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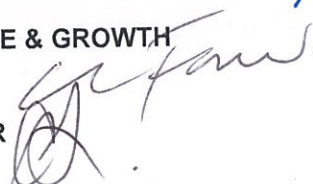
**TO:** GENERAL COMMITTEE


**SUBJECT:** OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW TO PERMIT THE DEVELOPMENT OF SINGLE DETACHED DWELLINGS THROUGH A PLAN OF SUBDIVISION - 411 MAPLEVIEW DRIVE EAST

**WARD:** 8

**PREPARED BY AND KEY CONTACT:** S. FARQUHARSON, DEVELOPMENT PLANNER, B.URPL, M.C.I.P., R.P.P., EXT. 4478

**SUBMITTED BY:** S. NAYLOR, MES, M.C.I.P., R.P.P., DIRECTOR OF PLANNING 

**GENERAL MANAGER APPROVAL:** R. FORWARD, MBA, M.Sc., P. ENG.  
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT 

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** C. LADD, CHIEF ADMINISTRATIVE OFFICER 

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**RECOMMENDED MOTION**

1. That the Official Plan Amendment application submitted by Jones Consulting Inc. on behalf of L.J. Mapleview Inc. to amend Official Plan Schedule A - Land Use, to redesignate the subject lands known municipally as 411 Mapleview Drive East (Ward 8) from 'Educational Institutional' to 'Residential', be approved (D09-OPA033).
2. That Part A and B of the Official Plan Amendment, as set out in Appendix "A" attached to Staff Report PLN004-14, be approved.
3. That the Zoning By-law Amendment application submitted by Jones Consulting Inc. on behalf of L.J. Mapleview Inc. to rezone the lands municipally known as 411 Mapleview Drive East from Institutional-Educational (I-E) to Residential Single Detached Third Density (R3), Residential Single Detached Fourth Density (R4) and Residential Single Detached Fourth Density with Special Provisions (R4)(SP), be approved (D14-1559).
4. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
  - a. That the lot area for Lots 2-10 be reduced to 290m<sup>2</sup>
  - b. That the lot area for Lots 19-22 being reduced to 317m<sup>2</sup>
  - c. That the rear yard setback of Lot 1 be reduced to 1.8 metres
5. That pursuant to Sections 17(22) and 34(17) of the Planning Act, no further public notification is required.

**PURPOSE & BACKGROUND**

Report Overview

6. The purpose of this report is to recommend applications to redesignate the subject lands from Educational Institutional to Residential (see Appendix "A") and to rezone the subject lands from Institutional-Education (I-E) to Residential Single Detached Third Density (R3), Residential Single Detached Fourth Density (R4) and Residential Single Detached Fourth Density (R4) Special Provision (SP) (see Appendix "B") to permit the development of 47 single detached dwellings through a Plan of Subdivision (D12-407) as illustrated in Appendix "D".
8. The applications were received by the City of Barrie on April 22, 2013, however it was determined that the applications were incomplete. The applicant subsequently provided the outstanding materials, and the applications were considered complete on May 31, 2013.

Location

9. The subject lands are located on the east side of Stunden Lane and south of Mapleview Drive East, which is within the Painswick South Planning Area. The lands are legally described as Part of Block 162, on Registered Plan 51M-756 and are municipally known as 411 Mapleview Drive East. The proposed plan of subdivision would have frontage on the existing local roads of Stunden Lane and Catherine Drive, with the construction of a new internal public road. The property is approximately 2.43 hectares (6.05 acres) in size, and is currently vacant.

Surrounding Land Uses

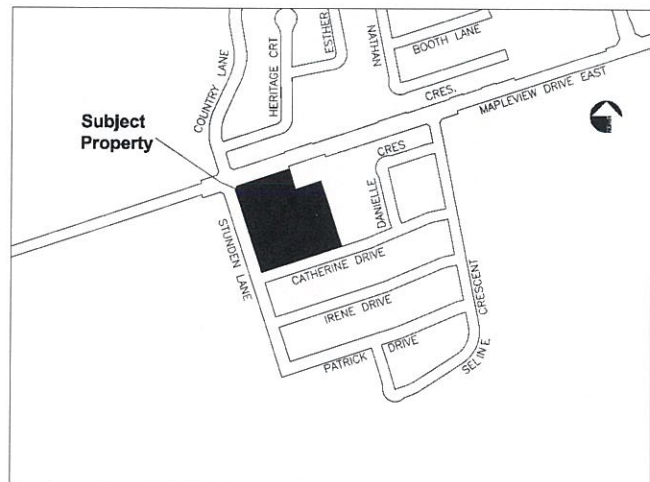
10. Existing land uses surrounding the property include the following:

**North:** Existing Single Detached Residential Third and Fourth Density (R3 and R4).

**East:** Existing Municipal Park zoned Open Space (OS). There is also a Single Detached Dwelling zoned Agricultural (A).

**South:** Existing Single Detached Residential Fourth Density (R4).

**West:** Existing Single Detached Residential Third Density (R3) and Environmental Protection (EP).



D14-1559 / D09-OPA 33  
411 MAPLEVIEW DR E

Existing Land Use Permissions

11. The properties are designated Educational Institutional within the City's Official Plan and are zoned Institutional Educational (I-E) by Zoning By-law 2009-141.

Supporting Reports

12. In support of the subject applications, the following technical reports were submitted:

- a) **Planning Justification Report (April 18, 2013)** – provides a review of the property characteristics and surrounding lands, as well as the planning policy basis and opinion of Jones Consulting Group Ltd. for the applications to be approved as proposed. A detailed site concept plan was provided.
- b) **Functional Servicing Report (April 2013)** – provides the opinion of RJ Burnside of the impacts and availability of water, sewer, sanitary and stormwater management aspects of the site development. The report concludes that the site can be adequately serviced from the perspective of water supply, sanitary and storm drainage, transportation and electrical supply.
- c) **Test Pit Investigation (April 16, 2013)** – provides findings as it related to soil investigations that were carried out by Stantec Consulting Ltd. The report confirms that there are no geotechnical issues that would preclude the development.
- d) **Traffic Noise Impact Study (May 28, 2013)** – provides the opinion of R. Bouwmeester & Associates that acoustic measures such as forced air heating systems and central air conditioning are required for specific units and that a noise attenuation fence be constructed along the properties that abut Mapleview Drive East.
- e) **Traffic Brief (April 11, 2013)** - provides the opinion of J.D. Northcote Engineering Inc. that the proposed development can occur without significant impact to the existing traffic infrastructure.

#### Public Meeting

13. The application was presented to General Committee at a public meeting held on August 12, 2013. There was one verbal comment received from a member of the public at the meeting with a concern that the proposed development would be townhouses. Staff also received a written letter from a resident regarding the proposed road widening of Mapleview Drive East, which forms part of the recommendation of the Draft Multi-modal Active Master Transportation Plan. The resident objected to widening the roadway of Mapleview Drive East, which would make their lot a corner lot.
14. The applicant has confirmed that multiple unit dwellings such as townhomes are not being proposed for this plan of subdivision, and any further development will require subsequent Council Approval. The comments regarding the MMAMTP creating a corner lot on Stunden Lane does not pertain to this application, as it relates to an existing lot that is not included in the subdivision application being considered. Planning Staff have confirmed with the Legal Department, that there has been no acquisition of the corner lot of Stunden Lane and Mapleview Drive East. Therefore, no new corner lots have been created on Stunden Lane as a result of the MMAMTP.

#### Internal Circulation

15. Parks Planning commented that the development would require the submission of a complete tree inventory assessment. This requirement can be addressed through the Plan of Subdivision process, prior to registration. Parks Planning staff has also confirmed that the applicant would not be required to provide park land dedication, as there is a municipal park beside the proposed development and that cash in lieu would be required.
16. The Engineering Department provided comments on the proposed development stating that in accordance with Schedule E of the Official Plan, Mapleview Drive East requires a 30 metre right of way. However, the draft MMATMP requires 41.0 metre road allowance, which requires the

applicant to convey a total of 11.0 metres along the entire Maplevue Drive East frontage to the City. The MMATMP will be discussed in further detail in the Analysis Section of this report.

Agency Circulation

17. The subject applications were circulated to a number of external agencies for review and comment. Bell Canada, Enbridge, Simcoe Muskoka Catholic District School Board, Simcoe County District School Board and Lake Simcoe Region Conservation Authority provided comments on the applications and indicated that they had no concerns with the proposed development.

**ANALYSIS**

Policy Planning Framework

20. The following provides a review of the applicable provincial policies, as well as the City of Barrie's Official Plan.

Provincial Policy Statement (PPS) (2005) and Places to Grow (2006) (The Growth Plan)

21. The Provincial Policy Statement (PPS) (2005) promotes efficient development and land use patterns and accommodating an appropriate range and mix of residential, employment, recreational and open space. In addition, the policies promote cost effective development standards to minimize land consumption and facilitate compact form.
22. The applications have been reviewed with reference to the Places to Grow (Growth Plan) policies that have been in place since 2006 and the office consolidation for the Simcoe Sub-Area adopted in January 2012. The Growth Plan promotes the wise management of resources through the utilization of existing services and transportation infrastructure. The Growth Plan provides tools for decision makers to ensure land is used efficiently through intensification. The Growth Plan requires that 40% of all development occurring annually within the City must be within the existing built boundary. As such, the proposed development would be appropriate; as the proposal would be an infill opportunity within an existing built up residential area of the City, which is supported by existing infrastructure and public transit along Maplevue Drive East.
23. It is the opinion of the Planning Department that the proposed development meets the policies and the intent of the Provincial Policy Statement and the Growth Plan.

Official Plan

24. The subject property is designated Educational Institutional within the City's Official Plan. The subject lands were designated as such for the intended use of an elementary school. The applicant has submitted an Official Plan Amendment to redesignate the subject lands to Residential in order to permit the development of 47 single detached dwellings.
25. The proposed applications would be generally consistent with the Housing Goals & Policies as identified in policy 3.3 of the Official Plan, as it would contribute to the range and mix of housing types. The proposed development would ensure that the quality and variety of housing stock would be maintained and improved. It further promotes densities for new housing which efficiently uses land, resources, infrastructure and public services (including transit), and supports pedestrian friendly streetscapes.

26. The Official Plan establishes policy that requires new developments to be integrated with existing residential areas, and to be designed and planned to allow for convenient and safe road access. The proposed plan of subdivision would be a development that has existing frontage on Stunden Lane, Catherine Drive and Mapleview Road East, and can be integrated with the existing residential area and road network.
27. The Official Plan encourages the design of residential developments to be high quality and well-linked to public open spaces. The applicant would be required to provide a pedestrian connection from the proposed development to the adjacent open space to the east. This would ensure that the future residence of the development would have a direct connection to the municipal park. The applicant has included the walkway on the proposed Draft Plan of Subdivision.
28. Section 4.2.2.2(c) of the Official Plan provides direction for low density developments and how they should occur within the City. The Official Plan states that the average densities for low density residential development shall range between 12 and 25 units per net hectare. The applicant is proposing 47 units on a 2.43 hectare lot, which would be 19.3 units per net hectare. As such, the proposed development would be in keeping with the low density residential targets of the Official Plan.
29. It is the opinion of the Planning Department that the proposed development conforms to the policies and the intent of the City of Barrie's Official Plan.

Painswick South Secondary Plan

30. The Official Plan outlines in Section 4.2.2.7 that new developments proposed within the Secondary Plan area shall be in accordance with the policies for the applicable Secondary Plan Area. The subject lands are located within the Painswick South Secondary Planning Area. The Secondary Plan was approved by Council as Amendment No. 81A to the City of Barrie Official Plan, and was further amended in 1999 by Amendment 9. As identified on Map 3 of the Secondary Plan, the subject lands are illustrated as Low Density Residential, with the southerly portions of the lands being designated as Neighbourhood and Local Park. The adjacent lands to the east, in accordance with Map 3, were identified for Residential Medium Density and a separate Elementary School. The proposed low density residential development would be considered a permitted use in accordance with OPA 81A, and as such, the intent of the Secondary Plan is being maintained. The location of the school site as identified in the secondary plan was located to the east of the subject lands. As part of the original approval of the L.J. Mapleview subdivision in 2002, the school site was shifted to the west, while the designation within the Painswick Secondary Plan remained.
31. Although the subject property is designated Educational Institutional within the City's Official Plan and the Painswick Secondary Plan, Section 2.4.3.1(g) of the Secondary Plan recognizes the possibility of surplus school sites and address them as the follows:

"Where any designated site is not required for school purposes, the City shall have first right of refusal to acquire the parcel for parkland. In the event the City does not require the site, the lands shall revert to the owner for residential development without an amendment to this Secondary Plan."
32. As the subject lands remained in the applicant's ownership from when the plan of subdivision was registered in 2003, the opportunity for first right of refusal was not available to the City.
33. Amendment 9 to the Secondary Plan replaced Section 2.4.1.1(a) "General Residential" policies by increasing the housing mix in the Painswick Secondary Plan for low density residential from 48% to 73%. In considering the proposed development of 47 low density residential dwelling

units, in addition to the existing housing stock and the applications currently under consideration, the housing mix would meet the required 73% low density residential within the Secondary Plan area.

34. Planning staff are satisfied that the proposed applications are in keeping with the policies of the Painswick South Secondary Plan.

Multi-modal Active Transportation Master Plan (MMATMP)

35. The purpose of the Multi-modal Active Transportation Master Plan is to provide a plan for how to meet the City's transportation needs to the year 2031. This includes the newly annexed lands, formerly a part of the Town of Innisfil. The MMATMP seeks to encourage active forms of transportation (transit, cycling, walking) rather than through motorized vehicles. This would be achieved by increasing the amount of local sidewalks and roadway cycling lanes on arterial and collector roads and off roadway active transportation pathways designed for active uses. The MMATMP proposes to have a right of way of 41.0 metres along Maplevue Road East in order to accommodate a 5 lane roadway, which includes cycling lanes and municipal sidewalks. The applicant has included as part of their submission a 16.0 metre road allowance, which would accommodate the future 41.0 metre right of way identified in the MMATMP.

Reverse Lot Frontage

36. Although the Plan of Subdivision approved has been delegated, staff believe it is important to address the "reverse lot frontage" design in this staff report.
37. The applicant is proposing to configure the proposed lots along Maplevue Drive East as "reverse lot". The "reverse lot" frontage configuration results in a separation of the dwellings from the road and does not provide for a pedestrian connection to the arterial road. The reverse lot frontage is not the preferred form of development by Planning staff because the fencing required along the entire Maplevue Drive frontage creates a "walling off" of the subdivision, both visually and aesthetically.
38. In Staff's opinion the use of reverse lot frontage is generally undesirable and present day subdivision design and policy discourages its use, given the resulting aesthetics and limited connectivity to the adjacent streets when used. As this is a proposed new subdivision, staff recommended to the Applicant and their Consultant to consider other options such as a "window street" parallel to Maplevue Drive East, having the rear yard internal to the proposed new street and providing pedestrian connections to Maplevue Drive East. It should be noted that there are examples of alternative lot patterns throughout the City which have residential development occurring through "window streets" and no reverse lot frontages.
39. The newly annexed lands are approximately 270 metres (855 feet) to the east of the subject lands, and are within the new Hewitt's Creek Secondary Plan. The draft Secondary Plan for the Annexed Lands includes specific policy direction with respect to reverse lot frontages. The policies are included in Section 9.4.4.4 (d) (i) of the Hewitt's Secondary Plan, which states the following:

"Reverse lotting will not be permitted unless the City is satisfied that there is no other alternative due to topographic or other physical site constraints. A range of alternatives will be used to ensure a high quality streetscape including lanes, service streets and 'window' streets. If there is no alternative to reverse lotting, it will be kept to a minimum and landscaping, as well as site and landscape design, will be used to mitigate the impact on the streetscape."

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40. The detailed Master Plans for the annexed areas (that form Appendix 8B and 9B to the Secondary Plans) illustrate the design of the Secondary Plan areas and how the policies of the Plan are to be implemented. Window streets, as opposed to reverse lotting, are planned throughout both Secondary Plan areas.
  41. In this case Staff discussed the possibility for the subdivision plan to be revised to provide a window street and also satisfy the noise requirements.
  42. Notwithstanding, the above, Staff acknowledges that the Applicant has indicated that the additional right-of-way required, limits the subdivision design options and that any re-design would reduce the unit count significantly. Staff also note that at this time there is no specific policy that precludes reverse lot frontage in Old Barrie.
  43. Based on the above consideration, Staff accepts the reverse lot frontage design. However, through the Subdivision Agreement, Staff will be recommending increased design to the fencing such as brick pillars and the inclusion of landscaping. This will provide a further enhancement of the fence and soften the "walling off" effect along Mapleview Drive East.

Zoning By-law

44. The proposed zoning would consist of a mix of dwelling types in both the Single Detached Residential Third Density (R3) and Single Detached Residential Fourth Density (R4) zones. The subject property is directly adjacent to an existing single family residential dwelling development in both the R3 and R4 zones and a municipal park. The proposed development consists of 47 single detached dwellings with lot areas ranging from 290m<sup>2</sup> to 400m<sup>2</sup>. The minimum lot area requirement for the R4 Zone is 400m<sup>2</sup>. The applicant is proposing a special provision for lots 2-10 to the lot areas to 290m<sup>2</sup>, also well for lots 19-22 being reduced to 317m<sup>2</sup>. The requested Special Provisions can be found in Appendix "C" of this report.
45. While these lots do not meet all the standards of the R4 zone, they would maintain a similar built form and would be in keeping with the same lotting pattern and housing form and can be easily integrated into the existing subdivision (D12-314).
46. The applicant is also requesting a special provision for Lot 1 to recognize a deficient rear yard setback. The deficiency is a result of the proposed road widening along the south side of Mapleview Drive East as part of the MMATMP. The applicant is proposing the rear yard to be reduced from 7.0 metres to 1.8 metres. The 1.8 metres is required in order to accommodate the daylighting triangle for the road widening of Mapleview Drive East. While this is a significant reduction in the standard, the applicant has made the lot wider in order to maintain an amenity space to the rear of the dwelling, as well to ensure that the housing form matches the rest of the development. The applicant has indicated that all other standards of the R4 zone can be maintained, with the exception of the rear yard setback.
47. The proposed zoning and lot configuration are consistent and compatible with the surrounding residential area, and provides an opportunity for an infill development of a school block that is not being utilized for a school.
48. This development is intended to proceed concurrently with a Plan of Subdivision Application (D12-407); therefore the details for the project will be addressed through the implementation of development conditions and the required Subdivision Agreement with the City. These details will include the construction of a new municipal road, the provision of services, urban design and landscaping.

49. It is the opinion of the Planning Department that the proposed zoning and associated special provisions are appropriate.

#### **ENVIRONMENTAL MATTERS**

50. The application was circulated to the Lake Simcoe Region Conservation Authority, which has recommended draft plan conditions pertaining to stormwater management. As part of the conditions for draft plan approval, the applicant will be required to obtain necessary permits or approvals from the Lake Simcoe Region Conservation Authority.

#### **ALTERNATIVES**

51. There is one alternative available for consideration by General Committee:

##### **Alternative #1**

General Committee could deny the proposed Official Plan Amendment and Amendment to the Zoning By-law for the subject lands.

This alternative is not recommended, as the proposal is generally integrated with the surrounding residential area, provides for an appropriate housing form and provides for an infill development of the subdivision in a block which would not be utilized for a school.

#### **FINANCIAL**

52. The proposed rezoning of the subject parcel would permit 47 single detached dwellings on the subject parcel. The applicant has provided a range for which the single detached are to be sold between \$279,000 and \$500,000 which would generate between \$145,000 to \$260,000 in annual tax revenue. The current (2013) taxes were \$4,966.66 for Block 162 on Plan 51M-756, therefore the estimated incremental increase in taxes would be between \$140,000 and \$255,000.
53. Development charges revenue is estimated to be \$1,443,229 based on 47 single detached dwellings.
54. Through the plan of subdivision process, the applicant will be required to enter into a Subdivision Agreement with the City that includes the payment of fees and securities for the overall site development.
55. The developer would be responsible for the initial capital costs for the new infrastructure required for the development, however, following assumption, the infrastructure would be transferred to the City. Costs associated with asset ownership include ongoing maintenance and operational costs, lifecycle intervention expenses to ensure that the assets reach their maximum potential useful lives as well as costs to ultimately replace (and possibly dispose) of the assets.
56. Following assumption the City would also incur additional operating costs associated with extending municipal services to that area such as fire protection, policing, snow clearing, boulevard landscape maintenance and increased contributions to reserves to plan for the eventual replacement of the assets.



**LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN**

57. The recommendations included in this staff report are specifically related to the goals identified in the 2010-2014 City Council Strategic Plan.
- a) Manage Growth and Protect the Environment
58. The recommendation will allow for sequential residential development through a plan of subdivision. It would also be an extension of existing low density residential and the logical extension of existing services and infrastructure. In addition, it will provide additional low density units that could be add to the available housing stock in the City of Barrie.

**CONCLUSION**

59. Based on the above, Planning staff are of the opinion that the proposed amendments to the Official Plan and Zoning By-law to permit 47 single detached dwelling residential lots through a plan of subdivision would be appropriate. The property would be developed through a Plan of Subdivision and is appropriate as it meets provincial and municipal planning polices, and represents good planning.

Attachments: Appendix "A" – Official Plan Amendment  
Appendix "B" – Proposed Zoning  
Appendix "C" – Requested Special Provisions  
Appendix "D" – Proposed Plan of Subdivision

**APPENDIX "A"**

**Official Plan Amendment**

**PART A - THE PREAMBLE**

**PURPOSE**

The purpose of this Official Plan Amendment is to amend Schedule A of the Official Plan to permit the creation of forty-seven (47) single detached residential lots.

Schedule "A" of the Official Plan is to be amended by changing the designation on the property from "Educational Institutional" to "Residential".

**LOCATION**

The subject land is comprised of a single block within the L.J. Maplevue Plan of Subdivision that was registered in phases in 2003 and 2004. The site is located within the Painswick South Planning Area. The property is legally described as North Half of Lot 12, Concession 11, Block 162, Plan 51M-756, formerly the Town of Innisfil, now the City of Barrie. The lands comprise approximately 2.43 hectares in total.

**BASIS**

The subject property is currently designated "Educational Institutional" by the City of Barrie Official Plan, and is currently vacant. The lands were identified for a catholic elementary school during the original subdivision approval. However, at the time of subdivision approval in 2003, the Simcoe Muskoka Catholic District School Board was unsure if they would need the lands. As a result, the School Board entered into a ten year option to purchase agreement with the landowner. The agreement expired in 2013 and the School Board decided that they would not purchase the lands. The primary reason for this decision is that the boundary of Barrie was expanded to include lands adjacent to the L.J. Maplevue subdivision and a number of new school locations are proposed.

The redesignation of the lands to residential would permit the development of a residential plan of subdivision. The proposed subdivision contains forty-seven (47) single detached residential lots.

The redesignation of the lands conforms to the Growth Plan for the Greater Golden Horseshoe as they are within the Built-up Area of the City of Barrie and development on the site will assist the City in achieving the intensification target of 40% of growth occurring annually within the Built-up Area by 2015. This is particularly relevant given the large supply of land anticipated to be available in the next few years in the annexed lands. The development will utilize existing water and sanitary services which were contemplated for the site as part of the original Phases of the Plan of Subdivision.

The redesignation of the lands is consistent with the Provincial Policy Statement. The proposed development represents orderly and contiguous development consistent with the surrounding built-up area. The development also promotes efficiencies within the existing road network and transit systems by contributing additional users to both systems.

The redesignation maintains the intent of the Official Plan and is consistent with the Housing Goals & Policies as identified in Section 3.3 of the Official Plan and Section 4.2.2.2(c), which provides direction for low density residential development within the City should be in a range between 12 and 25 units per net

hectare, which the applicant is satisfying and therefore would the low density residential targets of the Official Plan.

As the lands are not required for a public school and the underlying designation in the Painswick South Secondary Plan is low density residential the intent of the Official Plan is being maintained.

This amendment will be implemented through a Zoning By-law amendment that will rezone the property in accordance with the adjusted Official Plan designated boundaries. In addition, the Zoning By-law Amendment will rezone the lands designated Institutional-Education (I-E) to Single Detached Residential Third Density (R3), Single Detached Residential Third Density Special Provision (R3-SP), Single Detached Residential Fourth Density (R4) in order to facilitate the development of 47 residential lots.

The Special Provisions within the implementing Zoning By-law would identify the following for the subject lands:

- a. That the lot area for Lots 2-10 be reduced to 290m<sup>2</sup>
- b. That the lot area for Lots 19-22 being reduced to 317m<sup>2</sup>
- c. That the rear yard setback of Lot 1 be reduced to 1.8 metres

**PART B – THE AMENDMENT**

**DETAILS OF THE AMENDMENT**

The Official Plan for the City of Barrie, as it applies to lands legally described as the North Half of Part Lot 12, Concession 11, Block 162, Plan 51M-756, formerly in the geographic Township of Innisfil, be amended as follows:

1. Schedule "A" Land Use Plan of the Official Plan is hereby amended by re-designating lands in the City of Barrie, known as Block 162, Plan 51M-756, from "Educational Institutional" to "Residential" as shown on Schedule 'A' to this Amendment.

All other policies of the Official Plan of the City of Barrie shall apply.

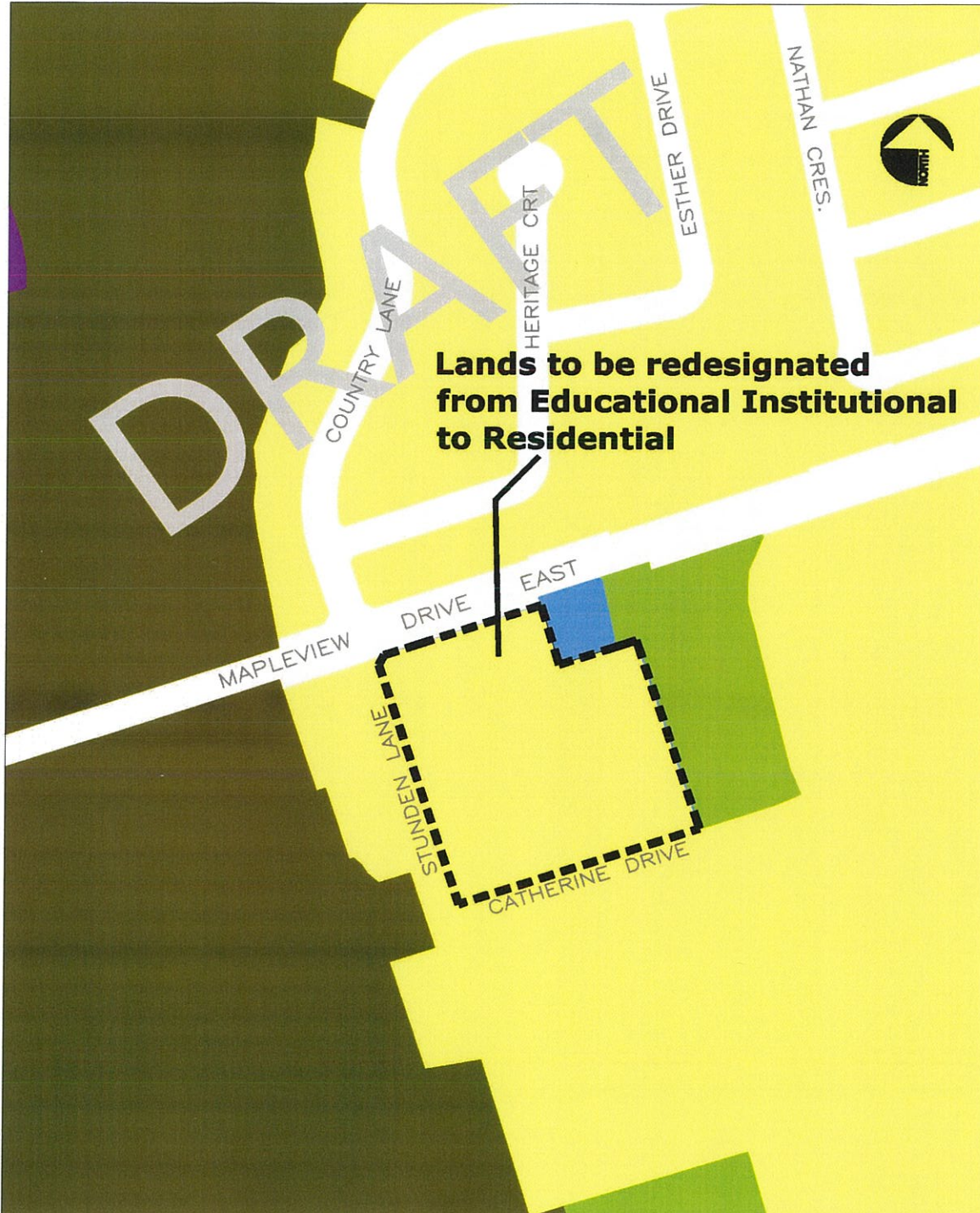
**IMPLEMENTATION**

Subsequent to the adoption of this Amendment, Council will pass a by-law by amending Zoning By-law 2009-141, as it related to the subject lands by rezoning these lands into an appropriate zoning category to reflect the Official Plan designation and the permitted use of the property.

**INTERPRETATION**

The provisions of the Official Plan, as amended from time to time, shall apply to this Amendment.

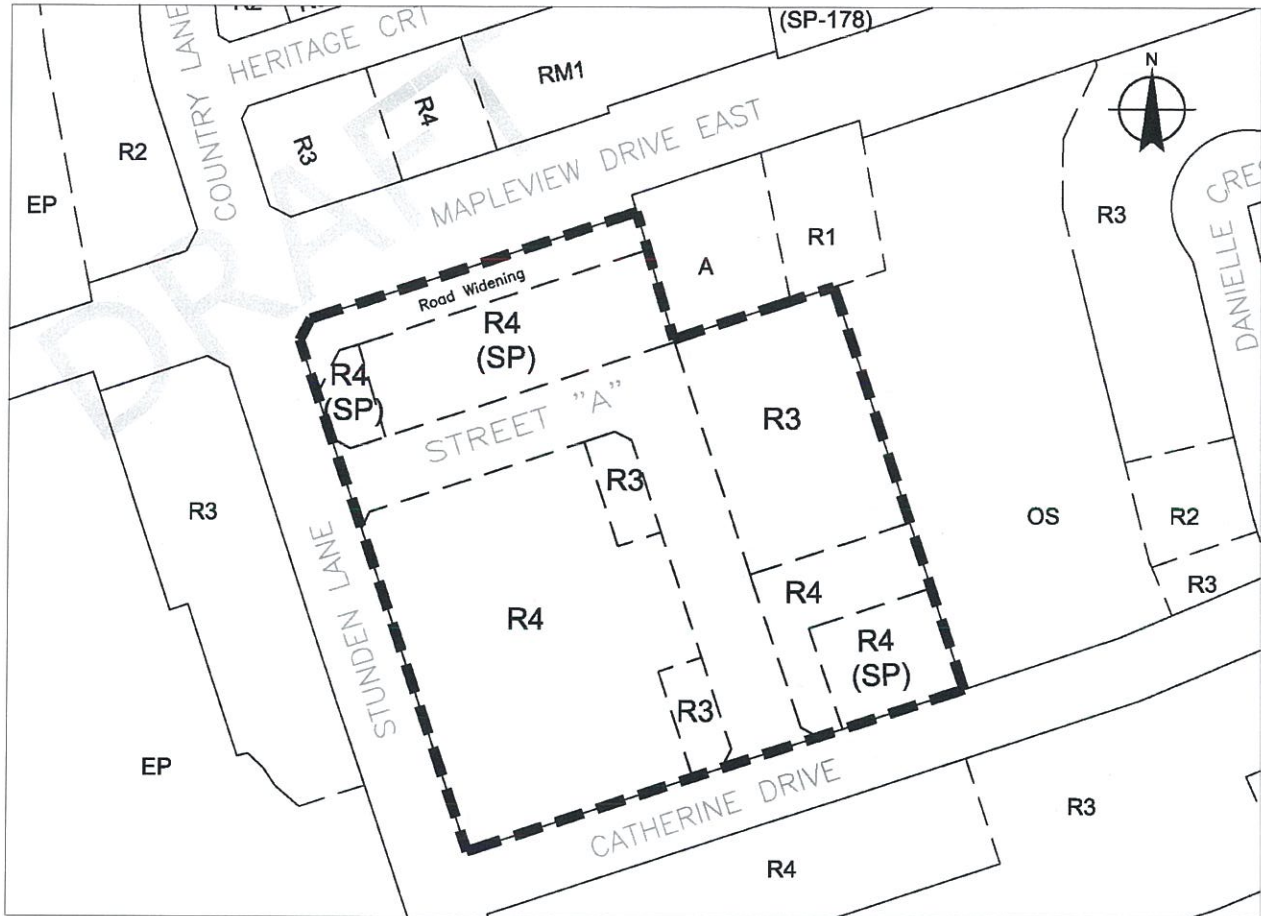
SCHEDULE A- OFFICIAL PLAN



<p>The City of <b>BARRIE</b> OFFICIAL PLAN OPA 33</p>	<p><b>Residential</b></p> <p>City Centre</p> <p>General Commercial</p> <p>Community Centre Commercial</p> <p>Regional Centre Commercial</p> <p>Business Park</p> <p>General Industrial</p>	<p>Highway 400 Industrial</p> <p>Restricted Industrial</p> <p>Institutional</p> <p>Educational Institutional</p> <p>Major Institutional</p> <p>Open Space</p> <p>Environmental Protection Area</p>	<p>Water Treatment Centre</p> <p>Waste Management Facility</p> <p>Future Urban</p> <p>Waste Disposal Assessment Area see (Section 4.7.2.6) Non-Declaration</p> <p>City Boundary</p> <p>Application currently before the Ontario Municipal Board (OMB)</p>	<p><b>SCHEDULE A Land Use</b></p> <p>OPA 33 PREPARED FEB 08, 2014</p> <p>500 0 500 1000 metres</p> <p>Note: Office consultation, please consult the Planning Services Department for an accurate reference. Not to be reproduced without permission from the City of Barrie Planning Services Department.</p>
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APPENDIX "B"

Proposed Zoning

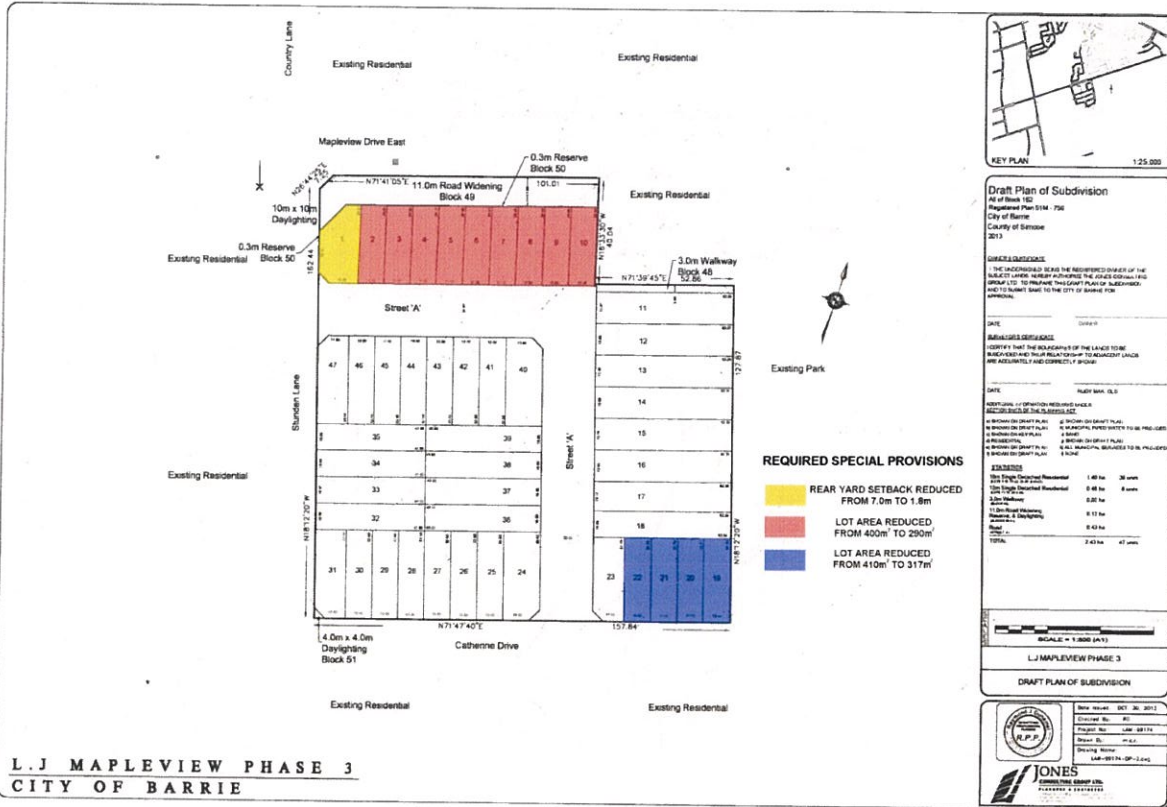


D14-1559  
411 MAPLEVIEW DR E

February 03, 2014

APPENDIX "C"

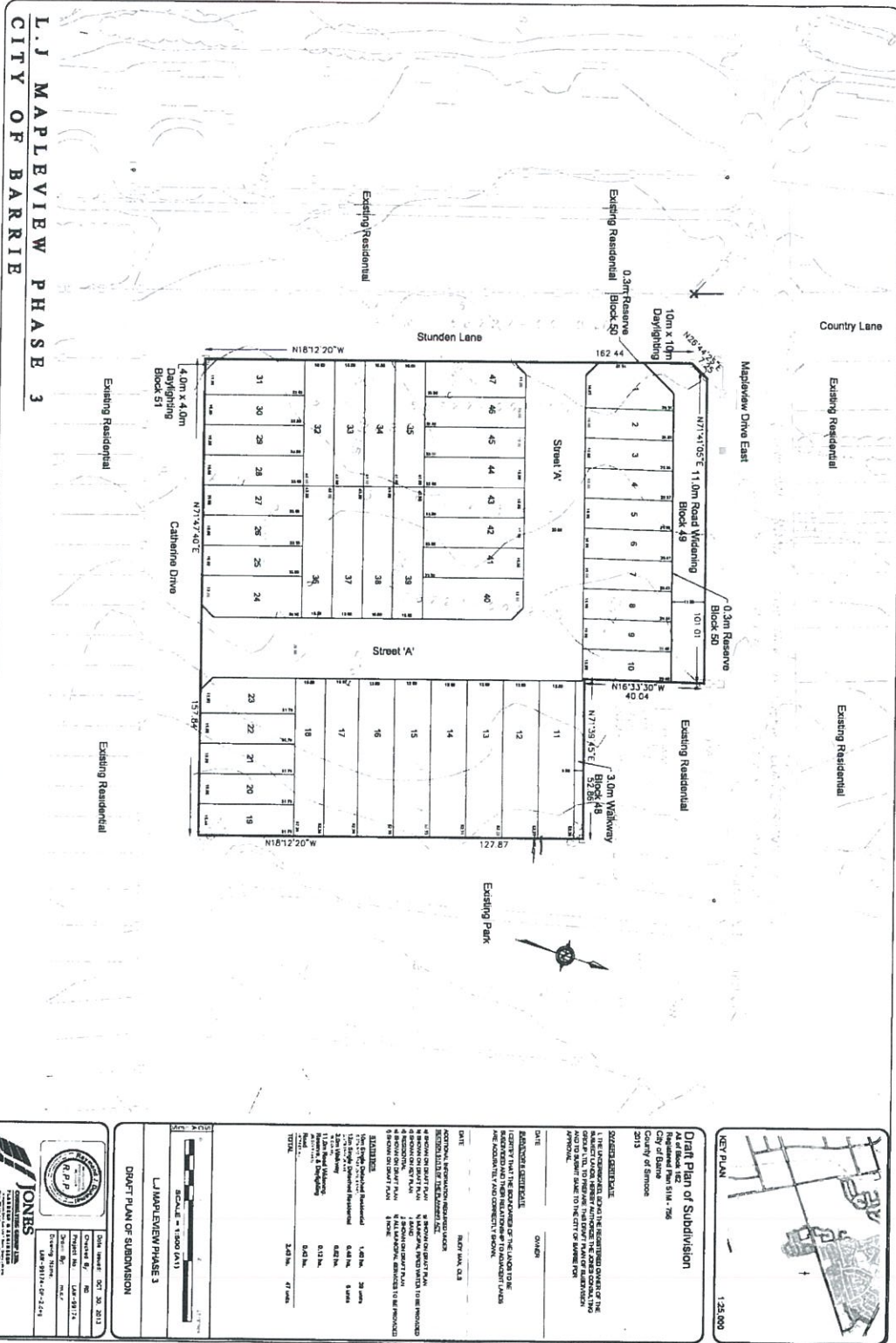
Proposed Zoning Special Provisions



L.J. MAPVIEW PHASE 3  
CITY OF BARRIE

APPENDIX "D"

Proposed Plan of Subdivision



**Draft Plan of Subdivision**  
At of Block 482  
Plan 514 - 798  
City of Barrie  
County of Simcoe  
2013

**REGISTERED:**  
ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF JONES & JONES INC. AND IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED THEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JONES & JONES INC.

DATE	OWNER
1927 MAY 03	
1952 JUN 14	
1964 MAR 03	
1975 FEB 03	
1980 JUN 28	
1982 JUN 11	
1987 JUN 01	
1993 JUN 11	
1997 JUN 04	
2002 JUN 11	
2008 JUN 01	
2013 FEB 24	

SCALE = 1:500 (A1)

**L.J. MAPLEVIEW PHASE 3**

**DRAFT PLAN OF SUBDIVISION**

**JONES & JONES INC.**  
REGISTERED PROFESSIONAL ENGINEER  
Professional No. 32176  
Ontario  
Date of Issue: 07/01/2011  
Date of Renewal: 07/01/2013

Drawn by: [Name]  
Checked by: [Name]  
Printed by: [Name]  
Scale: As Shown  
Date: 2014-02-24