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**TO: DEPUTY MAYOR B. WARD AND MEMBERS OF PLANNING COMMITTEE**

**FROM: C. KITSEMETRY, RPP, SENIOR PLANNER, EXT. 4430**

**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 – 969, 979 & 989 MAPLEVIEW DRIVE EAST (WARD 10)**

**DATE: APRIL 12, 2022**

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The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting regarding applications for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by MHBC Planning Ltd. on behalf of Sandy Creek Estates Inc. for lands known municipally as 969, 979 & 989 Maplevue Drive East and legally described as Part Lot 19, Concession 11, Parts 1 & 2 51R-35948, Part 1 51R-11231, formerly Town of Innisfil, in the City of Barrie.

The proposed Draft Plan of Subdivision seeks to create eleven (11) blocks for residential purposes (see Appendix “A” – Draft Plan of Subdivision).

The proposed Zoning By-law Amendment seeks to implement the proposed Draft Plan of Subdivision by rezoning Blocks 1 to 10 from ‘Agricultural General’ (AG), ‘Rural Residential’ (RR) and ‘Environmental Protection’ (EP) in the Town of Innisfil Zoning By-law 054-04 to ‘Neighbourhood Mixed Use with Special Provisions’ (NMU)(SP-XXX), ‘Residential Neighbourhood’ (R5), ‘Environmental Protection’ (EP) in Comprehensive Zoning By-law 2009-141.

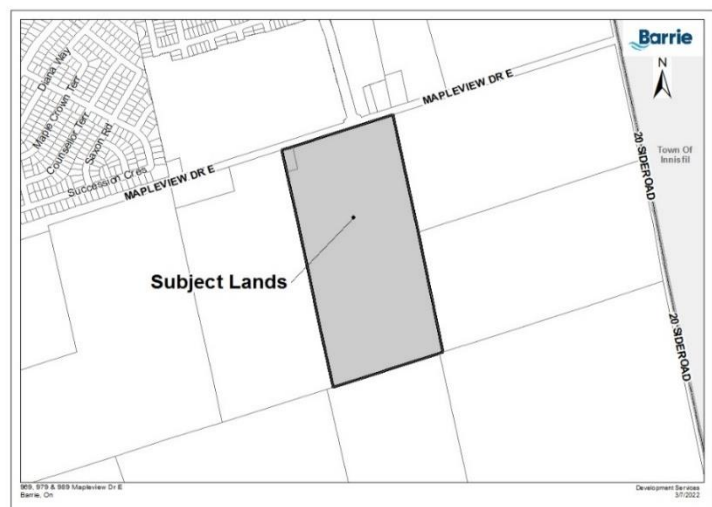
The complete submission package is available for viewing on the City’s [Proposed Developments](#) webpage under [Ward 10 – 969, 979 & 989 Maplevue Drive East](#).

**Background**

The subject lands are approximately twenty (20) hectares in size, rectangular in shape and are located on the south side of Maplevue Drive East both east and west of the future Terry Fox Drive extension. The lands are located within the Hewitt’s Secondary Plan Area.

The immediate surrounding land uses include:

- North** Future mixed use development
- East** Future residential development
- South** Natural Heritage System
- West** Future residential development



The subject lands are designated 'Mixed Use Node', 'Residential' and Environmental 'Protection' on Schedule 'A' – Land Use in the Official Plan.

The property is currently zoned 'Agricultural' (AG), 'Rural Residential' (RR) and 'Environmental Protection' (EP) in the Town of Innisfil Zoning By-law 054-04.

The applications were submitted to the City and subsequently deemed complete on March 4, 2022. 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 not held for this project due to the limited number of properties within the 240 metres circulation radius. The surrounding property owners are also party to the Hewitt's Secondary Plan Landowners Group and are therefore aware of the project.

#### Draft Plan of Subdivision

The proposed Draft Plan of Subdivision seeks to create eleven (11) blocks for mixed-use and residential purposes as detailed below and shown in Appendix "A" – Draft Plan of Subdivision.

<b>Blocks 1 and 2</b>	Mixed-use development in the form of 30 ground floor commercial units fronting Mapleview Drive East with 60 apartment units above
<b>Blocks 3 and 4</b>	Residential development in the form of 73 townhouse units
<b>Block 5</b>	Road widening dedication for Mapleview Drive East
<b>Block 6</b>	Stormwater Management Facility
<b>Blocks 7 and 8</b>	Natural Heritage System
<b>Block 9</b>	Temporary cul-de-sac for Street 'A'
<b>Block 10</b>	Future Road Allowance for the extension Terry Fox Drive
<b>Block 11</b>	Future Development

#### Zoning By-law Amendment

The proposed Zoning By-law Amendment seeks to implement the proposed Draft Plan of Subdivision by rezoning Blocks 1 to 10 from 'Agricultural General' (AG), 'Rural Residential' (RR) and 'Environmental Protection' (EP) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX), 'Residential Neighbourhood' (R5), 'Environmental Protection' (EP) in Comprehensive Zoning By-law 2009-141.

The special provisions proposed for the Neighbourhood Mixed Use (NMU) zone include modified setback provisions, vehicular access restrictions to Mapleview Drive East, reduced street level floor height to 2.3 metres and permissions for the stormwater management pond use. The concept plan is attached to this memorandum as Appendix "B" to illustrate the distribution of the proposed mixed use development, residential townhouse units, municipal roads, and stormwater management pond.

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

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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:

- Compatibility and integration with the surrounding developments, including but not limited to, the future road network;
- Review of proposed mixed use blocks to ensure that neighbourhood services and employment opportunities can be accommodated and effectively designed in the Neighbourhood Mixed Use Node;
- Justification and appropriateness of the requested site specific provisions;
- Review of environmental impacts and the long-term protection of the Natural Heritage System; and,
- Impacts on traffic including the interface with Mapleview Drive East.

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 the applications for a Zoning By-law Amendment and Draft Plan of Subdivision by staff and agency partners.

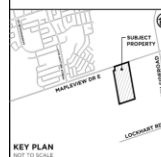
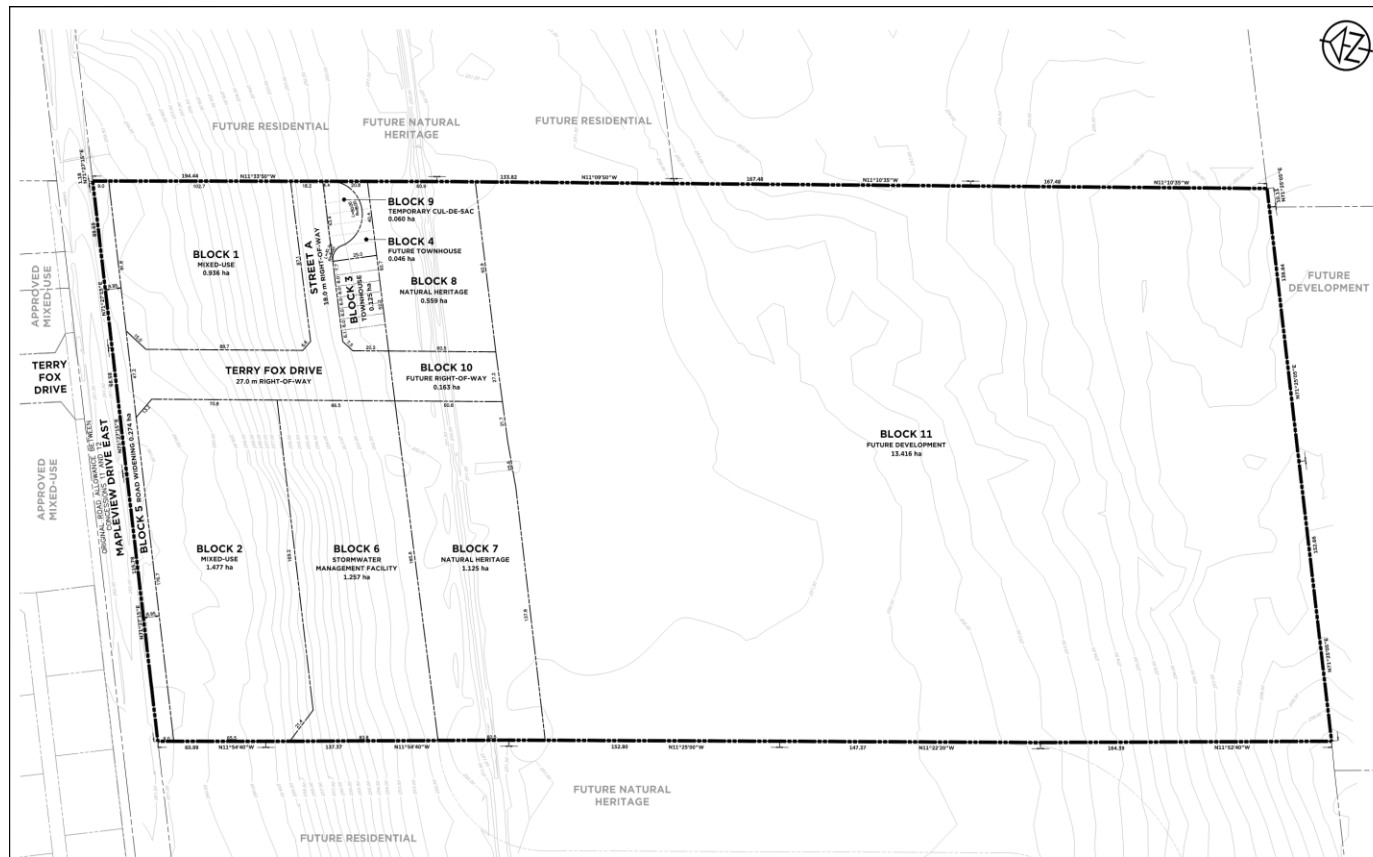
All technical comments that are received, as well comments provided in the Public Meeting, will be considered during the review of this application. A staff report to Planning Committee is anticipated to be brought forward in the later part of 2022 for consideration of the proposed Zoning By-law Amendment. 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, Celeste Kitsemety at 705-739-4220 ext. 4430 or via email at [celeste.kitsemety@barrie.ca](mailto:celeste.kitsemety@barrie.ca).

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

**APPENDIX "A"**

**Draft Plan of Subdivision**



**DRAFT PLAN OF SUBDIVISION**

PART OF LOT 19  
CONCESSION 11  
GEOGRAPHIC TOWNSHIP OF INNISFIL  
NOW IN THE CITY OF BARRIE  
FORMERLY IN THE TOWN OF INNISFIL  
COUNTY OF SIMCOE

**OWNER'S CERTIFICATE**

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORISE TATHAM ENGINEERING LIMITED TO PREPARE THE DRAFT PLAN OF SUBDIVISION AND TO SUBMIT TO THE CITY OF BARRIE FOR DRAFT PLAN APPROVAL.

KATYU D SILVESTRU DATE \_\_\_\_\_  
MONEY CREED BY PASSES INC.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

PRE DE ROSA, OLS OUP DATE \_\_\_\_\_  
J.B. BARNES LTD.

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 81(17) OF THE PLANNING ACT R.S.O. 1990 C.P.33 AS AMENDED**

40 AS SHOWN  
41 AS SHOWN  
42 AS SHOWN  
43 AS SHOWN  
44 AS SHOWN  
45 AS SHOWN  
46 AS SHOWN  
47 MUNICIPAL WATER & SANITARY SUPPLY  
48 SARENT SANDY LOAM  
49 AS SHOWN  
50 MUNICIPAL HYDRO. CABLE  
51 AS SHOWN

**LAND USE SUMMARY**

LAND USE	BLOCK UNITS	AREA (ha)
MIXED USE	BLOCK 1	0.936
MIXED USE	BLOCK 2	1.477
RESIDENTIAL	BLOCK 3	0.135
RESIDENTIAL	BLOCK 4	0.046
RESIDENTIAL	BLOCK 5	0.274
STORMWATER MANAGEMENT FACILITY	BLOCK 6	1.237
NATURAL HERITAGE	BLOCK 7, 8	2.884
TEMPORARY CUL-DE-SAC	BLOCK 9	0.060
MUNICIPAL RIGHT-OF-WAY	-	0.170
MUNICIPAL RIGHT-OF-WAY (FUTURE)	BLOCK 10	0.163
TOTAL PHASE 1	-	11.384
FUTURE DEVELOPMENT	BLOCK 11	13.416
TOTAL	-	24.800

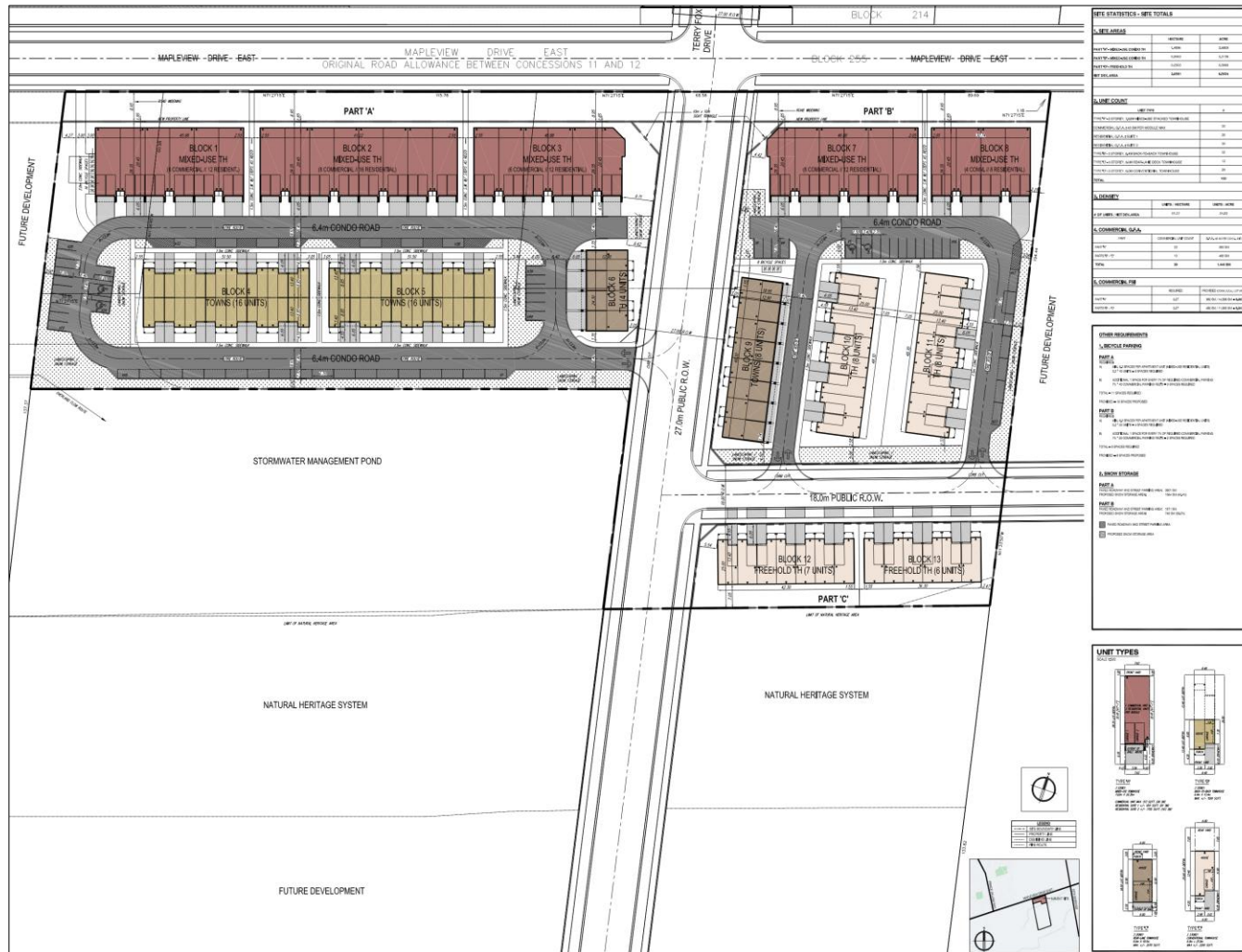
**TATHAM ENGINEERING**

NO.	REVISION DESCRIPTION	DATE
1.	ISSUED FOR DRAFT PLAN APPROVAL	FEB. 4/22

DRAWN: LMS FILE: 420106 DWG: **DP**  
CHECK: RHT DATE: FEBRUARY 2022

**APPENDIX "B"**

**Proposed Concept Plan**



**NET STATISTICS - NET TOTALS**

USE CLASS	AREA (SQ. METERS)	AREA (SQ. FEET)
1. RESIDENTIAL	10,000	107,640
2. COMMERCIAL	5,000	53,820
3. INDUSTRIAL	0	0
4. PUBLIC USE	0	0
<b>TOTAL</b>	<b>15,000</b>	<b>161,460</b>

**PLANNING**

PLANNING	AREA (SQ. METERS)	AREA (SQ. FEET)
1. OFFICE	0	0
2. RETAIL	0	0
3. COMMERCIAL	0	0
4. INDUSTRIAL	0	0
5. PUBLIC USE	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>

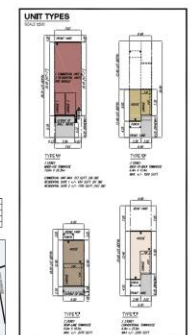
**LAND USE**

LAND USE	AREA (SQ. METERS)	AREA (SQ. FEET)
1. OFFICE	0	0
2. RETAIL	0	0
3. COMMERCIAL	0	0
4. INDUSTRIAL	0	0
5. PUBLIC USE	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>

**OTHER REQUIREMENTS**

**1. BICYCLE PARKING**

**2. BIKE STORAGE**



**APPENDIX "C"**

**Proposed Zoning Schedule**

