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**TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE**

**FROM: D. SUDDABY, PLANNER**

**NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES**

**A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH  
MANAGEMENT**

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW – 932  
MAPLEVIEW DRIVE EAST (970 MAPLEVIEW INC.)**

**DATE: FEBRUARY 23, 2021**

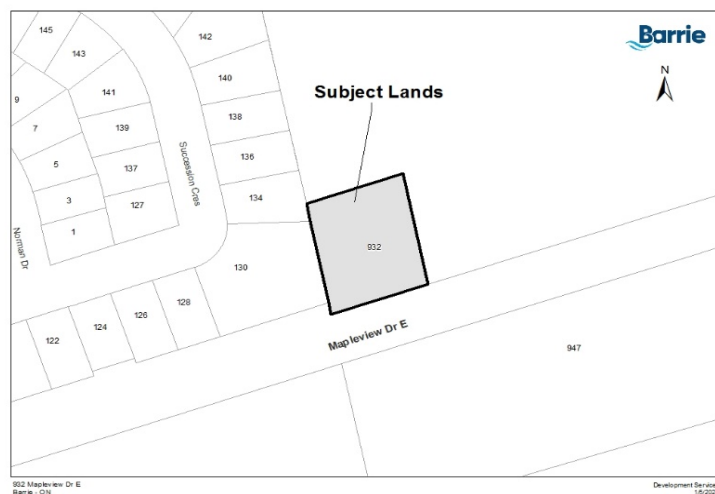
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The purpose of this memorandum is to advise members of Planning Committee of the Public Meeting regarding an application for an Amendment to the Zoning By-law submitted by The Jones Consulting Group, on behalf of 970 Maplevue Inc., to permit the development of four (4) single detached residential lots.

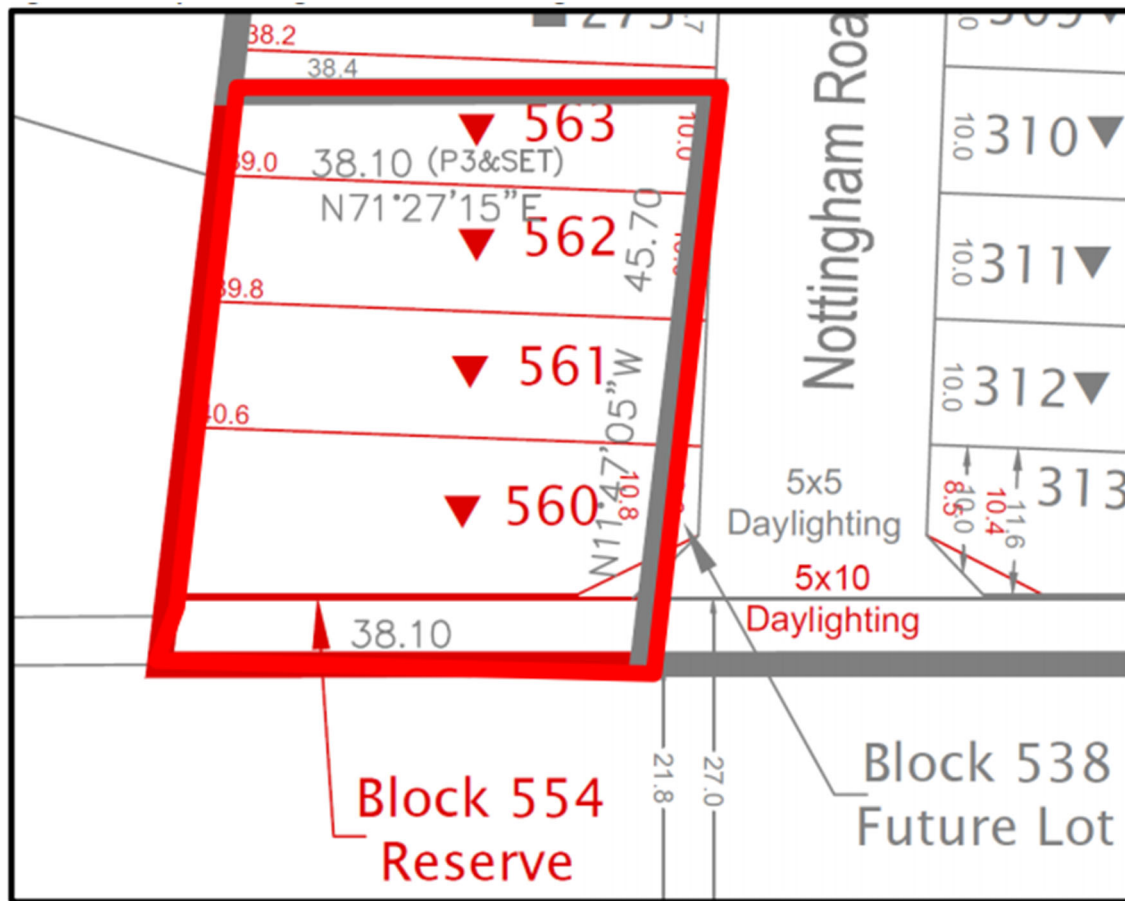
The lands are municipally known as 932 Maplevue Drive East and are located on the north side of Maplevue Drive East and west of 20<sup>th</sup> Sideroad.

The subject lands are located within the Hewitt's Secondary Plan and are currently designated 'Residential Area' on Schedule '9C' – Land Use in the Official Plan.

The application proposes to rezone the lands from 'Rural Residential' (RR) in the Town of Innisfil Zoning By-law 054-04, to 'Neighbourhood Residential' (R5) in the City of Barrie Zoning By-law 2009-141 which is consistent with the balance of the Draft Approved Plan of Subdivision for 970, 1002 and 1006 Maplevue Drive East (File No. D12-430 and D14-1627).



The subject lands are proposed to be added to the adjacent draft approved subdivision through a redline revision to facilitate additional residential development (four single detached residential lots). The proposed concept plan is illustrated below.



The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 10](#).

Due to the minor nature of the proposal, adding four single detached residential lots to a draft approved plan of subdivision a neighbourhood meeting was not held for this application.

## Planning and Land Use Matters Under Review

The subject Zoning By-law Amendment application is currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- Justification and the appropriateness of the proposed amendment;
- Potential impacts on the surrounding neighbourhood including traffic, access and servicing; and,
- Integration of the proposed lots into the existing draft plan of subdivision.

## 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 this application by staff and agency partners. These items may require revisions or updates to the plans and reports submitted in support of this application. A staff report to Planning Committee is anticipated to be brought forward in early 2021 for consideration on the application.

For more information, please contact Dana Suddaby, Planner at 705-739-4220 ext. 4473 or by email at [dana.suddaby@barrie.ca](mailto:dana.suddaby@barrie.ca).