

May 7, 2026
File: D30-001-2026

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO SECTIONS 17(15), 22(6.1), 34(10.4) AND 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND ZONING BY-LAW

**Re: Application for an Official Plan Amendment & Zoning By-law Amendment
Innovative Planning Solutions on behalf of 998909 Ontario Inc.
340 Mapleview Drive East, Barrie**

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Tuesday, April 07, 2026** for a proposed **Official Plan Amendment and Amendment to the Zoning By-law**.

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, June 03, 2026 at 6:00 p.m.** to review application submitted by Innovative Planning Solutions, on behalf of 998909 Ontario Inc., for an Official Plan Amendment and Amendment to the Zoning By-law to permit thirty-six (36) back-to-back stacked townhouses on lands described as Part South 1/2 Lot 11, Conc. 12 (Innisfil) being Part 2 on Plan 51R-4733; S/E Part 1 on Expropriation Plan SC944117; S/T EASEMENT AS IN SC1278000; City of Barrie, and known municipally as 340 Mapleview Drive East.

The site is approximately 10.50 hectares in size with 153 metres of frontage on Mapleview Drive East. The lands are located on the north side of Mapleview Drive East, east of Huronia Road.

The purpose of the proposed Official Plan Amendment is to redesignate a portion of the lands being, 0.61 hectares (1.5 acres) at the southwestern corner of the site, from 'Natural Heritage System' to 'Neighbourhood Area'. The proposed Zoning By-law amendment seeks to rezone the same portion of the lands from 'Environmental Protection Area (EP)' to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX). The effect of the Official Plan and Zoning By-law Amendment would facilitate the development of thirty-six (36) back-to-back stacked townhouses. The special provisions requested are outlined below in Table 1:

Table 1: Special Provisions (RM2)(SP-XXX)

Provision	Zone Standard	Proposed
Section 5.3.1 Table 5.3 – Maximum Building Height	10.0 metres	15.0 metres
Section 5.3.1 Table 5.3 – Minimum Consolidated Amenity Area	12 m ² /unit Total Consolidated: 432 m ²	Two amenity areas: 176.91m ² 270.0 m ² Total Unconsolidated: 447.11m ²
Section 5.2.5.1 - Density	Stacked Townhouses 53 units/ developable hectare	59 units / developable hectare

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 705-739-4220 x5500 during regular office hours prior to **June 3, 2026 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 **June 3, 2026 by 12:00 p.m.**

Notification of the approval of the Official Plan Amendment and 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 Official Plan and Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the Amendment to the Official Plan and 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 opinions, presentations, reports, documentation, etc. provided for or at the 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.

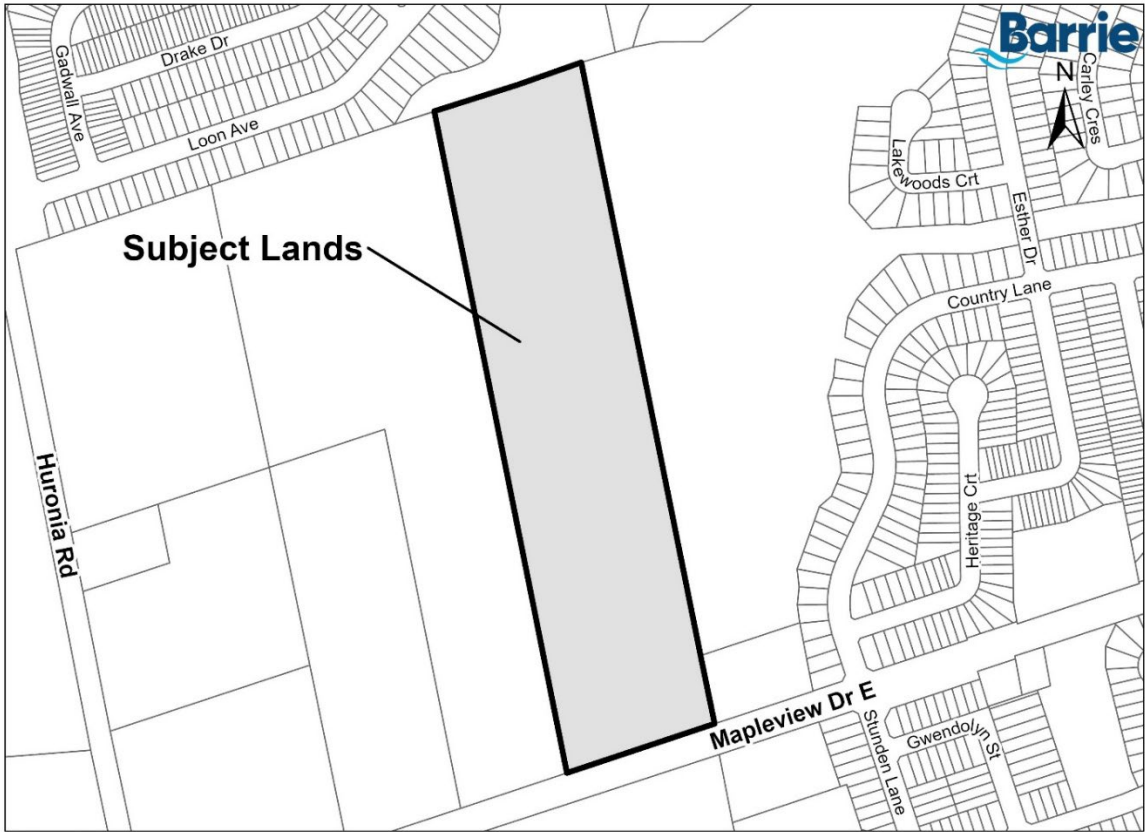
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Proposed Developments** webpage on the City's website under [Ward 9 – 340 Mapleview Drive East](#) at www.barrie.ca/ProposedDevelopments.

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

Dana Suddaby, RPP, Senior Planner
705-739-4220, Ext. 4473
Dana.suddaby@barrie.ca

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

KEY MAP



340 Mapleview Dr E
Barrie - On.

Development Services - Planning
9/23/2025

CONCEPTUAL SITE PLAN

