
March 3, 2022
File: D30-020-2021

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO SECTIONS 17(15), 22(6.4), 34(10.7) AND 34(13) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND ZONING BY-LAW

Dear Sir/Madam:

Re: Official Plan Amendment and Amendment to the Zoning By-law – MHBC Planning Ltd. on behalf of Plaza Retail REIT, 315 and 323 Mapleview Drive West

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of Thursday, February 10, 2022 for a proposed Official Plan Amendment and Amendment to the Zoning By-law.

TAKE NOTICE that the Corporation of the City of Barrie will hold a Public Meeting on **Tuesday March 29, 2022, at 7:00 pm** to review the application for an Official Plan Amendment and Amendment to the Zoning By-law.

TAKE NOTICE that MHBC Planning Ltd. on behalf of Plaza Retail REIT have submitted a complete application for an Official Plan Amendment and Amendment to the Zoning By-law for the lands known municipally as 315 and 323 Mapleview Drive West. The subject lands are legally described as Parts 9-12 and Parts 14-19, Block 41 of Registered Plan 51M-882 in the City of Barrie. The property is 2.45 ha (6.06 acres) in area and is currently vacant.

Official Plan Amendment

The proposed Official Plan Amendment seeks to add a new site-specific policy to permit additional commercial uses on the subject lands. The existing General Industrial designation is proposed to be retained while adding a defined policy area to permit commercial uses, including a retail store and restaurant uses and food store and supermarket on the subject lands.

Zoning By-law Amendment

The proposed Zoning By-law Amendment seeks to amend the current zoning from Light Industrial with Special Provisions (LI)(SP-367) to Light Industrial with Special Provisions (LI)(SP-XXX). The existing SP-367 permits automotive sales establishments in addition to the permitted uses under the LI zone.

The proposed Zoning By-law Amendment would permit a retail store, personal service store, food store, and supermarket, as well as standalone restaurant on the subject lands. The proposed amendment would facilitate the development of three (3), 1-storey multi-tenant commercial buildings totaling 5,789.6 square metres of commercial space.

With the current restrictions on public gatherings due to COVID-19, this public meeting will be held in a virtual forum with electronic participation. It will be televised on Rogers TV and will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you wish to provide oral comments at the virtual public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 x5500 during regular office hours prior to **Tuesday, March 29, 2022, by 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 virtual public meeting with electronic participation.

To participate in the virtual planning meeting, you will need access to a computer with internet service or a telephone.

If you wish to make a written submission concerning this matter, please email or mail written comments to cityclerks@barrie.ca or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **Tuesday, March 29, 2022, by 12:00 p.m.**

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 in respect of the proposed Amendment to the Official Plan and Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval to the proposed amendments:

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

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

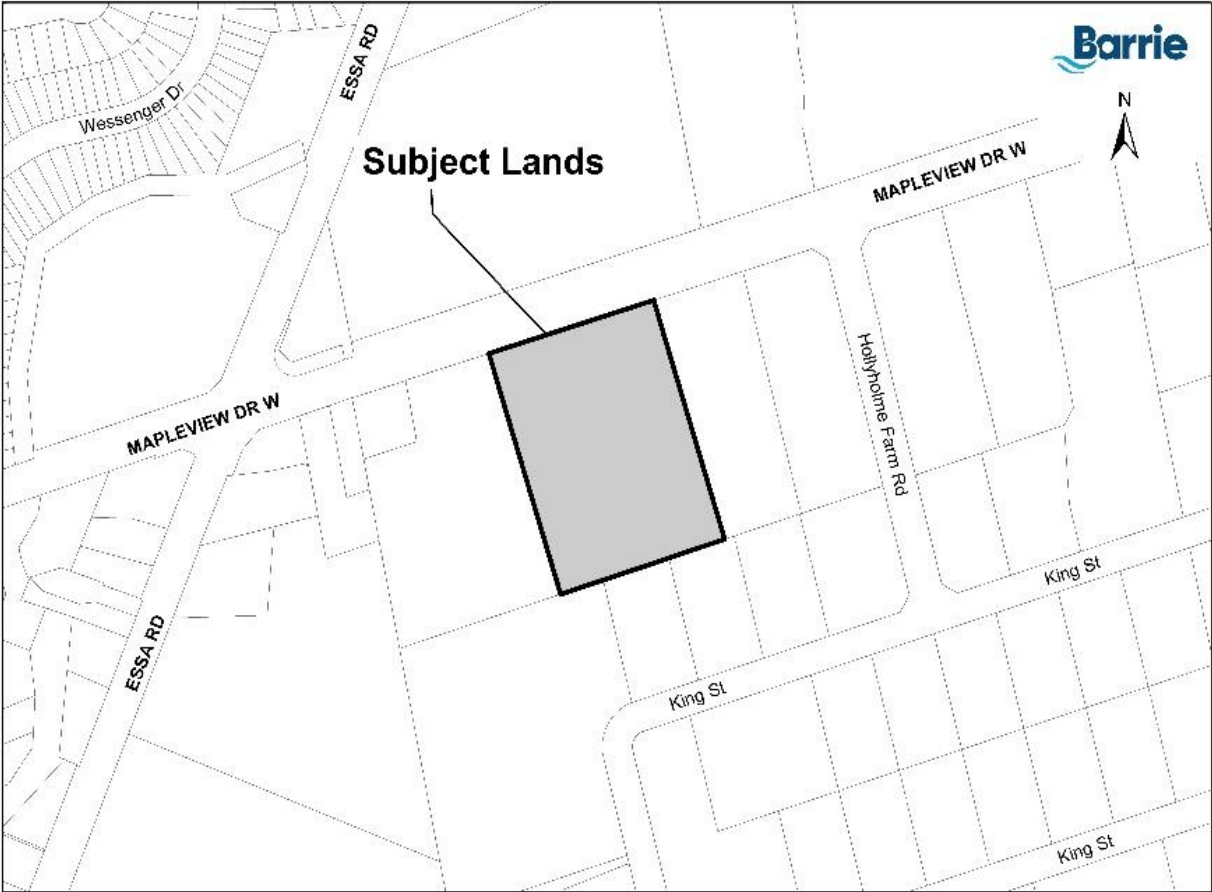
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the *Proposed Developments* page on the City's website under Ward 7 – 315 and 323 Mapleview Drive West at the following link: www.barrie.ca/ProposedDevelopments

Questions about this file may be directed to the undersigned.

Logan Juffermans, Planner
705-739-4220, Ext. 4447
Logan.Juffermans@barrie.ca

Development Services Department - Planning
City of Barrie
70 Collier Street, Barrie, Ontario L4M 4T5

KEY MAP



69-197 Duckworth St
Barrie, On

Development Services
11/22/2021

CONCEPT PLAN

