

October 28, 2021
File: D30-016-2021

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND NOTICE OF A PUBLIC MEETING IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW PURSUANT TO SECTION 34(10.4) AND 34(13) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED.

Dear Sir/Madam:

Re: Amendment to the Zoning By-law – Innovative Planning Solutions on behalf of Tonlu Holdings Ltd. (41 & 43 Essa Road Limited, 2831513 Ontario Corp), 41 & 43 Essa Road and 259 & 273 Innisfil Street

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of Tuesday, October 19, 2021 for a proposed **Amendment to the Zoning By-law**.

TAKE NOTICE that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, November 23, 2021 at 7:00 p.m.** to review applications for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of Tonlu Holdings Ltd. (41 & 43 Essa Road Limited, 2831513 Ontario Corp), for the lands located at 41 & 43 Essa Road and 259 & 273 Innisfil Street.

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)(SP-XXX) 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.

The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 8](#) at www.barrie.ca/ProposedDevelopments.

With the current restrictions on public gatherings due to COVID-19, this public meeting will be held in a virtual forum with electronic participation. It will be televised on Rogers TV and will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you wish to provide oral comments at the virtual public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 x5500 during regular office hours prior to Monday, November 22, 2021 by 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 virtual public meeting with electronic participation.

To participate in the virtual planning meeting, you will need access to a computer with internet service or a telephone.

If you wish to make a written submission concerning this matter, it should be directed to Legislative and Court Services by Monday, November 22, 2021 by 12:00 p.m. Any person may make representation at the meeting however, written submissions and advance registration are encouraged.

Notification of the Amendment to the Zoning By-law if adopted by Council, will be provided upon written request to the undersigned file manager in the Development Services Department – Planning Division.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of The City of Barrie before the Amendment to the Zoning By-law is passed:

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

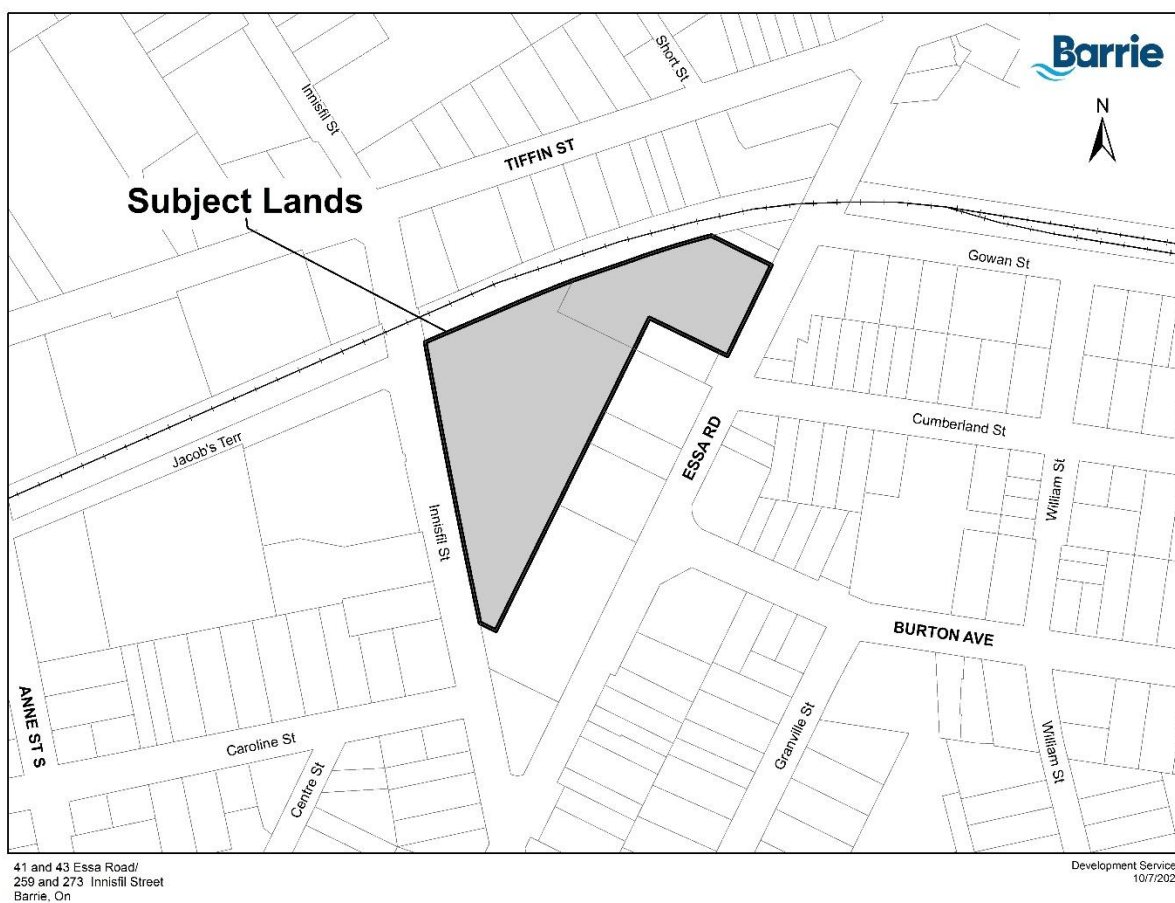
All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

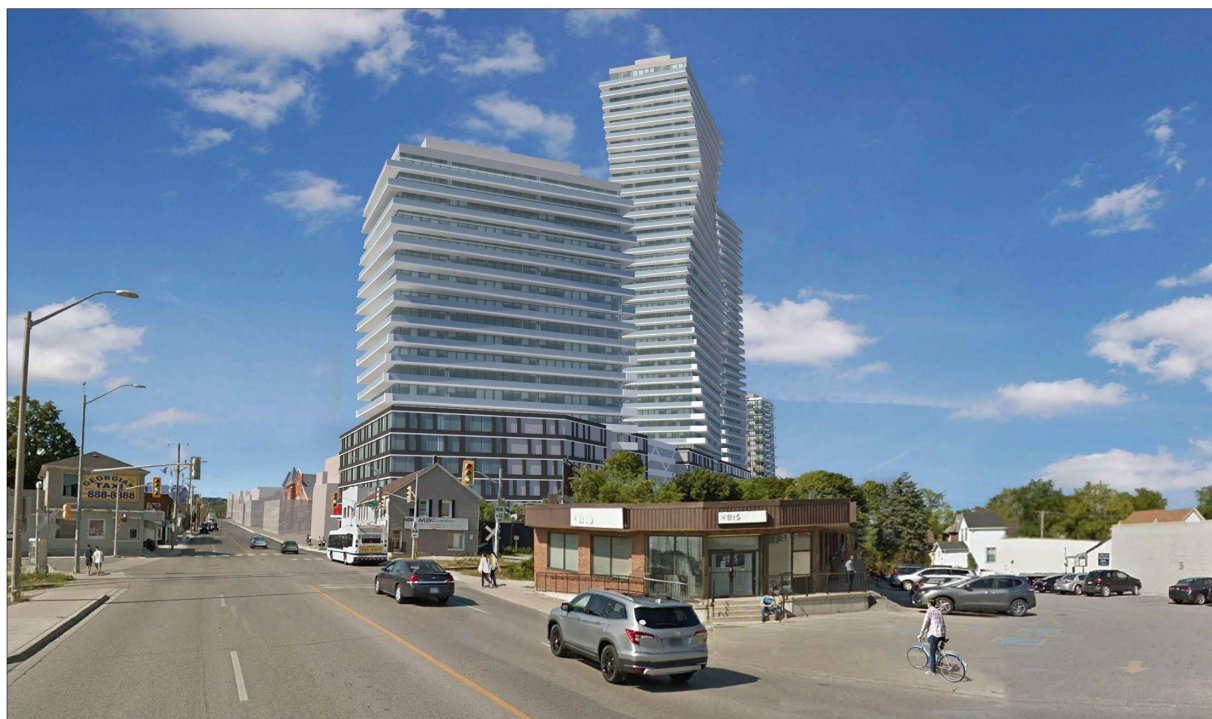
Any person wishing further information or clarification with regard to the proposed Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

Celeste Kitsetmetry
Senior Planner
705-739-4220, Ext. 4430
celeste.kitsetmetry@barrie.ca

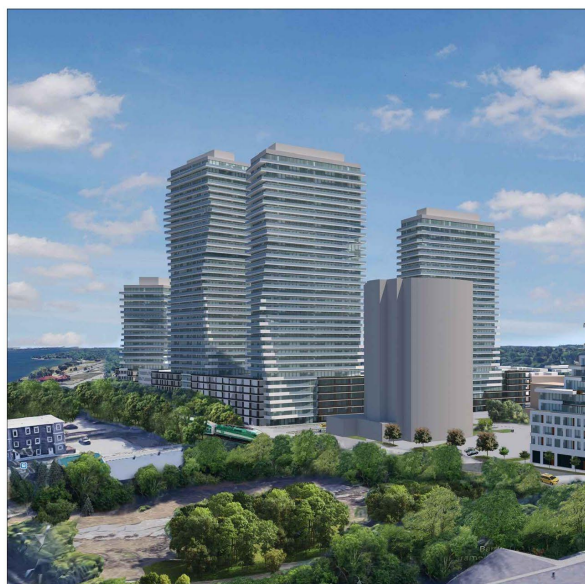
Development Services Department
City of Barrie
70 Collier Street, P.O. Box 400
Barrie, Ontario, L4M 4T5

KEY MAP





Street View Looking West



View Looking South East



Aerial View Looking North