



City of Barrie

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

Meeting Agenda Planning Committee

Tuesday, December 14, 2021

7:00 PM

Virtual Meeting

Virtual

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the *Municipal Act, 2001* which provides for Electronic Participation where an emergency has been declared to exist in all or part of the municipality under Section 4 or 7.01 of the *Emergency Management and Civil Protection Act*.

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

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

1. CONSENT AGENDA

PM Notice:

If you wish to provide oral comments at the Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, December 14, 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 at the Public Meeting with electronic participation. To participate in the meeting, you 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)**[PM 211214](#) APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF SEAN MASON HOMES (405 ESSA) INC. - 405 ESSA ROAD (WARD 6) (FILE: D30-011-2021)**

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted Innovative Planning Solutions on behalf of Sean Mason Homes (405 Essa) Inc., for lands known municipally as 405 Essa Road, Barrie.

The application is intended to amend the current zoning from 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2) (SP-562)(H-139) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX). The proposed Zoning By-law Amendment would facilitate the development of an eight (8) storey, mixed use building with eighty-nine (89) residential apartment units, six (6) residential townhouse units and two (2) ground floor commercial units. The project would be developed as a plan of condominium. The requested special provisions include, but are not limited to, reduced front and side yard setbacks, a reduced drive aisle width, a reduced setback from an underground structure and a reduced landscape buffer.

Presentation by representative(s) of Innovative Planning Solutions.

Presentation by M. Banfield, Director of Development Services.

See attached correspondence.

Attachments: [PM Notice 405 Essa Road](#)
[PM Presentation 405 Essa Road](#)
[PM Memo 405 Essa Road](#)
[PM Correspondence 405 Essa Road](#)

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

