

File: D30-005-2024

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

Dear Sir/Madam:

Re: Applications for a Zoning By-law Amendment and Red-line Revision to a Draft Plan of Subdivision – KLM Planning Partners Inc. on behalf of Ballymore Building (Barrie) Corporation, 750 Lockhart Road, Barrie.

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Thursday, March 28, 2024** for a proposed **Zoning By-law Amendment and Red-line Revision to a Draft Plan of Subdivision**.

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, May 08, 2024 at 6:00 p.m.** to review applications submitted by KLM Planning Partners Inc., on behalf of Ballymore Building (Barrie) Corporation, for a Zoning By-law Amendment and Red-line Revision to a Draft Plan of Subdivision on lands legally described as Part of the South Half of Lot 16, Concession 11, Former Township of Innisfil, known municipally as 750 Lockhart Road, Barrie.

The subject property is located on the north side of Lockhart Road, approximately 300 metres east of Yonge Street. The subject property is irregular in shape and approximately 26.4 hectares in area with 280 metres of frontage along Lockhart Road.

Zoning By-law Amendment

The applicant is proposing to amend the zoning on a portion of the southern half of the subject property from 'Residential Hold – Special Provision No. 586' (RH)(SP-586) to 'Neighbourhood Residential' (R5) and 'Neighbourhood Multiple Residential' (RM3) to facilitate the development of the lands through a Draft Plan of Subdivision.

Red-line Revision to Draft Plan of Subdivision

The purpose of the Red-line Revision to the Draft Plan of Subdivision is to create eleven (11) blocks on the southern portion of the subject property to facilitate the development of seventy-five (75) street townhouse units and a six (6) storey multi-residential building containing approximately seventy-five (75) units.

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. It will be 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 705-730-4220 x5500 during regular office hours prior to **Monday, May 6, 2024 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, May 6, 2024 by 12:00 p.m.**

Notification of the Amendment to the Zoning By-law, if approved 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 a public meeting or make written submissions to the Corporation of the City of Barrie in respect of the proposed Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the 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 OLT 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.

All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the [Development Projects](#) webpage on the City's website under **Ward 10 – 750 Lockhart Road at www.barrie.ca/Development Projects.**

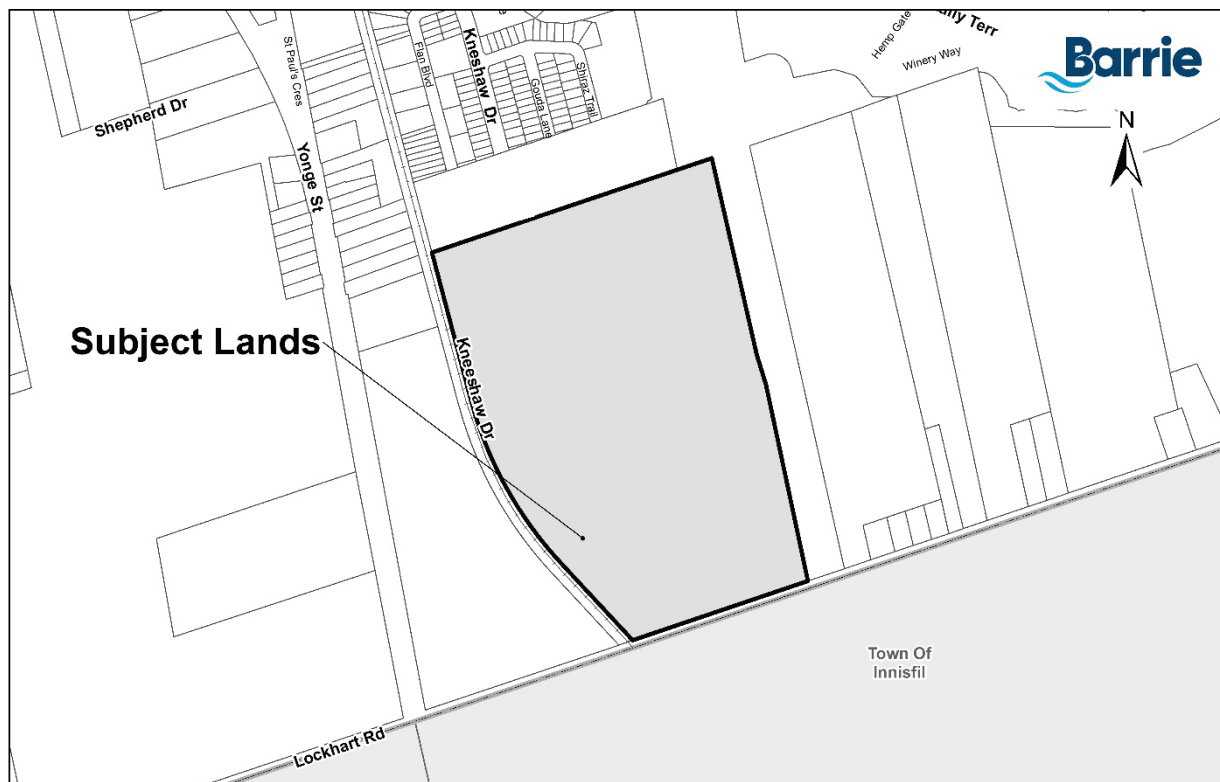
Any person seeking further information or clarification about the proposal should contact the file manager noted below during regular office hours.

Questions about this file may be directed to the undersigned.

Andrew Gameiro, RPP, Senior Planner
705-739-4220, Ext. 5038
Andrew.gameiro@barrie.ca

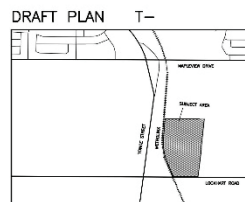
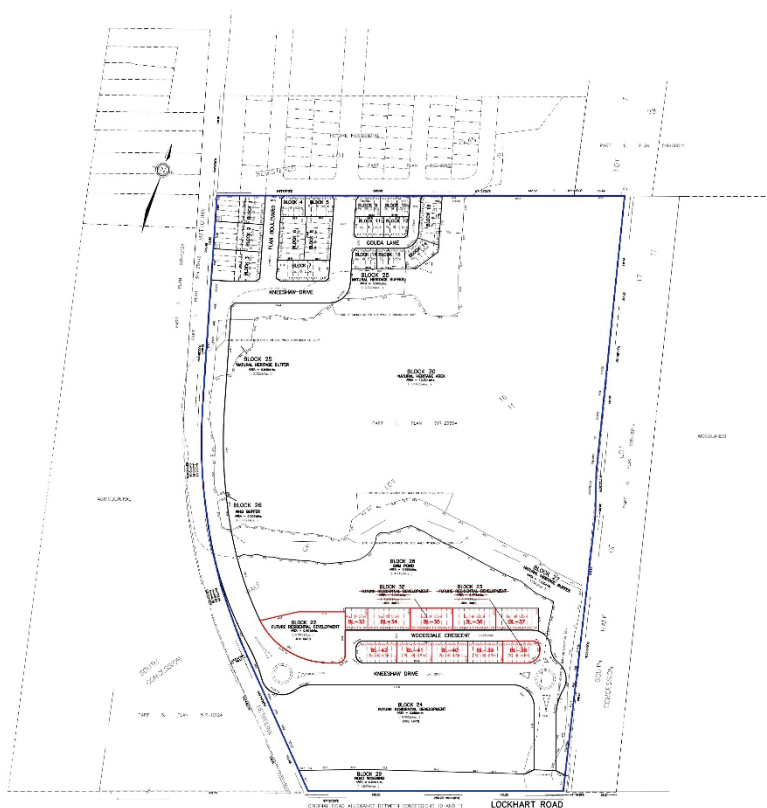
Development Services Department - Planning
City of Barrie, 70 Collier Street, P.O. Box 400
Barrie, Ontario, L4M 4T5

KEY MAP



CONCEPTUAL DRAFT PLAN OF SUBDIVISION

DRAFT PLAN OF SUBDIVISION
 PART OF THE SOUTH HALF OF LOT 16,
 CONCESSION 11
 (GEOGRAPHIC TOWNSHIP OF INNISFIL)
 CITY OF BARRIE
 COUNTY OF SIMCOE
 SCALE 1:1500



KEY PLAN

SECTION 51, PLANNING ACT,
 ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PROVIDED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LIUM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: February 27, 2019
 PIER DE ROSA, L.L.S.
 J.S. BARNES LTD.

OWNER'S CERTIFICATE

I AUTHORIZE KCM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BARRIE FOR APPROVAL.

OWNER:

BALLYMORE BUILDING (BARRIE) CORP.

12840 HONGE STREET
 SUITE 200
 RICHMOND HILL, ON
 L4E 4E5
 LOUIE MORVA, A.S.C.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND = 28,416±sq. (65,275±ac)

TOWNHOUSE DWELLINGS	BLOCKS	LOTS	UNITS	AREA	SQ.M.
STREET TOWNHOUSES	BLOCKS 1-18 and 23-24	192	192	1,655	1,655
FUTURE RESIDENTIAL DEVELOPMENT	BLOCKS 25-32	27	27	2,051	2,051
SUBTOTAL		219	219	3,706	3,706
BLOCKS 25-27 - WITH SERVICE ALTERNATIVE		3	3	2,481	4,081
BLOCK 28 - DAY CARE		1	1	1,088	4,912
BLOCK 29 - HIGH SCHOOL		1	1	6,028	13,547
BLOCK 30 - FACULTY RESIDENCE WITH		1	1	12,324	30,453
STREETS AND LANEWAYS				3,324	6,214
24.00 MCE (12.00 MCE) (12.00 MCE) (12.00 MCE)					
12.00 MCE (12.00 MCE) (12.00 MCE) (12.00 MCE)					
TOTAL		224	224	4,030	26,416

- NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM
- NOTE - SUBJECT TO FINAL CALCULATION
- NOTE - BLOCKS 17, 18, 19, 20 and 21 OMITTED
- NOTE - BLOCKS 23 and 32 HAVE BEEN OMITTED

PROJECT No. P-3006
 JULY 25, 2003
 SCALE 1:1500
 NOV 8, 2019
 UNDESIGNED/REDESIGNED
 23:7
KLM DWG. No. - 19:6
 PLANNING PARTNERS INC. TEL: 705-739-4270 FAX: 705-739-4271
 Planning • Design • Development