

April 16, 2024
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

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.**

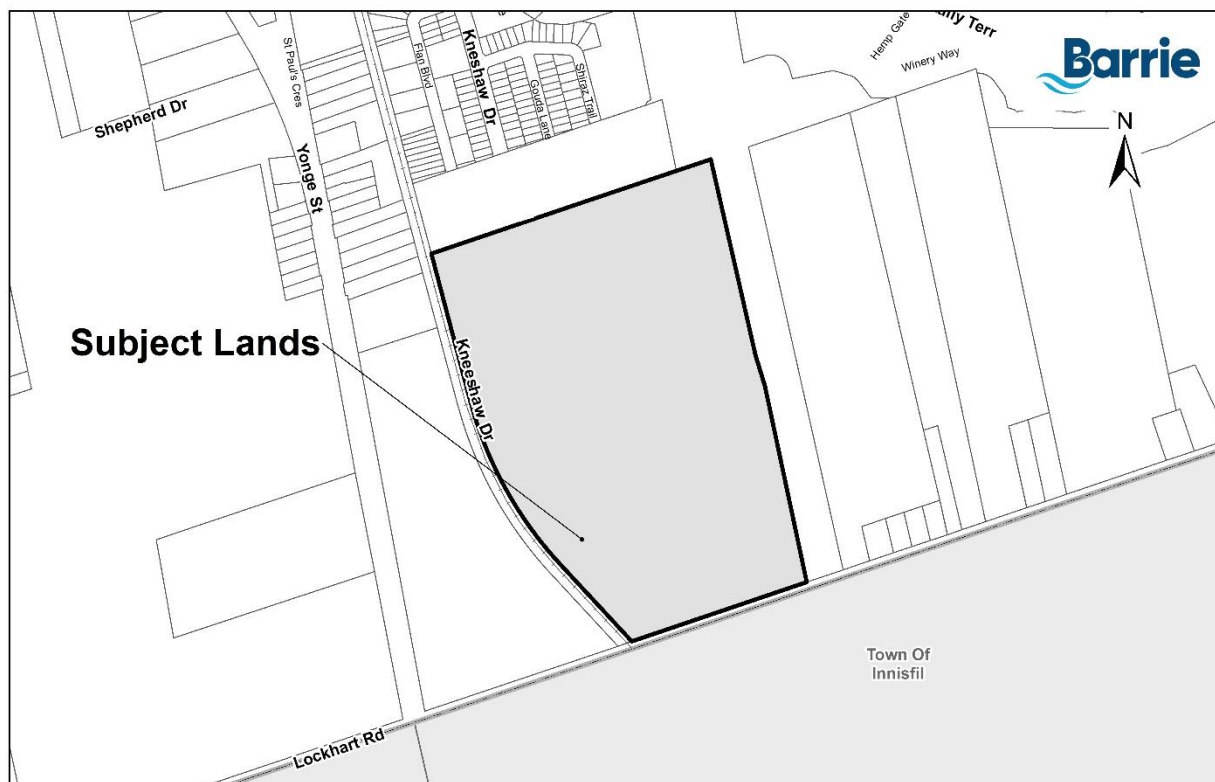
Any person seeking further information or clarification about the proposal should contact the file manager noted below during regular office hours.

Questions about this file may be directed to the undersigned.

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

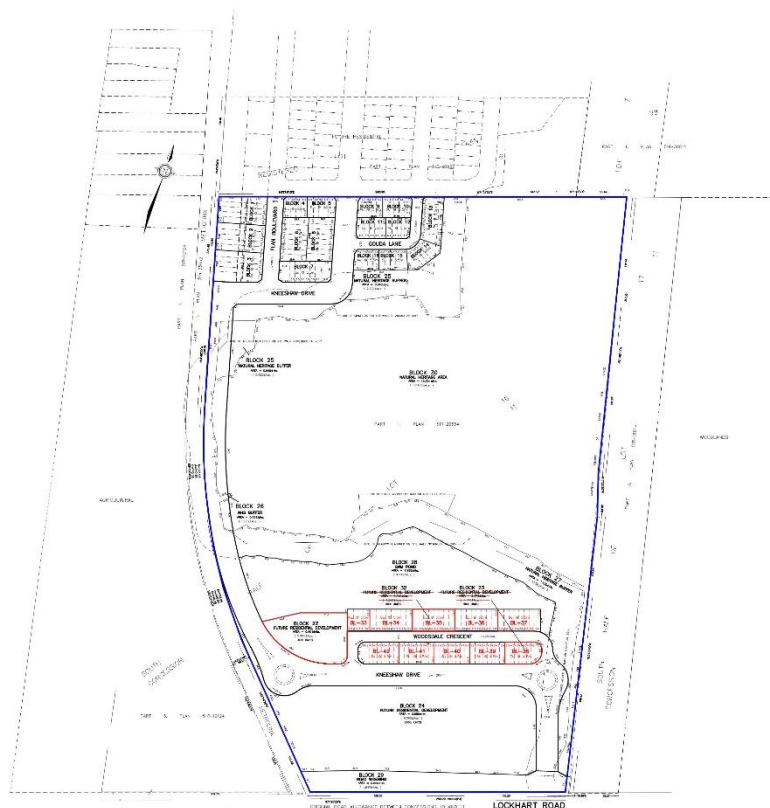
Development Services Department - Planning
City of Barrie, 70 Collier Street, P.O. Box 400
Barrie, Ontario, L4M 4T5

KEY MAP

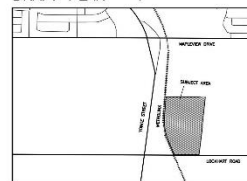


CONCEPTUAL DRAFT PLAN OF SUBDIVISION

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



DRAFT PLAN T-



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 PAVED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLUT-LIOM
- 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.S.
L.S. BARNES LTD.

OWNER'S CERTIFICATE

I AUTHORIZE KLM 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 YONGE STREET
SUITE 200
RICHMOND HILL, ON
L4C 4H5

LOUIE MORRA, AGG.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND = 28.416 Hg. (65.275 Acres)

TOWNHOUSE DWELLINGS	BLOCKS	LOTS	UNITS	AREA	AREA
STREET TOWN-HOUSES					
BLOCKS 1-18 AND 23-42	18	18	18	1.435	1.435
NO. OF LOTS PER BLOCK					
FUTURE RESIDENTIAL DEVELOPMENT					
BLOCKS 23-24 AND 32	4	4	4	1.161	1.161
SUBTOTAL	22	22	22	5.882	14.041
BLOCKS 25-27 - WITHIN WOODBINE WATER ST.	3	3	3	2.481	6.081
BLOCK 28 - DRY POND	1	1	1	1.088	4.912
BLOCK 29 - ROAD RESERVES	1	1	1	6.628	1.247
BLOCK 30 - RAILROAD SETBACK AREA	1	1	1	12.324	30.453
STREETS AND LANDWAYS				3.324	8.214
24.24' WIDE PAVED WATER MAIN RIGHT-OF-WAY					
12.00' PAVED WATER MAIN RIGHT-OF-WAY					
12.00' PAVED WATER MAIN RIGHT-OF-WAY					
12.00' PAVED WATER MAIN RIGHT-OF-WAY					
TOTAL	27	27	27	26.416	65.275

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

NOTE - SUBJECT TO FINAL CALCULATION

NOTE - BLOCKS 17, 18, 19, 20 AND 21 OMITTED

BLOCKS 23 AND 32 HAVE BEEN OMITTED

PROJECT No. P-3006
SCALE 1:1500
JULY 25, 2023
DWG. No. - 19:6
KLM DWG. No. - 19:6
PLANNING PARTNERS INC. Planning • Design • Development