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**NOTICE OF COMPLETE AND PUBLIC MEETING PURSUANT TO SECTIONS 34(10.4) and 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW**

Dear Sir/Madam:

**Re: Amendment to the Zoning By-law – MHBC Planning Limited on behalf of Sobeys Developments Limited Partnership and Sobeys Capital Incorporated, 651, 659, 655, 669 and 673 Mapleview Drive East, Barrie – FILE REF.: D30-011-2022**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete application as of Friday, April 29, 2022 for a proposed Amendment to the Zoning By-law.

**TAKE NOTICE** MHBC Planning Limited on behalf of Sobeys Developments Limited Partnership and Sobeys Capital Incorporated have submitted a complete application for an Amendment to the Zoning By-law for lands known municipally as 651, 659, 655, 669 and 673 Mapleview Drive East.

**TAKE NOTICE** that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, June 07, 2022 at 7:00 p.m.** to review an application for an Amendment to the Zoning By-law submitted by MHBC Planning Limited on behalf of Sobeys Developments Limited Partnership and Sobeys Capital Incorporated, for lands known municipally as 651, 659, 655, 669 and 673 Mapleview Drive East.

The subject lands are legally described as Part of lot 15, Concession 11, Part 1, 2, 3 and 4 Plan (51R40113), except Part 1, 2, 3 and 4 Expropriation Plan (Sc1640881), Geographic Township of Innisfil, in the City of Barrie. The parcels are collectively 3.52 hectares in area, with frontage of 171 metres along Mapleview Drive East and 133 metres along Yonge Street. The site is comprised of five (5) vacant lots.

The subject lands are located in the Hewitt's Secondary Plan Area in the City's Official Plan and designated on Schedule 9A as 'Mixed Use Nodes and Corridors' and as 'Yonge Street Mixed Use Corridor' on Schedule 9C.

The proposed Zoning By-law Amendment seeks to amend the zoning on the subject lands from 'Agricultural General' (AG) to 'General Commercial with Special Provisions' (C4)(SP-XXX) to permit the development of commercial plaza including six (6) building footprints including retail and a food store.

The proposed site specific zoning standards include:

<b>Standards/Provisions</b>	<b>Required</b>	<b>Proposed</b>
Minimum Front Yard Setback	6 metres	Reduced to 5 metres
Minimum Side Yard Setback	3 metres	Reduced to 2 metres
Minimum Side Yard Setback Adjoining a Street	5 metres	Reduced to 2 metres
Maximum Building Height	9 metres	Increased to 13.6 metres
Encroachment for Awning/Canopies	N/A	Permission for 1 metre

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be televised on Rogers TV and livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you would like to participate virtually, you will need access to a computer with internet service or a telephone. If you wish to provide oral comments at the public meeting, please register in advance by emailing: [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220 x5500 during regular office hours prior to **Monday, June 6, 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.

Any person may attend the meeting and make representation or present submission respecting this matter. If you wish to make a written submission concerning this matter, please email or mail written comments to [cityclerks@barrie.ca](mailto: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 **Monday, May 30, 2022 by 12:00 p.m.**

Notification of the Amendment to the Zoning By-law if approved by Council, 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 before the Amendment to the Zoning By-law is passed:

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

All information including opinions, presentations, reports, documentation, etc. provided for or at a 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 wishing further information or clarification with regard to the proposed Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the [Proposed Developments](https://www.barrie.ca/ProposedDevelopments) webpage on the City's website under **Ward 9 – 651, 659, 665, 669, & 673 Mapleview Drive East** at the following link: [www.barrie.ca/ProposedDevelopments](https://www.barrie.ca/ProposedDevelopments)

Celeste Kitsemetry, RPP, Senior Planner  
705-739-4220, Ext. 4430  
[celeste.kitsemetry@barrie.ca](mailto:celeste.kitsemetry@barrie.ca)

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

### KEY MAP



## CONCEPTUAL SITE PLAN

