

Staff Memorandum



To	Mayor A. Nuttall and Members of Council
Subject	Public Meeting for a Zoning By-law Amendment - 989 Maplevue Drive East (Phase 2)
Date	March 19, 2025
Ward	10
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer

The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for Zoning By-law Amendment submitted by MHBC Planning, on behalf of Sandy Creek Estates Inc. The subject lands are legally described as Part of Lot 19, Concession 11, Part 2, Plan 51R-4696, in the City of Barrie, and are known municipally as 989 Maplevue Drive East, City of Barrie.

The Zoning By-law Amendment application proposes 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), 'Open Space' (OS) and 'Environmental Protection' (EP) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended. The purpose of the Zoning By-law Amendment is to facilitate the future development of the associated Draft Plan of Subdivision with three-hundred and twenty-eight (328) residential units in the R5(SP-XXX) zone.

The complete submission package is available for viewing on the City's Development Projects webpage under [Ward 10 – 989 Maplevue Drive East \(Phase 2\)](#).

Background

The Phase 2 site is approximately 13.42 hectares (134,000 square meters) in size and is located south of Phase 1 on the south side of Maplevue Drive East, and east and west of the extension of Terry Fox Drive. The site is currently vacant.

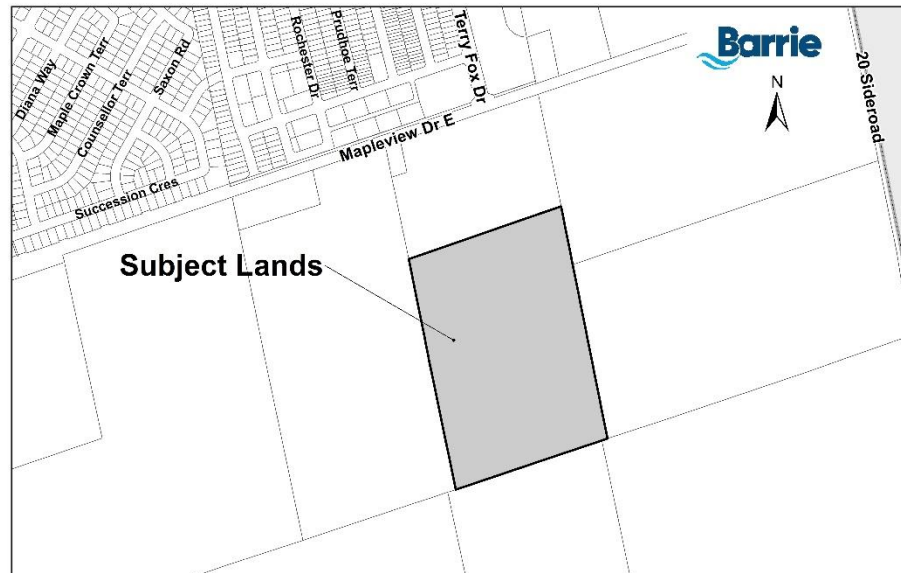
Surrounding land uses include:

North: Future mixed use development

South: Future residential development and natural heritage system

East: Future residential development

West: Future residential development



The subject lands are located within a Designated Greenfield Area as identified on Map 1 – Community Structure and are designated ‘Neighbourhood Area’ and ‘Natural Heritage System’ on Map 2 – Land Use in the City of Barrie Official Plan.

The policies of the Official Plan require that growth in Designated Greenfield Areas shall follow a logical progression where new development is contiguous with or abuts developed areas and shall progress outwards. Further, the Official Plan encourages the development of complete communities in Designated Greenfield Areas through the efficient use of land and infrastructure, preservation of natural heritage lands, provision of a mix of housing types and built-form, access to transit services, and the provision of parks and schools.

Lands designated ‘Neighbourhood Area’ are intended to recognize new and existing neighbourhoods and communities. Neighbourhood Areas are planned to provide most of the City’s ground related housing, accommodate appropriate levels of intensification along arterial and collector streets, and provide a mixture of land uses. In this regard, new development on local streets in Neighbourhood Areas within Designated Greenfield Areas shall be kept to four (4) storeys or less, while new development of up to six (6) storeys may be permitted on arterial and collector streets.

Lands designated ‘Natural Heritage System’ are intended to to maintain, protect, enhance, and restore the City’s Natural Heritage System and its ecological functions. This designation protects resources which contribute to a complete community for residents in perpetuity.

The application was submitted to the City and deemed complete on January 29, 2025. In accordance with the *Planning Act*, notification of the filing of a complete application and public meeting was circulated to all interested parties, a public notification sign was posted on the property, and the notice was published on the [Public Notices](#) webpage on the City’s website. The application has also been circulated to all applicable City departments and external agencies for review and comment.

Neighbourhood Meeting

A neighbourhood meeting was not held for this project due to the limited number of properties within the 240 metres circulation radius. The surrounding property owners are party to the same landowner’s group (Hewitt’s Secondary Plan Landowners Group), and are aware of the project or have either received draft plan approval for plans of subdivision or are in the process of obtaining approvals/registrations.

Zoning By-law Amendment

The Zoning By-law Amendment proposes to amend the existing ‘Agricultural General’ (AG) and ‘Environmental Protection’ (EP) zones that apply 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:

Zoning Provision	Required by Zoning By-law 2009-141	Proposed Zoning Standard
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	5 metres	3.5 metres
Lot Frontage (Street Townhouse)	11 metres	0 metres (5.9 metres 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.

Draft Plan of Subdivision

The associated Draft Plan of Subdivision seeks to create twenty-eight (28) single detached dwelling lots, forty (40) freehold townhouse blocks, one (1) condominium block inclusive of

one (1) parkland block, one (1) open space block, one (1) natural heritage block, and six (6) public roadways as illustrated on Appendix A – Proposed Draft Plan of Subdivision.

Planning and Land Use Matters Under Review

The application currently is undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with Provincial Planning Policy and the City’s Official Plan and Zoning By-law;
- Justification and appropriateness of the requested site specific provisions;
- Compatibility with surrounding land uses, including but not limited to, the future road network;
- Site Servicing, grading, and stormwater management as it relates to conformity with City standards and the Master Studies prepared for the former Hewitt’s Secondary Plan;
- Protection of the Natural Heritage System and associated features on site;
- Efficient use of land and resources that optimize the use of existing and planned services and infrastructure;
- Ensuring that the proposal meets the operational standards of all City Service Departments; and,
- Compatibility and consistency of the proposed development with the existing approvals and anticipated development in the area.

Next Steps

Staff will continue to work with the applicant and members of the public to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners.

All technical comments that are received, as well as any comments provided at the Public Meeting, will be considered during the review of this application as part of the recommendation in the Planning staff report. This review may result in revisions or updates to the plans and reports submitted in support of the application. A staff report is anticipated to be brought forward in the later part of 2025 for General Committee’s consideration of the proposed Zoning By-law Amendment. Should Council approve the proposed Zoning By-law Amendment, Planning staff, through delegated approval (Council Motion 10-G-346), would be in a position to consider approval of the draft plan of subdivision. A subsequent site plan application will be required to develop residential blocks within the subdivision.

For more information, please contact Rachel Mulholland, Planner, at 705-739-4220 ext. 4541 or by email at rachel.mulholland@barrie.ca

Appendix:

Appendix A – Proposed Draft Plan of Subdivision

Memo Author:

Rachel Mulholland, Planner, Development Services

File #:

D30-030-2024

Pending #:

Not Applicable

Appendix A - Proposed Draft Plan of Subdivision

