

File: D30-026-2024

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO SECTIONS 34(10.4) AND 34(12) AND SECTION 51(19.1) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION

Dear Sir/Madam:

**Re: Application for Zoning By-law Amendment and Draft Plan of Subdivision
Hansen Group Inc., c/o The Jones Consulting Group Ltd., 830, 864, 894 & 912
Lockhart Road, Barrie**

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Friday, December 20, 2024** for a proposed **Amendment to the Zoning By-law and Draft Plan of Subdivision**.

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, March 19, 2025 at 6:00 p.m.** to review application submitted by The Jones Consulting Group Ltd., on behalf of Hansen Group Inc., for an Amendment to the Zoning By-law that would facilitate the future development of a Plan of Subdivision containing a total of 1,187 residential dwelling units and a block for future commercial uses on lands briefly described as: Part of Part Lots 17, 18 & 19, Concession 11 (INNISFIL); being Part 1 on 51R-39932; Part 1 on 51R-34222; Parts 1-4 on 51R-30892; Part 1 on 51R-19847; except Plan 51M-1176; in the City of Barrie, and known municipally as: 830, 864, 894 and 912 Lockhart Road, Barrie.

The subject lands are irregular in shape with a total area of 54.3 hectares with approximately 700.0 metres of frontage along Lockhart Road.

Zoning By-law Amendment

The Zoning By-law Amendment application proposes to rezone the subject lands from the Agricultural (A), Environmental Protection (EP) and Rural Residential (RR) in the former Town of Innisfil Zoning By-law 054-04 to Neighbourhood Residential (R5), Neighbourhood Residential Multiple (RM3), Neighbourhood Residential Multiple with Special Provisions (RM3 SP-XX),

Neighbourhood Mixed Use with Special Provisions (NMU SP-XX), Environmental Protection (EP) and Open Space (OS) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended.

A Table of the requested Special Provisions is provided below:

Table 1. Requested Special Provisions

Zoning Standard	Required by Zoning By-law 2009-141 (RM3)	Proposed Zoning Standard (RM3)(SP-XXX)
Minimum Required Parking Ratio	1.5 parking spaces per unit	1.2 parking spaces per unit
Front Yard Location	Shall be the shortest lot line abutting a street	Block 76: Terry fox Drive Block 77: Street 'C' Block 78: Dual Frontage on Terry Fox Drive and Prince William Way
Zoning Standard	Required by Zoning By-law 2009-141 (NMU)	Proposed Zoning Standard (NMU)(SP-XXX)
Front Yard Area	Shall be fully paved and seamlessly connected to the sidewalk	Front Yard Area shall not be seamlessly paved and provide landscaping elements

Draft Plan of Subdivision

The purpose of the Draft Plan of Subdivision application is to facilitate the development 1,187 residential units, inclusive of 52 single detached homes, 185 Townhouses, 950 apartment dwelling units, and associated areas for Stormwater Management, Environmental Protection, and Open Space (Parks).

A public meeting is not required for a Draft Plan of Subdivision under the *Planning Act*. Decision authority for Plans of Subdivision have been delegated to the Executive Director of Development Services. If approved, notification of the Draft Plan of Subdivision will be provided upon written request to the file manager noted below in the Development Services Department – Planning Division or cityclerks@barrie.ca.

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 **March 19, 2025 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 **March 19, 2025 by 12:00 p.m.**

Notification of the approval of the Zoning By-law Amendment and Draft Plan of Subdivision 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 Zoning By-law Amendment or Draft Plan of Subdivision before the Corporation of the City of Barrie gives or refuses to give approval of the Zoning By-law Amendment or Draft Plan of Subdivision:

- (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.

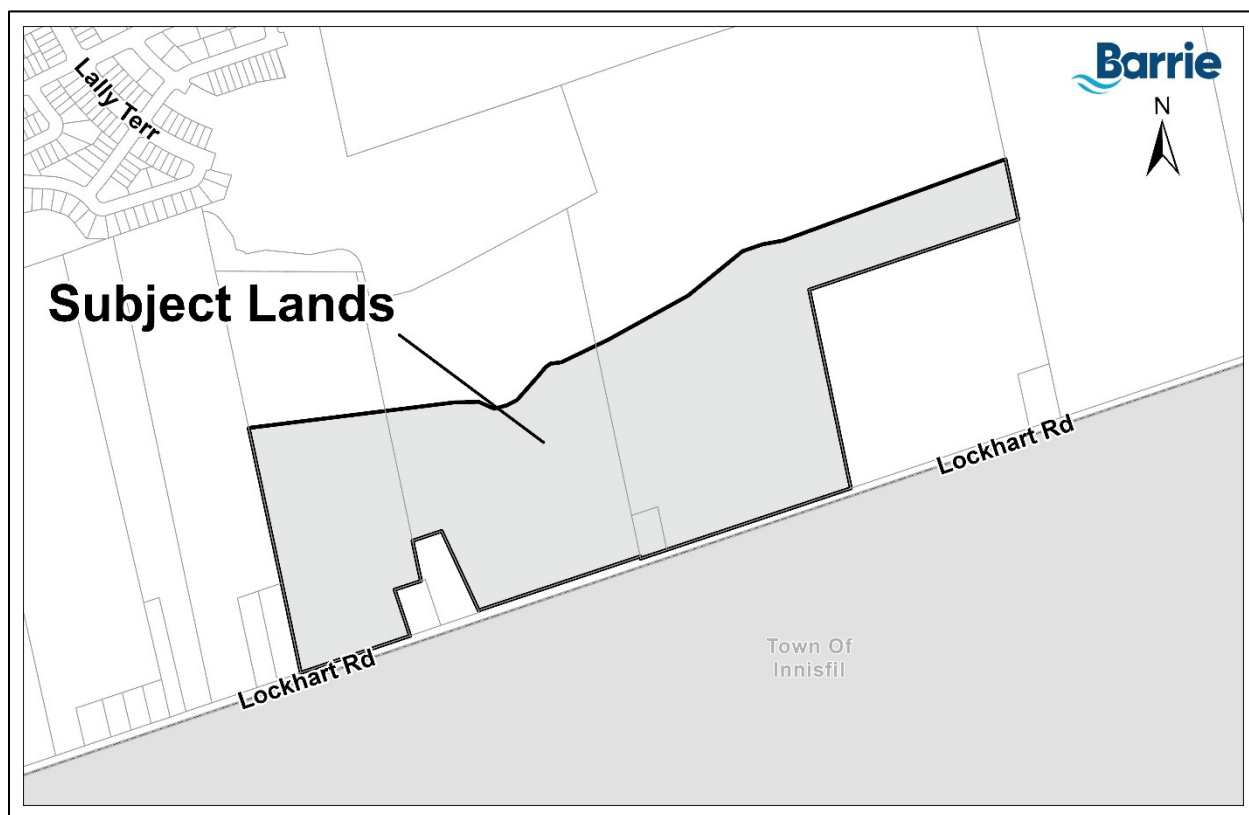
All information including opinions, presentations, reports, documentation, etc. provided for or at the Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be 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 **Development Projects** webpage on the City's website under [Ward 10 – 830, 864, 894, 912 Lockhart Road](http://www.barrie.ca/DevelopmentProjects) at www.barrie.ca/DevelopmentProjects.

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

Tyler Butler, Planner
705-739-4220, Ext. 5446
Tyler.butler@barrie.ca

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

KEY MAP

Proposed Draft Plan of Subdivision

