



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Meeting Agenda Planning Committee

Tuesday, November 23, 2021

7:00 PM

Council Chambers/Virtual Meeting

Meeting Notice

This meeting will be held ELECTRONICALLY AND IN PERSON in accordance with the *Municipal Act, 2001* which provides for Electronic or In Person Participation.

Members of the public may observe the proceedings by accessing the live webcast at:

<http://youtube.com/citybarrie>.

1. CONSENT AGENDA

Public Notice

If you wish to provide oral comments during the Public Meetings, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, November 23, 2021 at 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission during the Public Meeting by electronic participation. Members of public will need access to a computer with internet service or a telephone.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling (705) 739-4220 Ext. 5500.

2. PUBLIC MEETING(S)

PM1

APPLICATION FOR A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF TONLU HOLDINGS LIMITED - 80 BIG BAY POINT ROAD (WARD 8) (FILE: D30-014-2021)

The purpose of the Public Meeting is to review an application for a Draft Plan of Subdivision submitted by Innovative Planning Solutions Inc. on behalf of Tonlu Holdings Limited for lands known municipally as 80 Big Bay Point Road.

The proposed Draft Plan of Subdivision seeks to allow for the creation of 31 Industrial lots, one (1) block for Stormwater Management and one (1) block for Environmental Protection. The current Official Plan designation and Zoning on the subject property is 'General Industrial' and is not proposed to change as part of the development application.

Presentation by representative(s) of Innovative Planning Solutions Inc.

Presentation by M. Banfield, Director of Development Services.

See attached correspondence.

Attachments: [PM1 Notice - 80 Big Bay Point Rd](#)
[PM1 Presentation 80 Big Bay Point Road](#)
[PM1 Memo - 80 Big Bay Point Road](#)
[ADDITIONS PM1 Correspondence 80 Big Bay Point Rd](#)

PM2

Note: An updated version of the presentation

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF TONLU HOLDINGS LIMITED - 17 AND 27 JACOB'S TERRACE (WARD 8) (FILE D30-013-2021)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of Tonlu Holdings Ltd., for lands known municipally as 17 and 27 Jacob's Terrace.

The proposed application is intended to amend the current zoning from 'Light Industrial' (LI) to "Transition Centre Commercial' with Special Provisions (C2-2) (SP-XXX) to facilitate the development of two residential towers, 24 and 26 storeys in height, with a total of 565 units. The special provisions include, but are not limited to, reducing the commercial use requirement to 0%, increase in height, and decreased setback from the railway.

Presentation by a representative(s) of Innovative Planning Solutions Inc.

Presentation by M. Banfield, Director of Development Services.

See attached correspondence.

Attachments: [PM2 Notice - 17&27 Jacob's Terrace](#)
[ADDITIONS - PM2 Presentation - 17&27 Jacobs Terrace](#)
[PM2 Memo - 17&27 Jacob's Terrace](#)
[PM2 Correspondence - 17&27 Jacob's Terrace](#)
[ADDITIONS PM2 Correspondence 17& 27 Jacobs Terrace](#)

PM3

Note: An updated version of the presentation

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF TONLU HOLDINGS LTD. (41 AND 43 ESSA ROAD LIMITED, 2831513 ONTARIO CORP.) - 41 AND 43 ESSA ROAD AND 259 AND 273 INNISFIL STREET (WARD 8) (FILE: D30-016-2021)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc. on behalf of Tonlu Holdings Ltd. (41 and 43 Essa Road Limited, 2831513 Ontario Corp), for the lands known municipally as 41 and 43 Essa Road, and 259 and 273 Innisfil Street.

The purpose of the application is intended to amend the current zoning from 'Light Industrial' (LI) and 'Central Area Commercial' (C1-1) to 'Transition Centre Commercial with Special Provisions' (C2-2)(SPXXX) to facilitate the development of four (4) buildings at 20, 29, 35 and 37 storeys in height intended for 1,276 residential apartments with ground floor commercial along the Essa Road and Innisfil Street frontages. The special provisions include, but may not be limited to, reducing the commercial use requirement to 5%, increase in height, decreased setback from the railway, reduced side yard setbacks and removal of the general requirement to comply with the residential zoning provisions for apartment dwellings.

Presentation by representative(s) of Innovative Planning Solutions Inc.

Presentation by M. Banfield, Director of Development Services.

See attached correspondence.

Attachments: [PM3 Notice - 41&43 Essa Rd 259&273 Innisfil St](#)
[ADDITIONS - PM3 Presentation 41&43 Essa Rd 259 & 273 Innisfil St](#)
[PM3 Memo - 41&43 Essa Rd 259&273 Innisfil St](#)
[PM3 Correspondence - 41&43 Essa Rd 259&273 Innisfil St](#)
[ADDITIONS PM3 Correspondence - 41 43 Essa Road and 259 273 Innisfil St](#)

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)

Nil.

6. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

7. ENQUIRIES**8. ADJOURNMENT****HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

