

May 27, 2021

City of Barrie
City Hall, 70 Collier Street
P.O. Box 400, Barrie, ON, L4M 4T5

cityclerks@barrie.ca
newbarrieop@barrie.ca

Attention: Mayor Lehman and Members of Council

Dear Mayor Lehman and Council:

RE: New City of Barrie Official Plan (2nd Draft)
220 Mapleview Drive East, o/b JohnMark Holdings Inc.
Our File 20371B

MHBC Planning has been retained by JohnMark Holdings Inc. to provide them planning advice and guidance with respect to their property at 200 Mapleview Drive East and to provide comments on their behalf to the City regarding the new Official Plan and how it proposes to address the unique development issues of the property.

Our Clients property is strategically located north of Mapleview Drive in a major employment area in the City of Barrie, approximately 1.6 kilometres east of Provincial Highway 400. The property is a corner lot located northwest of the intersection of Mapleview Drive and Huronia Road and abutting the railway line.

The area is comprised of commercial and office uses on the southwest corner of the intersection and light industrial uses on the other three corners as transitional land uses to the conservation land and residential neighbourhoods further to the east along Mapleview Drive. Further to the west and along Welham Road are more traditional major office and industrial employment uses. The subject property has an approximate frontage of 265 metres on Mapleview Drive, a frontage of approximately 159 metres on Huronia Road and an approximate area of 6.4 hectares (15.8 acres).

The location of the property is identified in Figure 1 below.

Figure 1 – Location Map



As the City and Council are aware, the property supports a significant portion of the Lover's Creek Marsh, a Provincially Significant Wetland. With this feature, and the required minimum 30 metre buffer, the effective developable area of the property is broken into two areas with a total remaining developable area at the intersection of Mapleview and Huronia Road being approximately only 1 hectare in size. Moreover, the planned widenings of both Mapleview Drive and Huronia Road will further reduce the developable portion of the subject lands. These development constraints and design imperatives will make it difficult, if not impossible, for our Client to achieve the planned land use and "Employment Area – Industrial" functions as set out in the draft New Official Plan as shown on Figure 1 attached.

It is our opinion that in light of the these significant environmental constraints, the City's goal of protecting and designating all Level 1 NHS resources, creating a planning framework that achieves the employment goals for the City, and being consistent and in conformity with the PPS and Growth Plan, that the best planned use for the subject property would be the "Employment Area – Non-Industrial" designation. Changes to Map 2 of the Draft new Official Plan would be required.

Please accept this request and comments on behalf of our Clients. We look forward to continuing to work with City Staff in the consideration of this request and making the changes to the new Official Plan to further ground truth its land use structure, designations and policy approach to city building.

We look forward to your review and response.

Yours truly,

MHBC

Wesley R. Crown, BES, MCIP, RPP
Associate

Attachment

c. John Di Flaviano - diflav@rogers.com

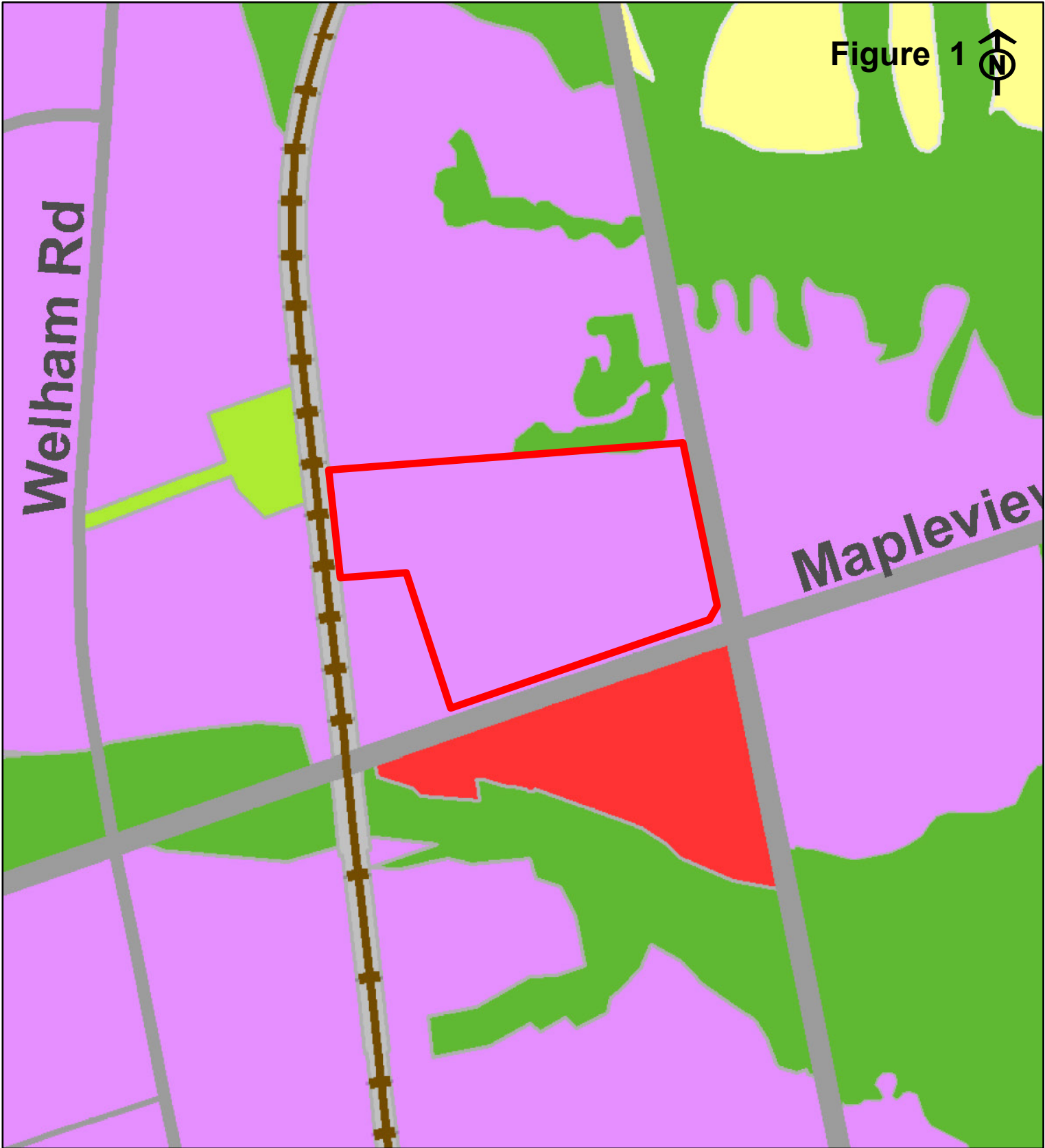


Figure 1

LAND USE

CITY OF BARRIE
OFFICIAL PLAN 2nd DRAFT - MAY 2021
MAP 2 - LAND USE DESIGNATIONS

220 Maplevue Drive East
Part Lot 10, Concession 12
Geographic Township of Innisfil
City of Barrie
County of Simcoe

LEGEND

- Subject Property
- Neighbourhood Area
- Employment Area - Industrial
- Commercial District
- Natural Heritage System
- Greenspace

DATE	May, 27, 2021
SOURCES	City of Barrie - Official Plan 2nd Draft - May 2021
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20371B - Planning Letter	
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> <div style="text-align: left;"> <p>MHBC</p> </div> </div> <div> <p>PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE</p> </div> </div>	