

File: D30-046-2022

**NOTICE OF THE FILING OF A COMPLETE APPLICATION PURSUANT TO SECTION 22(6.1) AND SECTION 34(10.4) OF THE PLANNING ACT, R.S.O. 1990, AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 17(15) AND SECTION 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, AS AMENDED, IN RESPECT TO PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW**

Dear Sir/Madam:

**Re: Official Plan Amendment and Amendment to the Zoning By-law – The Biglieri Group Ltd. on behalf of Brown Bear Dev Inc., 901 Essa Road**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete application as of Monday, April 03, 2023 for a proposed **Official Plan Amendment and 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 14, 2023, at 6:00 pm** to review applications for an Official Plan Amendment and Amendment to the Zoning By-law submitted by The Biglieri Group Ltd. on behalf of Brown Bear Dev Inc. for the lands known municipally as 901 Essa Road.

The subject lands are described as: Part South Half of Lot 2, Concession 11, (geographic Town of Innisfil) and Block 281 on Plan 51M-1160, in the City of Barrie. The property is approximately 1.15 hectares (2.84 acres) in area and is currently occupied by a single detached dwelling and accessory structures.

**Official Plan Amendment**

The proposed Official Plan Amendment seeks to amend the designation by creating a Special Policy Area with permission for additional density of 480 units per hectare, whereas the Official Plan permits 300 units per hectare. The current Medium Density and Intensification Corridor designation is otherwise maintained through ground floor commercial and residential uses on the subject lands.

**Zoning By-law Amendment**

The proposed Zoning By-law Amendment seeks to amend the current zoning on the eastern part of the property from 'Rural Residential' in the Town of Innisfil Zoning By-law 054-04 to

'Neighbourhood Mixed Use' with Special Provisions (NMU)(SP-XXX) in the City of Barrie Zoning By-law 2009-141 to be consistent with the NMU zone on the western portion of the property.

The Amendment will seek to add the following site specific provisions:

- Permit an increased building height to 15 storeys where 12 storeys are permitted;
- Decreased minimum parking of 0.85 spaces per dwelling where 1.0 spaces is required;
- Decreased minimum required barrier free parking spaces of 10 spaces, where 14 are required;
- Decreased minimum outdoor amenity space of 8m<sup>2</sup> per unit, where 12m<sup>2</sup> per unit is required;
- Decreased minimum required façade step back of 1.5 metres above the third storey where 3.0 metres is required.

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be televised on Rogers TV and livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you wish to provide oral comments (virtually or in-person) at the Public Meeting, please register in advance by emailing: [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220 x5500 during regular office hours prior to **Wednesday, June 14, 2023, 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](mailto: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 **Wednesday, June 14, 2023, by 12:00 p.m.**

If a 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 Official Plan and Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval to the proposed amendments:

- (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 (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decisions of the Council of The Corporation of the City of Barrie in respect of the proposed Official Plan Amendment and Zoning By-law Amendment, you must make a written submission to the undersigned or [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca).

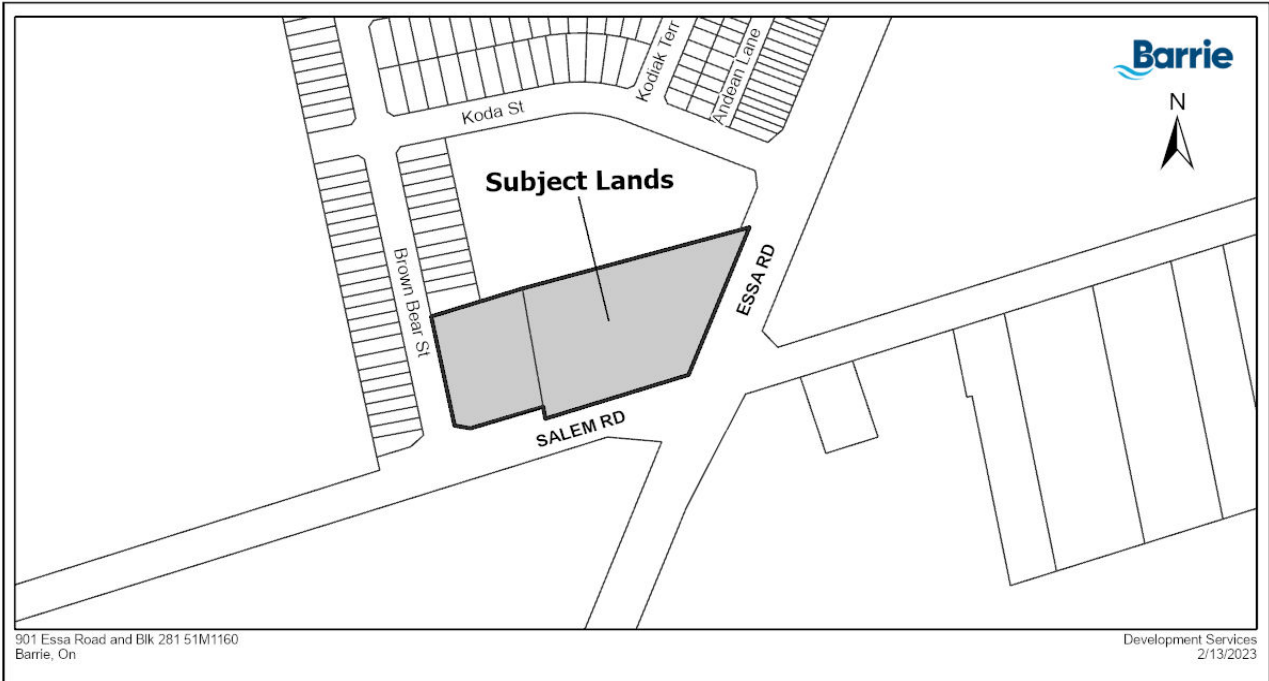
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the *Developments Projects* page on the City's website under **Ward 7 – 901 Essa Road** at the following link: <https://www.barrie.ca/planning-building-infrastructure/current-projects>

Questions about this file may be directed to the undersigned.

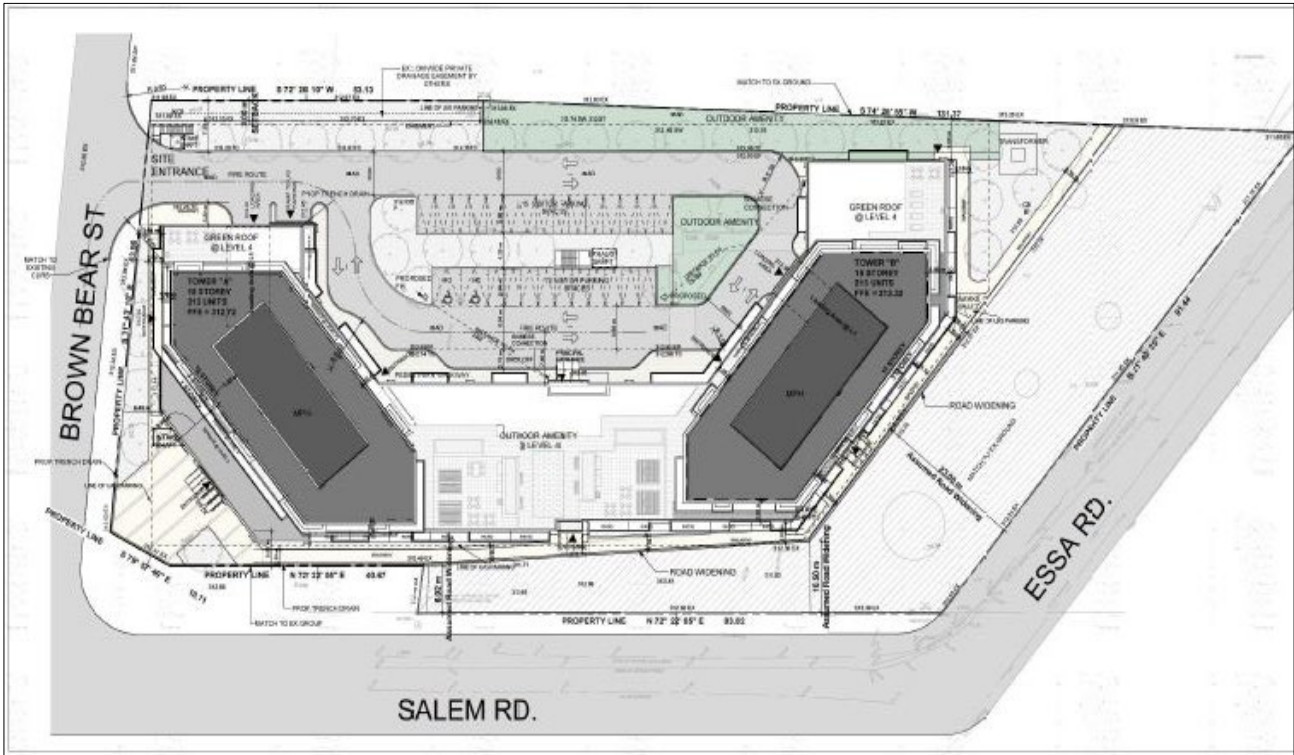
Logan Juffermans, Planner  
705-739-4220, Ext. 4447  
Logan.Juffermans@barrie.ca

Development Services Department  
City of Barrie, 70 Collier Street, PO Box 400  
Barrie, Ontario L4M 4T5

### KEY MAP



### CONCEPTUAL SITE PLAN



# PROPOSED ELEVATIONS

