

November 18, 2021  
File: D30-011-2021

**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 Sean Mason Homes (405 Essa) Inc., 405 Essa Road**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete application as of Tuesday, October 12, 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, December 14, 2021 at 7:00 p.m.** to review an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of Sean Mason Homes (405 Essa) Inc., for the lands located at 405 Essa Road, legally described as Part of Lot 5, Concession 13, Part 1, Plan 51R-11606, City of 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.

The complete submission package is posted on the Proposed Developments page on the City's website under [Ward 6 – 405 Essa Road](#) at [www.barrie.ca/ProposedDevelopments](http://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](mailto:cityclerks@barrie.ca) or calling 705-739-4220 x5500 during regular office hours prior to Wednesday, December 08, 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 Wednesday, December 08, 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.

Michele Freethy, RPP  
Planner  
705-739-4220, Ext. 4117  
[michele.freethy@barrie.ca](mailto:michele.freethy@barrie.ca)

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

**KEY MAP**



# CONCEPTUAL SITE PLAN



### PROPOSED BUILDING ELEVATIONS

#### Essa Road Frontage



#### Cityview Circle Frontage

