

April 7, 2022
File: D30-004-2022

**NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING
PURSUANT TO SECTIONS 17(15), 22(6.1), 34(10.4) AND 34(12) OF THE PLANNING ACT,
R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED OFFICIAL PLAN AMENDMENT
AND AMENDMENT TO THE ZONING BY-LAW**

Dear Sir/Madam:

**Re: Applications for an Official Plan Amendment and Amendment to the Zoning By-law -
MHBC Planning Ltd. on behalf of Loon Avenue Lands OP Inc., 338 Mapleview Drive
East.**

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

TAKE NOTICE that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, May 03, 2022 at 7:00 p.m.** to review an application submitted by MHBC Planning Ltd. on behalf of Loon Avenue Lands OP Inc. for an Official Plan Amendment and Amendment to the Zoning By-law on 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 Lover's Creek Provincially Significant Wetland and contributing features. The section of the property proposed for development is in the Painswick South Planning Area.

Official Plan Amendment

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'.

Zoning By-law Amendment

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:

	RM2	RM2 SP-XXX
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

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, May 03, 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 **Tuesday, May 03, 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 Official Plan Amendment and Amendment to the Zoning By-law 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 the public meeting or make written submissions to the Corporation of the City of Barrie in respect of the proposed Official Plan Amendment and Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the Official Plan Amendment and Amendment to the Zoning By-law:

- (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 Official Plan Amendment and/or Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

The complete submission package is posted on the [Proposed Developments](http://www.barrie.ca/ProposedDevelopments) page on the City's website under **Ward 9 – 338 Mapleview Drive East** www.barrie.ca/ProposedDevelopments. Questions about this file may be directed to the undersigned.

Celeste Kitsemetry, RPP
Senior Planner
705-739-4220, Ext. 4430
celeste.kitsemetry@barrie.ca

Development Services Department
City of Barrie
70 Collier Street, P.O. Box 400
Barrie, Ontario, L4M 4T5

Key Map



