisions (R5)(SP-XXX), 'Neighbourhood Multiple Residential' (RM3), 'Open Space' (OS), and 'Environmental Protection' (EP). The 'Neighbourhood Residential' with Special Provisions (R5)(SP-XXX) zone would permit a dedicated drainage and access block.

The complete submission package is available for viewing on the City's [Proposed Developments](#) webpage under [Ward 10 – 953 Mapleview Drive East](#).

#### Background

The subject lands are generally rectangular in shape and are located on the south side of Mapleview Drive East between Prince William Way and 20<sup>th</sup> Sideroad (Innisfil).

The property is 19.03 hectares (47.02 acres) in area, with approximately 144 metres (472 feet) of frontage along Mapleview Drive East.



The subject lands are located within the Hewitt's Secondary Plan Area and are currently vacant with a net developable area of 15.26 hectares (37.7 acres).

The subject lands are surrounded by existing residential uses and agricultural uses. The surrounding agricultural lands are proposed, approved, or designated for development. The immediate surrounding land uses are as follows:

- North: Residential and temporary sales centre
- South: Agricultural uses and environmentally protected lands
- East: Agricultural and future residential
- West: Agricultural and future residential

The subject lands are designated 'Neighbourhood Mixed Use Node,' 'Residential Area,' and 'Natural Heritage System,' with provision for a Stormwater Management Facility, on Schedule 9C of the Official Plan.

The property is currently zoned 'Agricultural' (AG) in the Town of Innisfil Zoning By-law 054-04, which carried over from the Town of Innisfil by virtue of the Barrie-Innisfil Boundary Adjustment Act, 2009.

The applications were submitted to the City and subsequently deemed complete on October 27, 2021. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The applications have also been circulated to all applicable City departments and external agencies for review and comment.

#### Neighbourhood Meeting

A neighbourhood meeting was held by the project team on June 25, 2019, at St. Paul's Anglican Church. No members of the public attended the meeting or provided written submissions.

#### Draft Plan of Subdivision

The proposed draft plan of subdivision seeks to facilitate a subdivision containing 466 residential units, which includes the following features:

- 183 single detached dwelling lots, varying in lot frontage from 9.0 metres to 13.7 metres
- 74 street townhouse lots, with a lot frontage of 6.0 metres
- 3 medium density blocks containing an estimated total of 205 residential units
- 4 future lots/blocks
- 1 major collector road (Street B)
- 1 minor collector road (Street A)
- 4 local roads (Streets C through F)
- 3 environmental protection blocks (Blocks 206-208)
- 3 stormwater management and drainage blocks (Blocks 209-211)
- 1 open space block (Block 205)

A copy of the proposed Draft Plan of Subdivision is in Appendix "A".

#### Zoning – Use and Site-Specific Provisions

The proposed Zoning By-law Amendment is being requested to rezone the lands from from 'Agricultural' (AG) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential' (R5), 'Neighbourhood Residential' with Special Provisions (R5)(SP-XXX), 'Neighbourhood Multiple Residential' (RM3), 'Open Space' (OS), and 'Environmental Protection' (EP) to facilitate the development of the proposed draft plan of subdivision.

The 'Neighbourhood Residential' (R5) zone will permit the proposed single detached dwellings and street townhouses. The 'Neighbourhood Residential' with Special Provisions (R5)(SP-XXX) will permit a dedicated drainage and access block (Block 210). The 'Neighbourhood Multiple Residential' (RM3) zone will permit the future development of the three medium density blocks which will be developed through Site Plan Control. The 'Environmental Protection' (EP) zone will apply to lands buffering the adjacent woodland. Lastly, the 'Open Space' (OS) zone will permit the stormwater management facilities.

A copy of the proposed zoning schedule has been included in Appendix "B".

#### Planning and Land Use Matters Under Review

The subject applications are currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with Provincial Planning Policy, City's Official Plan, and Hewitt's Secondary Plan;
- Compatibility and integration with the surrounding uses, including alignment of streets with adjacent developments;
- Analysis of intensification targets for population and employment;
- Review of proposed medium density blocks, including provision of neighbourhood services and employment opportunities to realize the variety of uses intended for the Neighbourhood Mixed Use Node;
- Justification and appropriateness of the requested site specific provision;
- Review of environmental impacts and the long-term protection of environmental features through conveyance to the City through the subdivision process;
- Impacts on traffic including the interface with Mapleview Drive East; and
- Confirmation that the proposed development can be supported by existing services and infrastructure.

#### Next Steps

Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application for a Zoning By-law Amendment and Draft Plan of Subdivision by staff and agency partners.

All technical comments that are received, as well comments provided in the Public Meeting, will be considered during the review of this application. A staff report to Planning Committee is anticipated to be brought forward in the first quarter of 2022 for consideration of the proposed Zoning By-law Amendment. Should Council approve the proposed Zoning By-law Amendment, Planning staff, through delegated approval (Council Motion 10-G-346), would be in a position to consider approval of the draft plan of subdivision. Subsequent site plan applications may be required to develop medium density blocks within the subdivision.

If you have any questions, please contact the planning file manager, Shelby White at 705-739-4220 ext. 4517 or via email at [shelby.white@barrie.ca](mailto:shelby.white@barrie.ca).

Attached:       Appendix "A" – Draft Plan of Subdivision  
                  Appendix "B" – Zoning Schedule

## Draft Plan of Subdivision





## APPENDIX "B"

### Zoning Schedule

