
NOTICE OF INTENTION TO REMOVE HOLD SYMBOL

City of Barrie File No.:	D30-ROH-002-2025
Owner/Applicant:	NESTWISE INC.
Location:	60 DEAN AVE. BARRIE ON
Issue Date of Notice of Intention:	SEPTEMBER 9, 2025

TAKE NOTICE THAT pursuant to By-law Number 2022-042, being a By-law of the Corporation of the City of Barrie to provide for the delegation of authority to remove a Holding (H) Symbol from Zoning By-law 2024-051 as per *Section 36(4) of the Planning Act, R.S.O. 1990, c. P. 13*.

THE SUBJECT LANDS are legally described as: PART BLOCK 132 ON PLAN 51M-672, BEING PART 2 ON PLAN 51R-44470; CITY OF BARRIE and municipally known as: 60 Dean Avenue, Barrie, ON. The subject lands are zoned Residential Apartment Dwelling, Second Density-1 with Special Provisions and Hold' (RA2-1) (SP-658) (H-164) as per Zoning By-law 2024-051 and are shown on the key map below.

THE PURPOSE AND EFFECT of the Holding Symbol (H-164) on the subject lands by By-law 2024-051 to permit the proposed development of a seven (7) storey residential apartment building, until completion of the following, to the satisfaction of the Executive Director of Development Services:

- a) The development, execution, and implementation of a design process, including opportunity for community input, identifying appropriate size, location and layout, and design treatment of a Privately Owned Public Space (POPS) located within the front yard setback.
- b) Demonstration of due diligence and best efforts to create (a) shared access(es) with adjacent property owners.

The Hold Symbol (H-164) may now be removed from the subject lands by reason that the conditions of the Hold Symbol (H-164) have been satisfied for the subject property through the following:

- a) Satisfactory evidence of compliance with Section 6.4.2 e) iii) and iv) of the Official Plan (Affordable Housing);
- b) Registration of a Transfer Easement for Access on title to the subject property by Instrument No. SC2155696; and
- c) Satisfactory evidence confirming due diligence and best efforts to create (a) shared access(es) with adjacent property owners.

A copy of Zoning By-law 2024-051, is available for review upon request.

APPEAL RIGHTS

Pursuant to the provisions of *Section 36(4) of the Planning Act, R.S.O 1990, c. P. 13*, there are no third-party rights to appeal, and any rights of appeal are limited to the Owner(s) of the subject lands.

If you have any questions with respect to this notice, please contact the File Manager, Michele Freethy, Senior Planner at e: Michele.Freethy@barrie.ca.

DATED at the City of Barrie on this 9th day of September, 2025.

The Corporation of the City of Barrie
Michelle Banfield, RPP
Director of Development Services
Box 400, 70 Collier Street
Barrie, ON L4M 4T5

[CONTINUED ON NEXT PAGE]

(KEY MAP)