

February 26, 2026  
File: D30-014-2025

**NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO SECTIONS 17(15), 22(6.1), 34(10.4), 34(12) AND 51(19.1) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE OFFICIAL PLAN, ZONING BY-LAW AND PLAN OF SUBDIVISION**

**Re: Application for an Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision - St. Joseph Developments Inc., 49 Miller Drive, Barrie**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete application as of **Wednesday, January 21, 2026** for a proposed **Official Plan Amendment, Amendment to the Zoning By-law and 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, March 25, 2026 at 6:00 p.m.** to review an application submitted by Flagship Developments, on behalf of St. Joseph Developments Inc., for a Draft Plan of Subdivision, Official Plan Amendment and Amendment to the Zoning By-law to permit a total of 611 residential units including single detached, townhouse, and apartment units in addition to a park, stormwater management, public roads and environmental protection lands.

The subject lands are described as: Part West Half Lot 24, Concession 7 (Vespra), being Part 1 on Plan 51R-18485, together with RO953357, City of Barrie, and are known municipally as: 49 Miller Drive. The vacant site is approximately 18.16 hectares in size and is located on east side of Miller Drive, north of Dunlop Street West.

**Official Plan Amendment**

The proposed Official Plan Amendment seeks to alter the designation on parts of the subject site from Greenspace, Natural Heritage System and Employment Area – Non-Industrial to Neighbourhood Area, and from Employment Area – Non-Industrial to Natural Heritage System.

## **Zoning By-law Amendment**

The proposed Zoning By-law Amendment seeks to rezone the property from Residential Hold (RH), Open Space – H (OS)(H-106), General Commercial – H (C4)(H-106) and Environmental Protection (EP) to Residential Single Detached Dwelling Fourth Density with Special Provisions (R4)(SP-XX), Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP-XX) and Environmental Protection (EP). Special Provisions are proposed to reduce minimum lot areas, frontage, side and rear yards, landscape open space and to increase lot coverage and gross floor area in addition to permitting tandem parking. The following special provisions are being requested:

<b>Residential Single Detached Dwelling Fourth Density (R4) Zone Standard</b>	<b>Required by By-law 2009-141</b>	<b>Proposed</b>
Lot Area (min.)	335 m <sup>2</sup>	<b>294.8m<sup>2</sup></b>
Lot Coverage (max.)	45%	<b>45.2%</b>

<b>Residential Multiple Dwelling Second Density (RM2) Zone Standard</b>	<b>Required by By-law 2009-141</b>	<b>Proposed for Street Townhouse Units</b>	<b>Proposed for Back-to-Back Townhouse Units</b>
Lot Area (min.)	200 m <sup>2</sup>	<b>145.8m<sup>2</sup></b>	<b>105m<sup>2</sup></b>
Lot Frontage (min.)	6.0m	<b>5.4m</b>	7.0m
Side Yards (min.)	1.8m	<b>1.2m</b>	<b>1.2m</b>
Rear Yard (min.)	7.0m	7.0m	<b>0.0m</b>
Side Yard Abutting a Street (min.)	3.0m	<b>1.2m</b>	<b>1.2m</b>
Landscape Open Space (min.)	35%	35.19%	17.14%
Lot Coverage (max.)	45%	<b>53.29%</b>	<b>62.86</b>
Gross Floor Area (max.)	60%	<b>147.53%</b>	<b>171.43%</b>
Required Parking: Residential Bldg. containing more than 3 dwelling units	1.5 spaces per dwelling unit. Tandem Parking not permitted	1.5 spaces per dwelling unit. <b>Tandem parking permitted</b>	1.5 spaces per dwelling unit. <b>Tandem parking permitted</b>

## **Plan of Subdivision**

The Plan of Subdivision application seeks to create 462 residential parcels, including twenty-three (23) single detached lots, two hundred and thirty (230) street townhouse lots, two hundred and eight (208) back-to-back townhouse lots and one (1) medium density block where a 150-unit plan of condominium development is proposed. Additional lands are set out for public roads, pedestrian connections, a park, stormwater management block and a combined open space and natural heritage block.

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 705-739-4220 x5500 during regular office hours prior to **March 25, 2026 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 **March 25, 2026 by 12:00 p.m.**

Notification of the approval of the Official Plan Amendment and Zoning By-law Amendment 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 an 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 Amendment to the Official Plan and Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the Amendment to the Official Plan and 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 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 5 – 49 Miller Drive](#) 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.

Michele Freethy, RPP, Senior Planner  
705-739-4220, Ext. 4117  
[michele.freethy@barrie.ca](mailto:michele.freethy@barrie.ca)

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

**KEY MAP**



