

May 27, 2026
File: D30-008-2026

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

Re: Application for an Amendment to the Zoning By-law
The Jones Consulting Group Ltd., on behalf of Dunsire Properties Inc.
750 Mapleview Drive East, City of Barrie.

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Tuesday, May 26, 2026** for a proposed **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 17, 2026 at 6:00 p.m.** to review an application submitted by The Jones Consulting Group Ltd., on behalf of Dunsire Properties Inc., for an Amendment to the Zoning By-law to permit two (2), six (6) storey apartment buildings that contain 62 residential units in each for a total of 124 apartment units, with an associated two (2) storey parking structure and a surface parking area consisting of 117 parking spaces and 12 tandem spaces on lands described as Part South Half of Lot 16, Concession 12 (Innisfil) being Part 1 on Plan 51R-43825; save/except Part 1 on Plan 51R-43593, and known municipally as 750 Mapleview Drive East, City of Barrie.

The subject lands are approximately 1.21 hectares in size and are located to the north side of Mapleview Drive East, east of Yonge Street and the GO Transit - Metrolinx rail line. The property has a total frontage of 91.46 metres on Mapleview Drive East and is currently vacant.

Zoning By-law Amendment

A Zoning By-law Amendment is proposed to amend the existing 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-569) and 'Environmental Protection' (EP) zones that applies to the subject lands in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended, to 'Residential Apartment Dwelling Second Density-1 with Special Provisions' (RA2-1)(SP-XXX) and 'Environmental Protection' (EP) in accordance with the following special provisions:

Zoning Standard	Required by Zoning By-law 2009-141	Proposed Zoning Standard (RA2-1)(SP-XXX)
Parking (Table 4.6) Residential Building Containing More Than 3 Dwelling Units	1.5 spaces per dwelling unit	0.90 spaces per dwelling unit with tandem permitted
Minimum Front Yard Setback (Table 5.3)	7m	3m
Minimum Side Yard Setback (Table 5.3)	5m	4m
Minimum Rear Yard Setback (Table 5.3)	7m	6m
Minimum Landscape Open Space (Table 5.3)	35%	31%
Maximum Lot Coverage for Accessory Buildings and Structures (Section 5.3.5)	10%	11%
Parking Lot Coverage for Apartment Dwellings (Section 5.3.6.2)	35%	40%
Minimum Landscaped Buffer Area for Parking Areas with More than 4 Spaces Adjoining a Residentially Zoned Lot (Section 5.3.7.1)	3m	0m
Minimum Landscape Buffer Area Alongside the Side and Rear Lot Lines of Any Lot Which is Occupied by an Apartment Dwelling (Section 5.3.7.2)	3m	0m for Side Lot Line

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 **June 17, 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 17, 2026 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.

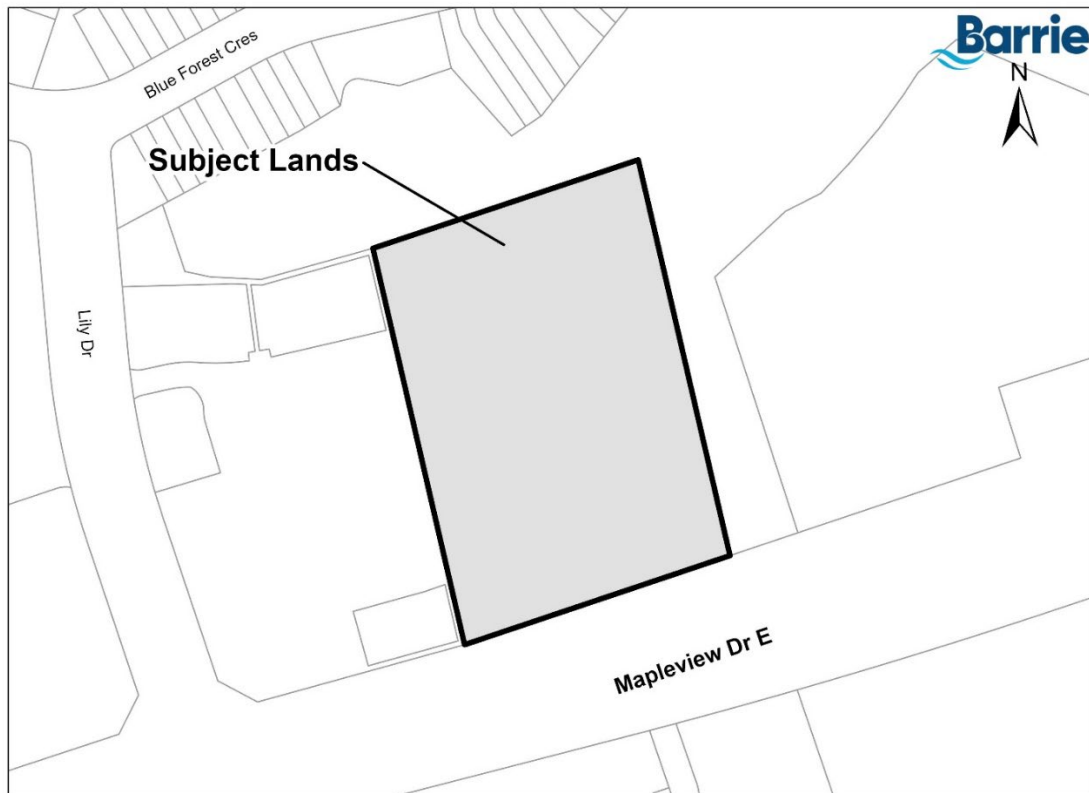
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Proposed Developments** webpage on the City's website under **Ward 10 – 750 Mapleview Drive East** at <https://www.barrie.ca/ProposedDevelopments>

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

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



750 Maplevue Drive East
Barrie - On.

Development Services - Planning
5/26/2026

