
May 19, 2022
File: D30-010-2022

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO SECTIONS 17(15), 22(6.1), 34(10.4) AND 34(12), 51(19.1) AND 51(20) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED OFFICIAL PLAN AMENDMENT, AMENDMENT TO THE ZONING BY-LAW, AND DRAFT PLAN OF SUBDIVISION

Dear Sir/Madam:

Re: Applications for an Official Plan Amendment, Amendment to the Zoning By-law and Draft Plan of Subdivision, SmartCentres on behalf of Barrie-Bryne Developments Ltd., 15 Harvie Road, Barrie.

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of Thursday, May 05, 2022 for a proposed Official Plan Amendment, Amendment to the Zoning By-law and Draft Plan of Subdivision.

TAKE NOTICE that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, June 14, 2022 at 7:00 p.m.** to review applications submitted by SmartCentres on behalf of Barrie-Bryne Developments Ltd. for a Draft Plan of Subdivision, Official Plan Amendment and Amendment to the Zoning By-law on lands legally described as Part of Lots 5, 6 & 7 Plan 67 and Part of Lot 7 Concession 12 Innisfil, known municipally as 15 Harvie Road.

The site is approximately 33.18 hectares in size and located on the west side of Highway 400, south of Harvie Road and east of Thrushwood Drive. The parcel has been separated into two parts by the extension of Bryne Drive to Harvie Road, in coordination with the City of Barrie. The subject applications will facilitate land use changes to permit the development of almost 12 hectares of commercial and light industrial uses along Highway 400 to the east of the Bryne Drive extension, and the potential for 248 residential units in the form of semi-detached, townhouses and mid-rise apartments to the west of the Bryne Drive extension.

Official Plan Amendment

The applicant is proposing to amend Schedule 'A' – Land Use in the Official Plan to change the designation of the subject lands from 'General Industrial' and 'General Commercial' to 'General Commercial', 'Residential', 'Open Space' and 'Environmental Protection' to facilitate the future development as proposed.

Zoning By-law Amendment

The applicant is proposing to amend the zoning on the subject lands from 'General Commercial' (C4) and 'Light Industrial' (LI) to 'General Commercial with Special Provisions' (C4)(SP-XXX), 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX)', 'Residential Apartment Dwelling First Density with Special Provisions' (RA1-3)(SP-XXX), 'Open Space' (OS), and 'Environmental Protection Area' (EP) to permit the future development. The special provisions related to residential uses include, but are not limited to, alternate standards for setbacks, gross floor area, lot coverage, and the permissions for adding back-to-back townhouse units as a built form. The special provisions for the commercial zone include adding additional uses such as manufacturing, self storage and warehousing.

Draft Plan of Subdivision

A Draft Plan of Subdivision application has been submitted to further divide the lands as follows:

Land Use	Lot and Block	Size
Low Density Residential - Semi Detached & Townhouses (248 Units)	1 to 57	4.957 ha
Mid Rise Residential	58 to 59	3.351 ha
Employment	60 to 67	11.992 ha
Park and Open Space	68 to 71	4.612 ha
Stormwater Management	72 to 73	1.742 ha
Road Widening	74	2.074 ha
Hydro Corridor	75 to 77	0.944 ha

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 would like to participate virtually, you will need access to a computer with internet service or a telephone. 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 x5500 during regular office hours prior to **Monday, June 13, 2022 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 or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **Monday, June 6, 2022 by 12:00 p.m.**

Notification of the approval of the Draft Plan of Subdivision, Official Plan Amendment and Amendment to the Zoning By-law by the City, 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 a public meeting or make written submissions to the Corporation of the City of Barrie in respect of the proposed Draft Plan of Subdivision, Official Plan Amendment, Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the Official Plan Amendment and Amendment to the Zoning By-law:

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

All information including opinions, presentations, reports, documentation, etc. provided for or at the 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 seeking further information or clarification about the Official Plan Amendment and/or Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

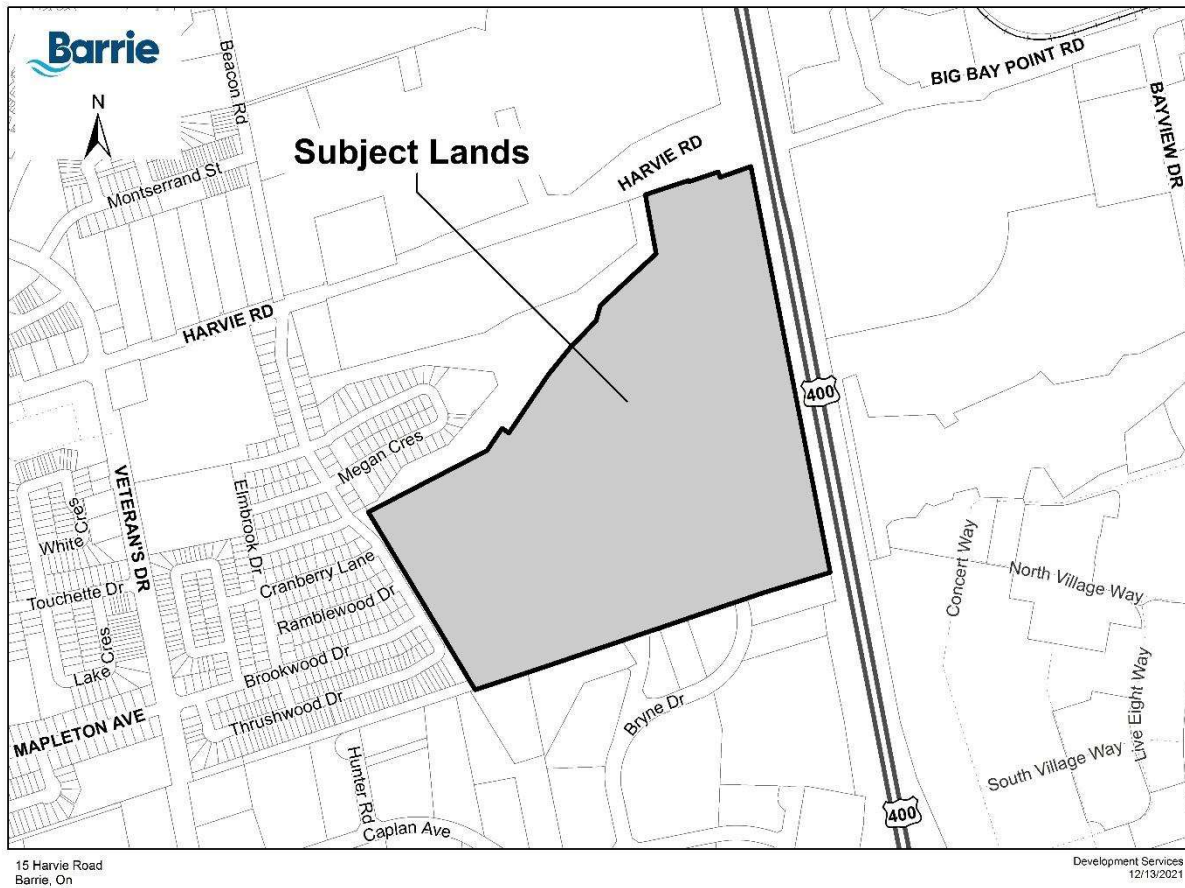
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the [Proposed Developments](#) page on the City's website under **Ward 7 – 15 Harvie Road** at the following link: www.barrie.ca/ProposedDevelopments

Questions about this file may be directed to the undersigned.

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

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

KEY MAP



PROPOSED DRAFT PLAN – LAND USE MAP



PROPOSED ZONING BY-LAW AMENDMENT

