

February 21, 2025

File: D30-030-2024

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO SECTIONS 34(10.4), 34(12) AND 51 (19.1) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION

Re: Applications for an Amendment to the Zoning By-law and Draft Plan of Subdivision
MHBC Planning on behalf of Sandy Creek Estates Inc, **989 Maplevue Drive East (Phase 2), City of Barrie.**

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Wednesday, January 29, 2025** for a proposed **Amendment to the Zoning By-law and Draft Plan of Subdivision.**

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, March 19, 2025 at 6:00 p.m.** to review an application submitted by MHBC Planning, on behalf of Sandy Creek Estates Inc., for an Amendment to the Zoning By-law to permit three-hundred and twenty-eight (328) residential units consisting of twenty-eight (28) single-detached dwelling units, two-hundred nine (209) street townhouse units, twenty-two (22) back-to-back townhouse units, and sixty-nine (69) condominium townhouse units on lands described as: Part of Lot 19, Concession 11, being Part 1 on Plan 51R-35948 (former Town of Innisfil), City of Barrie, and known municipally as: 989 Maplevue Drive East, Barrie.

A public meeting is not required for a Draft Plan of Subdivision under the *Planning Act*. Decision authority for Plans of Subdivision have been delegated to the Executive Director of Development Services. If approved, notification of the Draft Plan of Subdivision will be provided upon written request to the file manager noted below in the Development Services Department – Planning Division or cityclerks@barrie.ca.

The proposed Draft Plan of Subdivision is intended to create two-hundred fifty-nine (259) residential lots and sixty-nine (69) residential units contained within a condominium block inclusive of one (1) parkland block, one (1) open space block, one (1) natural heritage block, and six (6) public roadways.

The Phase 2 site is approximately 13.42 hectares in size and located south of Phase 1 on the south side of Mapleview Drive East, east and west of the extension of Terry Fox Drive. The site is currently vacant.

Zoning By-law Amendment

A Zoning By-law Amendment is proposed to amend the existing 'Agricultural General' (AG) and 'Environmental Protection' (EP) zones that applies to the subject lands in the former Town of Innisfil By-law 054-04 to 'Neighbourhood Residential with Special Provisions' (R5)(SP-XXX), 'Neighbourhood Residential Multiple with Special Provisions' (RM3)(SP-XXX), 'Open Space' (OS) and 'Environmental Protection' (EP) in accordance with the following special provisions:

Zoning Provision	Required by Zoning By-law 2009-141	Proposed (RM3)(SP-XXX)
Lots Without Frontage on a Street	Lot line abutting private road or right-of-way deemed front yard	Shortest private road frontage deemed front yard for vehicle access
RM3 Zoning Standard		
Minimum Rear Yard Setback	5m	3.5m
Lot Frontage (Street Townhouse)	11m	0m (5.9m minimum dwelling width required)
Parking Space per Dwelling Unit	2	1
R5 Zoning Standard		
Parking Space per Dwelling Unit	2	1

Staff note that this application is part of a more comprehensive development project with the lands to the north (Phase 1), currently undergoing Site Plan Approval through Application D11-024-2024 for a mixed use townhouse development consisting of one-hundred twenty-three (123) townhouse units and thirty (30) ground floor commercial units. The Zoning By-law Amendment (By-law 2022-123) for Phase 1 was approved on December 22, 2022 and the associated Draft Plan of Subdivision approval was granted on June 13, 2023.

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be 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 or calling 705-730-4220 x5500 during regular office hours prior to **March 19, 2025 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 or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **March 19, 2025 by 12:00 p.m.**

Notification of the approval of the Zoning By-law Amendment 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 who would otherwise have an ability to appeal the decision of the Council of the City of Barrie to the Ontario Land Tribunal (OLT) but the 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 in respect of the proposed Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the 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.

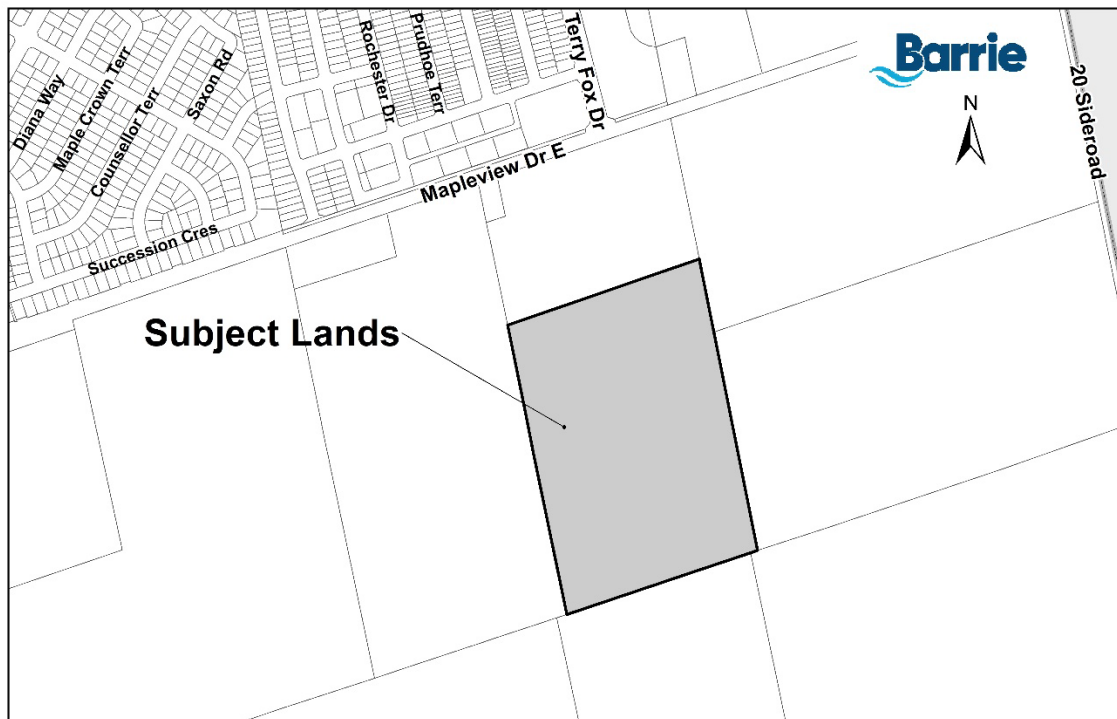
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Development Projects** webpage on the City's website under [Ward 10 – 989 Mapleview Drive East \(Phase 2\)](http://www.barrie.ca/DevelopmentProjects) at www.barrie.ca/DevelopmentProjects

Any person seeking further information or clarification about the proposal should contact the file manager noted below during regular office hours.

Rachel Mulholland, Planner
705-739-4220, Ext. 4541
Rachel.mulholland@barrie.ca

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

KEY MAP



CONCEPT PLAN

