

This public meeting has been rescheduled to August 10, 2020 due to technical difficulties during the June 22, 2020 meeting.

NOTICE OF PUBLIC MEETING PURSUANT TO SECTIONS 17(15), 34(12), 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: Official Plan Amendment, Amendment to the Zoning By-law and Draft Plan of Subdivision – SGL Planning & Design Inc. on behalf of 2106580 Ontario Inc., 175 and 199 Essa Road, Barrie. (File: D09-OPA080, D12-451, D14-1695)

TAKE NOTICE that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, August 10, 2020 at 7:00 p.m.** to review applications for an Official Plan Amendment, Amendment to the Zoning By-law and Draft Plan of Subdivision submitted by SGL Planning & Design Inc. on behalf of 2106580 Ontario Inc. for 175 and 199 Essa Road, Barrie.

The site is approximately 11.73 hectares in size and located on the north side of Essa Road, east of Highway No. 400. The concept includes the potential for a variety of residential and commercial uses including townhouses, apartments, long-term care facilities, ground floor commercial and an office tower.

Official Plan Amendment

The application is proposing to add a Defined Policy Area to Schedule 'C' for the subject lands, with descriptive text in Section 4.8 of the Official Plan, to include:

- a) Parking shall be permitted in the front yard driveways leading to a ground-related dwelling unit.
- b) Surface parking shall be permitted on any lot containing the Barrie Curling Club, as well as the opportunity to use the parking area for flex space for the purposes of accommodating temporary private or public gatherings or events.

Zoning By-law Amendment

The applicant is proposing to amend the zoning on the subject lands from 'General Commercial' (C4) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-X), (MU2)(SP-XX), (MU2)(SP-XXX) and 'Open Space' (OS).

- a) The (MU2)(SP-X) Zone would include special provisions to permit:
 - a. Back-to-back and street townhouses
 - b. A maximum building height of 32 metres for residential and office buildings provided a minimum 50% of the ground floor frontage is dedicated to commercial or institutional uses
 - c. A minimum ground floor frontage of 4.5 metres is only required for those buildings with frontage on Essa Road
 - d. Removal of the front yard setback and paving requirements for block/cluster/stacked, back to back or street townhouse uses
- b) The (MU2)(SP-XX) Zone would include special provisions to permit:
 - a. A retirement home
 - b. An assisted living facility, including a long-term care facility
 - c. A maximum building height of 47 metres (or 15 storeys)
- c) The (MU2)(SP-XXX) Zone would include special provisions to permit:
 - a. The existing Barrie Curling Club
 - b. Surface parking in any yard
 - c. Temporary private or public gatherings or events

Draft Plan of Subdivision

The application is required to create blocks on a plan of subdivision in order to facilitate future division of land such as creating part-lots or registration of condominium agreements.

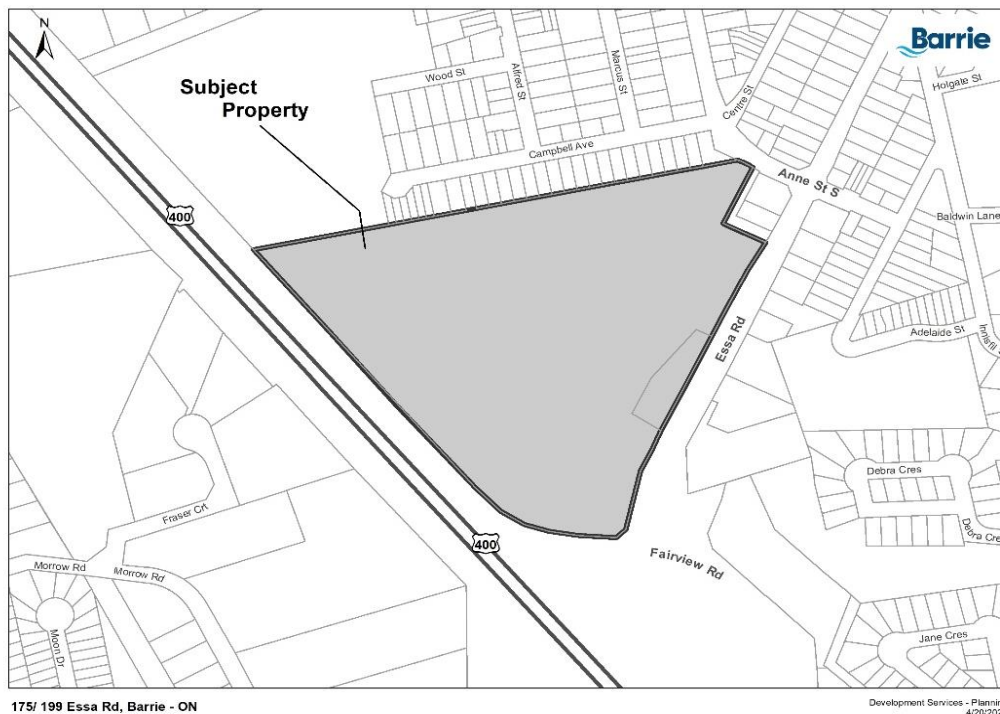
The proposal can be viewed on the City's website at: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Proposed-Developments/Ward8/Pages/175-and-199-Essa-Road.aspx>

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, August 10, 2020** 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 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, August 10, 2020** by 12:00 p.m. Any person may make representation at the meeting however, written submissions and advance registration are encouraged.



175/ 199 Essa Rd, Barrie - ON

Development Services - Planning
4/20/2020

Notification of the Draft Plan of Subdivision, Official Plan Amendment and Amendment to the Zoning By-law if adopted or passed 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 Draft Plan of Subdivision, Official Plan Amendment and Amendment to the Zoning By-law is adopted or passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Local Planning Appeal Tribunal (LPAT); and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the LPAT 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 this proposed Draft Plan of Subdivision, Official Plan Amendment and Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

Celeste Kitsemety, Senior Planner
705-739-4220 ext. 4430
celeste.kitsemety@barrie.ca

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