

January 11, 2021
File: D30-003-2020

NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 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:

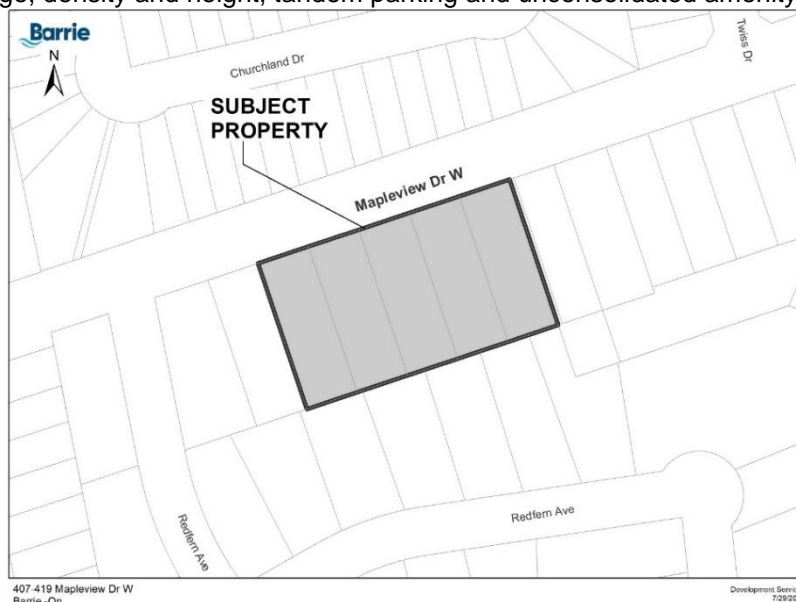
Re: Amendment to the Zoning By-law – 407-419 Mapleview Inc. (Encore Group) - 407, 411, 413, 417 and 419 Mapleview Drive West, Barrie.

TAKE NOTICE that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, February 02, 2021 at 7:00 p.m.** to review an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions, on behalf of 407-419 Mapleview Inc. (Encore Group) for lands located at 407, 411, 413, 417 and 419 Mapleview Drive West, within the Holly Planning Area.

The application is intended to facilitate the redevelopment of five (5) residential parcels totaling 0.6 hectares, which are currently occupied by single detached residential dwellings. The proposal would facilitate the redevelopment of the site with four (4), 22-unit back-to-back townhouse blocks, 4.5 storeys in height with a total of 88 residential units. The subject lands are located on the south side of Mapleview Drive West, west of Essa Road and east of Redfern Avenue.

Zoning By-law Amendment,

The applicant is proposing to rezone the subject lands from 'Residential Single Detached Dwelling First Density (R1)' to 'Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP-XXX)'. The proposed Special Provisions would allow for a reduced front yard setback and landscape buffer, increased lot coverage, density and height, tandem parking and unconsolidated amenity area.



The complete submission package is posted on the “barrie.ca/ProposedDevelopments” page on the City’s website under [Ward 7](#).

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, February 01, 2021 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 Wednesday, January 27, 2021 by 12:00 p.m. Any person may make representation at the meeting however, written submissions and advance registration are encouraged.

Notification of the Amendment to the Zoning By-law if adopted 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 the 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 Local Planning Appeal Tribunal (LPAT); and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the LPAT 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.

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

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

CONCEPTUAL SITE PLAN

