

RECEIVED

FEB 26 2019

PRATT DEVELOPMENT INC
300 - 27 CLAPPERTON ST
BARRIE ON L4M 3E6

February 21, 2019
File: D09-OPA070, D14-1662

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

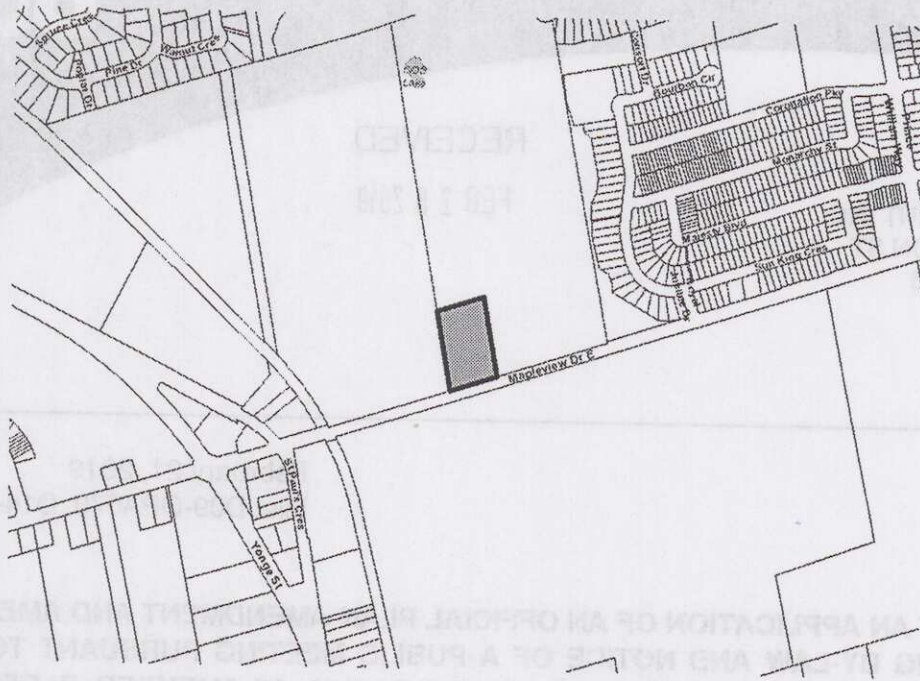
Dear Sir/Madam:

Re: Official Plan Amendment and Amendment to the Zoning By-law – 750 Mapleview Inc., 750 Mapleview Drive East, Barrie.

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, March 18, 2019 at 7:00 p.m.** in the Council Chambers of City Hall, 70 Collier Street, to review an application for an Official Plan Amendment and Amendment to the Zoning By-law submitted by Innovative Planning Solutions (IPS) on behalf of 750 Mapleview Inc. for the property municipally known as 750 Mapleview Drive East.

750 Mapleview Inc. has requested a change to the Official Plan land use boundary for Residential and Environmental Protection designated lands and a change in Zoning from Residential Single Detached (R1) and Environmental Protection (EP) to Residential Multiple Second Density with Special Provisions (RM2)(SP-XXX) and Environmental Protection (EP) lands. The project is to permit a 90 unit condominium townhouse development consisting of back-to-back and stacked townhouse blocks with special provisions to the RM2 zone including: an increase in density to 87upha, a reduced front yard setback from 7m to 4.5m, increased gross floor area from 60% to 105%, and increased height from 10m to 15m.

For more information including meeting cancellation notices due to inclement weather and copies of the plans, please visit Ward #10 at barrie.ca/ProposedDevelopments.



Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to Legislative and Court Services by **Tuesday, March 12, 2019**. Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the Official Plan Amendment and Amendment to the Zoning By-law if adopted by Council will be provided upon written request to the City Clerk.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of The City of Barrie before the Official Plan Amendment and Amendment to the Zoning By-law is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Local Planning Appeal Tribunal; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of The Corporation of the City of Barrie in respect of the proposed Official Plan Amendment and Amendment to the Zoning By-law, you must make a written submission to the undersigned and the Planning and Building Services Department.

All information including opinions, presentations, reports, documentation, etc. provided for or at a 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.

Celeste Kitsemety, Planner
705-739-4220, Ext. 4430
Celeste.Kitsemety@barrie.ca

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

INNIS SHORE MANAGEMENT INC.
HEWITT'S CREEK MANAGEMENT INC.

VIA EMAIL AND REGISTERED MAIL

ORIGINAL

March 11, 2019

The City of Barrie
Planning and Building Services Department
70 Collier Street, Box 400
Barrie, Ontario
L4M 4T5

Attention: Ms. Celeste Kitsemetry,
Planner

Dear Madam:

**RE: Innis-Shore Secondary Planning Area
Cost Sharing Agreement dated January 19, 1999, as Amended
Innis Shore Management Inc.
Hewitt's Creek Trunk Sanitary Sewer
Cost Sharing Agreement dated April 30, 1997
Hewitt's Creek Management Inc.
750 Mapleview Drive East
Application by Innovative Planning Solutions on behalf of
750 Mapleview Inc. for an Official Plan Amendment and
Amending Zoning By-Law
Public Meeting Scheduled for March 18, 2019
City File Numbers: D09 – OPA070, D14-1662
City of Barrie**

I am the Secretary-Treasurer of and an Authorized Signing Officer for Innis Shore Management Inc., the Trustee appointed pursuant to the provisions of the Innis-Shore Secondary Planning Area Cost Sharing Agreement dated January 19, 1999, as amended (the "Innis Shore CSA"). I am also the General Manager of and an Authorized Signing Officer for Hewitt's Creek Management Inc., the Trustee appointed pursuant to the provisions of the Hewitt's Creek Trunk Sanitary Sewer Cost Sharing Agreement dated April 30, 1997 (the "Hewitt's Creek CSA").

I am in receipt of a Notice dated February 21, 2019, concerning an Application by Innovative Planning Solutions on behalf of 750 Mapleview Inc. ("750 Mapleview") for an Official Plan Amendment and Amending Zoning By-Law (the "Application"). The Notice, among other things, states that the General Committee of the Council of the Corporation of the City of Barrie ("the City") will hold a public meeting on Monday, March 18, 2019, at 7.00 p.m. to review the Application.

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The land that is the subject of the Application falls within the boundaries of both the Innis Shore CSA and the Hewitt's Creek CSA. As an authorized representative for both CSAs and on behalf of both Landowners Groups, while we have no comment on the proposed development, as the City is aware, 750 Mapleview will benefit from the community lands and infrastructure which have been provided, constructed, and/or financed by both Landowners Groups.

Accordingly, and on behalf of both Landowners Groups, I ask that the City impose, as a condition of development, including the adoption of the proposed Official Plan Amendment and/or Amending Zoning By-Law, that 750 Mapleview be required to enter into the Innis Shore CSA and the Hewitt's Creek CSAs and be a participant in good standing under both agreements.

Specifically, I ask that the following clause be inserted into any development application made by 750 Mapleview as it pertains to the subject land:

“Prior to the adoption and/or approval of the above-noted Application, 750 Mapleview (or its successor in title) enter into the Innis Shore CSA and the Hewitt's Creek CSA and receive a Clearance Letter from the Trustee appointed pursuant to the provisions of the Innis Shore CSA and the Hewitt's Creek CSA that the Applicant is party in good standing under both agreements.”

Finally, by copy of this letter to the City Clerk I ask that both this office and Mr. David S. White, the Innis Shore CSA and Hewitt's Creek CSA Lawyer, be kept informed of any decisions made by Council concerning the Application. Mr. White is with Devry Smith Frank LLP, located at 85 Bayfield Street, Third (3rd) Floor, Barrie, Ontario, L4M 3A7.

I trust the above is satisfactory. If further information is required, please do not hesitate to contact the writer.

Please confirm receipt of this letter and that my request will be implemented by you.

Thank you.

Yours truly,

**INNIS SHORE MANAGEMENT INC.
HEWITT'S CREEK MANAGEMENT INC.**

A handwritten signature in blue ink, appearing to read "Andrew Orr", with a long horizontal flourish extending to the right.

Andrew Orr
Trustee

cc. City Clerk – D. McAlpine
CSA Lawyer – Mr. David S. White (via email)
CSA Planner – Ms. Celeste Phillips (via email)
CSA Engineer (Innis Shore) – Mr. Scott Brumwell (via email)
CSA Engineer (Hewitt's Creek) – Mr. Bryan Richardson (via email)
Innis Shore Landowners (via email)
Hewitt's Creek Landowners (via email)