

March 17, 2022
File: D30-001-2022

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO SECTIONS 34(10.4), 34(12), 51(19.1) and 51(20) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW AND DRAFT PLAN SUBDIVISION

Dear Sir/Madam:

Re: Amendment to the Zoning By-law and Draft Plan of Subdivision – MHBC Planning Ltd.
on behalf of Sandy Creek Estates Inc., 969, 979 and 989 Mapleview Drive East.

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of Friday, March 04, 2022 for a proposed **Amendment to the Zoning By-law and Draft Plan of Subdivision**.

TAKE NOTICE that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, April 12, 2022 at 7:00 p.m.** to review an application submitted by MHBC Planning Ltd. on behalf of Sandy Creek Estates Inc. for a Zoning By-law Amendment and a Draft Plan of Subdivision on lands legally described as Part Lot 19, Concession 11, Parts 1 & 2 51R-35948, Part 1 51R-11231, formerly Town of Innisfil and known municipally as 969, 979 & 989 Mapleivew Drive East. The site is approximately 20 hectares in size and located on the south side of Mapleview Drive East, east and west of the extension of Terry Fox Drive. The property is located in the Hewitt's Secondary Plan Area.

Draft Plan of Subdivision

The proposed Draft Plan of Subdivision seeks to create 11 blocks. Blocks 1 and 2 for mixed-use development, Blocks 3 and 4 for residential development, Block 5 for road widening, Block 6 for a stormwater management facility, Blocks 7 and 8 for the natural heritage system, Block 9 for a temporary cul-de-sac, Block 10 for the future road allowance, and Block 11 for future development. Only Blocks 1 to 10 are proposed for rezoning as part of this application process.

Zoning By-law Amendment

The proposed Zoning By-law Amendment seeks to implement the proposed Draft Plan of Subdivision by rezoning Blocks 1 thru 10 from Agricultural General (AG), Rural Residential (RR) and Environmental Protection (EP) zones in the Town of Innisfil Zoning By-law 054-04 to Neighbourhood Mixed Use with Special Provisions (NMU)(SP-XXX), Residential Neighbourhood (R5) and Environmental Protection (EP) in Comprehensive Zoning By-law 2009-141. The Special Provisions proposed for the (NMU) zone include modified setback provisions, vehicular access restrictions to Mapleview Drive, reduced street level floor height to 2.3 metres and permissions for the stormwater management pond use.

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 Monday, April 11, 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, it should be directed to Legislative and Court Services by Monday, April 04, 2022 by 12:00 p.m. Any person may make representation at the meeting however, written submissions and advance registration are encouraged.

Notification of the approval of the Zoning By-law Amendment and Draft Plan of Subdivision by the City, will be provided upon written request to the undersigned file manager in the Development Services Department – Planning Division.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Barrie in respect of the proposed Zoning By-law Amendment and Draft Plan of Subdivision before the Corporation of the City of Barrie, gives or refuses to give approval of the Zoning By-law Amendment or the Draft Plan of Subdivision:

- (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 unless, in the opinion of the Board, there are reasonable grounds to do so.

All information including opinions, presentations, reports, documentation, etc. provided for or at the 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.

Any person seeking further information or clarification about the Zoning By-law Amendment and Draft Plan of Subdivision should contact the file manager noted below during regular office hours.

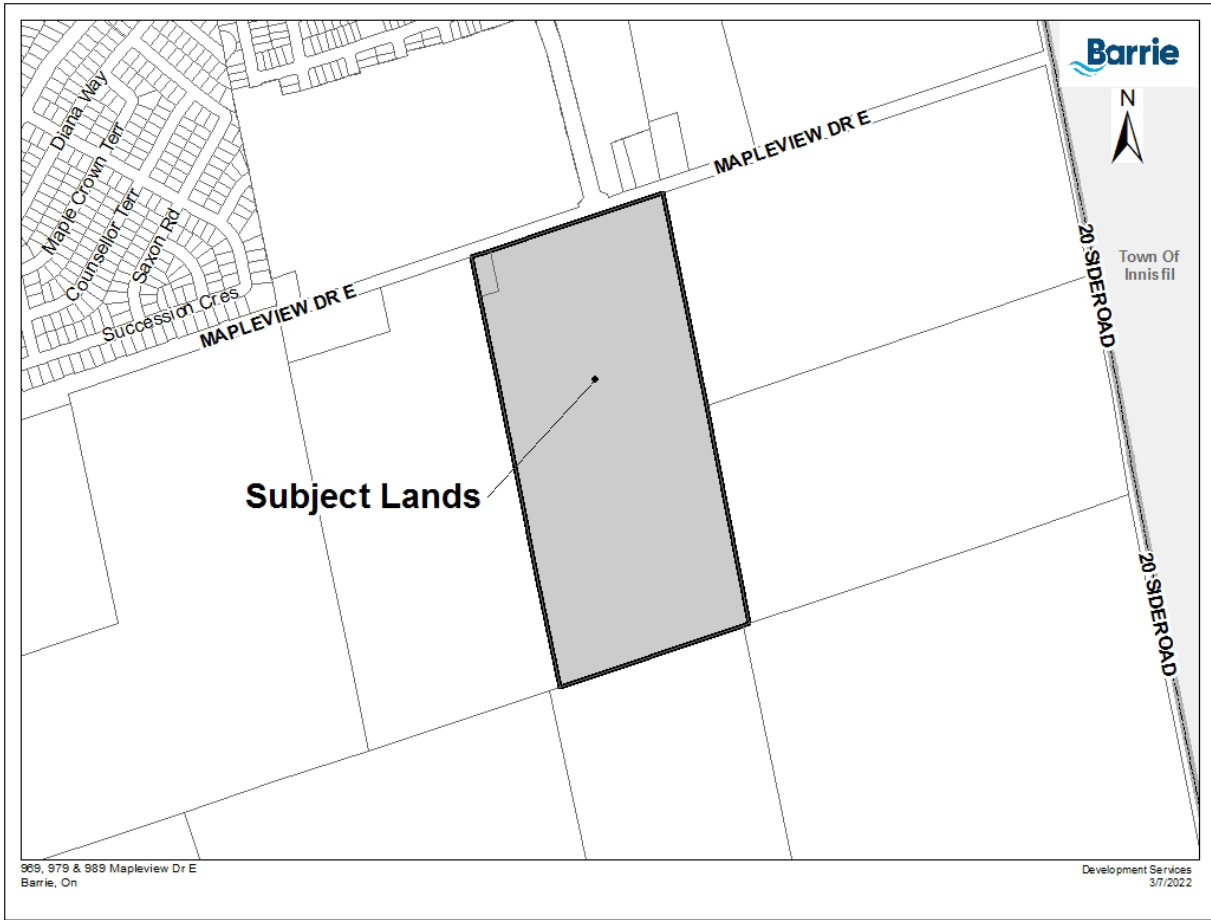
The complete submission package is posted on the [Proposed Developments](#) page on the City's website under **Ward 10 – 969, 979 and 989 Mapleview Drive East** www.barrie.ca/ProposedDevelopments.

Questions about this file may be directed to the undersigned.

Celeste Kitsemetry, RPP
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Development Services Department
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Key Map



Proposed Concept Plan

