

November 4, 2024  
File: D30-015-2024

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

**Re: Application for a Zoning By-law Amendment and Draft Plan of Subdivision  
Malone Given Parsons on behalf of DIV Development (Barrie) Ltd., 1080 Lockhart Road, Barrie ON.**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete applications as of **Wednesday, September 18, 2024** for a proposed **Amendment to the Zoning By-law and Draft Plan of Subdivision** for lands known municipally as 1080 Lockhart Road.

**TAKE NOTICE** that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, November 27, 2024 at 6:00 p.m.** to review an application submitted by Malone Given Parsons on behalf of DIV Development (Barrie) Ltd., for an Amendment to the Zoning By-law to permit a 1,030 residential unit Plan of Subdivision on lands described as: Part of Lot 20, Concession 11, being Parts 1 to 4 on Plan 51R-43449, City of Barrie, known municipally as: 1080 Lockhart Road.

The site is approximately 80.2 hectares (198.6 acres) in size and is located at the intersection of Lockhart Road and the 20<sup>th</sup> Sideroad, extending north to the intersection of Maplevue Drive East and the 20<sup>th</sup> Sideroad.

**Zoning By-law Amendment**

The Zoning By-law Amendment application proposes to rezone the subject lands from Residential Rural (RR), Agriculture General (AG) and Environmental Protection (EP) in the former Town of Innisfil By-law 054-04 to Neighbourhood Residential (R5), Neighbourhood Multiple Residential with Special Provisions (RM3)(SP-XXX), Open Space with Special Provisions (OS)(SP-XXX), Educational - Institutional with Special Provisions (I-E)(SP-XXX) and Environmental Protection (EP) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended.

## Draft Plan of Subdivision

The purpose of the Draft Plan of Subdivision application is to facilitate the development of a 1,030 residential unit subdivision containing single detached dwellings, semi-detached dwellings, street townhouses and an apartment. The subdivision will also provide an institutional block for a future school, an open space (park) block, and associated areas for environmental protection and stormwater management.

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting 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](mailto:cityclerks@barrie.ca) or calling 705-730-4220 x5500 during regular office hours prior to **November 27, 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](mailto: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 **November 27, 2024 12:00 p.m.**

Notification of the approval of the Zoning By-law Amendment or Draft Plan of Subdivision 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 who would otherwise have the ability to appeal the decision of the Council of the City of Barrie to the Ontario Land Tribunal (OLT) but the 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 Zoning By-law Amendment and Draft Plan of Subdivision before the Corporation of the City of Barrie gives or refuses to give approval of the Zoning By-law Amendment or Draft Plan of Subdivision:

- (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.

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 – 1080 Lockhart Road](#) at [www.barrie.ca/DevelopmentProjects](http://www.barrie.ca/DevelopmentProjects).

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



## DRAFT PLAN OF SUBDIVISION



**Part of Lot 20  
Concession 11  
City of Barrie  
Former Town of Innisfil, now  
County of Simcoe**

Prepared For:  
**DIY Development (Barrie) Ltd.**

**KEY PLAN**

**SUBJECT PROPERTY**

**SCHEDULE OF LAND USE**

BLOCK	LAND USE	AREA (m <sup>2</sup> )	AREA (ha)
61-68	Future Development	221,900	22.19
69	Future Development	1,790,000	1.79
70	Future Development	742,000	0.74
71	Future Development	1,790,000	1.79
62	Parkette	240,000	0.24
63	Low Density Residential	2,290,000	2.29
64	Stormwater Management	2,000,000	2.00
65	Stormwater Management	2,810,000	2.81
66	Medium Density Residential	742,000	0.74
67	Natural Heritage System	1,790,000	1.79
68	Natural Heritage System	2,219,000	2.22
69	Future Development	1,790,000	1.79
70	Future Development	742,000	0.74
71	Future Development	1,790,000	1.79
<b>TOTAL</b>		<b>10,110,000</b>	<b>10.11</b>

**OWNER'S AUTHORIZATION**

I hereby authorize Malone Given Parsons Ltd. to prepare and submit the Draft Plan of Subdivision to the City of Barrie.

Approved: \_\_\_\_\_  
Date: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

**ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13N, S.O. 1995.**

(a)(iv) (5) (2) (3) - As shown on the Draft Plan.  
(3) (3) - As shown on the Draft and Plan.  
(5) - Land to be used in accordance with the Schedule of Land Use.  
(6) - See 1st, 2nd and 3rd pages.  
(iv)(b) - Full municipal services to be provided.

MGP File No: 13-2089  
Date: Mar 10, 2024

**MGP Malone Given Parsons**  
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