

May 7, 2026
File: D30-006-2026

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

**Re: Application for an Official Plan Amendment & Zoning By-law Amendment
MHBC Planning Limited on behalf of Saverino Developments Inc.
550-576 Essa Road, Barrie**

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Friday, April 17, 2026** for a proposed **Official Plan Amendment and Amendment to the Zoning By-law**.

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, June 03, 2026 at 6:00 p.m.** to review application submitted by MHBC Planning Limited on behalf of Saverino Developments Inc., for an Official Plan Amendment and Amendment to the Zoning By-law to permit a high-density residential development on lands described as Lots 7, 8, 13, 14 & 15 on Plan 1101 (Innisfil); AND Lots 9 to 12 on Plan 1101 (Innisfil) being Parts 1 to 6 on Plan 51R-43523; S/T & T/W Easements as in SC1439752 & SC1439753; All in the City of Barrie, and known municipally as 550, 552, 558, 570, 574 & 576 Essa Road

The site is approximately 1.87 hectares in size with 233 metres of frontage on Essa Road and a lot depth of 80.48 metres. The lands are located on the southeast intersection of Essa Road and Mapleton Avenue.

The purpose of the proposed Official Plan Amendment is to redesignate the Subject Lands from 'Neighbourhood Area' to 'High Density'. The proposed Zoning By-law Amendment seeks to rezone the lands from Apartment Dwelling Second Density-1 with Special Provisions' (RA2-1)(SP-506)(SP-537) and 'Mixed Use Corridor Second Density with Special Provisions' (MU2)(SP-578) to 'Residential Apartment Dwelling Second Density-2 with Special Provisions' (RA2-2)(SP-XXX) and 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX).

The intent of these amendments is to facilitate the development of two (2) high-rise residential buildings and six (6) townhouse blocks. The proposed development will include 294 units in a 16-storey building, 306 units in the proposed 18-storey building, and 84 townhouse units. An existing mid-rise building containing 104 units at 558 Essa Road will be retained.

The requested special provisions are outlined below in Table 1:

Table 1: Special Provisions (RA2-2)(SP-XXX) (RM2)(SP-XXX)

Zoning By-law Provision	Minimum Zone Standard		Proposed
	RM2	RA2-2	
Section 3.0	-		<p>Include the following definitions:</p> <p>Amenity Area: Shall mean an indoor or outdoor communal area designed for active or passive recreational uses, such as, but not limited to children’s play areas, seating areas, sport facilities and fitness rooms for the shared use of the occupants of a residential development. Shall not include any required landscape area, planting butter or parking lot.</p> <p>Average Finished Grade: Shall mean the average level of proposed or finished ground adjoining a building at all exterior walls.</p> <p>Bicycle Parking, Long-term: Shall mean bicycle parking space located in a locked room within a building or part of a building for the exclusive use of parking bicycles.</p> <p>Bicycle parking, Short-term: Shall mean a bicycle parking space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle.</p>
Table 5.3 – Min Front Yard Setback	7.0 metres		3.0 metres
Table 5.3 – Min Side Yard Setback (Interior)	5.0 metres		3.0 metres
Table 5.3 – Min Side Yard Setback (Exterior)	5.0 metres		3.0 metres
Table 5.3 – Minimum Rear Yard Setback	7.0 metres		5.0 metres
Table 5.3 – max gross floor area	60%	200%	300%

Section 5.2.5.1 c) – max density (units per hectare)	53 UPH	N/A	60 UPH (RM2) (SP-XXX)
Section 5.2.1.1 max number of dwelling units	4 units	N/A	110 units (RM2) (SP-XXX)
Table 5.3 – maximum lot coverage	35%		50%
Table 5.3 and Section 5.3.2 b) – Maximum Building Height	10m	45m	14.5 m to 60 m (excluding mechanical penthouse)
Table 5.3 Maximum lot coverage	35%		50%
Section 5.2.5.2 b) - Minimum required amenity space (outdoor)	12m ² / unit	N/A	8 m ² / unit
Table 4.6 - Parking	1.5 spaces / units		0.8 spaces / unit
Bicycle Parking	N/A		0.02 long-term spaces per unit 0.02 short-term spaces per unit
Section 4.6.2.5 – Minimum Drive Aisle Width	6.4 metres		6.0 metres

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 or calling 705-739-4220 x5500 during regular office hours prior to **June 3, 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 or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **June 3, 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.

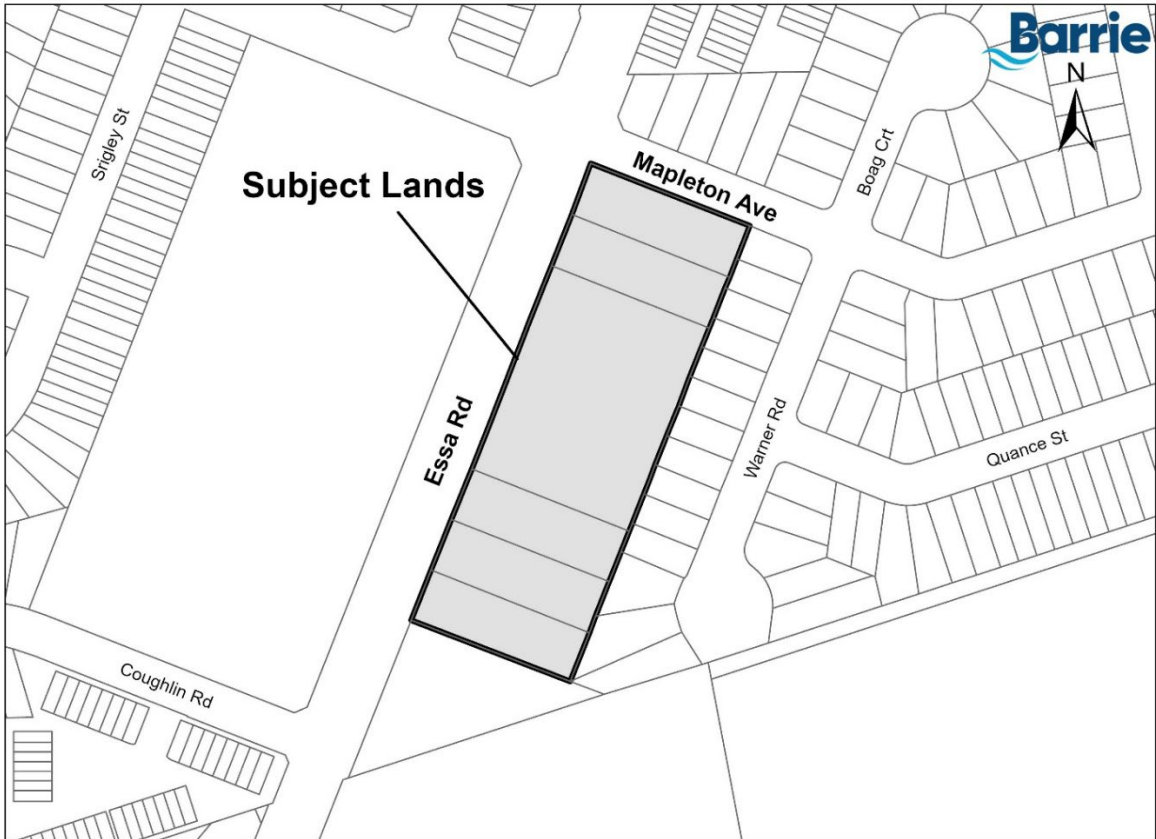
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Proposed Developments** webpage on the City's website under [Ward 7 – 550-576 Essa Road](#) at www.barrie.ca/ProposedDevelopments.

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

Dana Suddaby, RPP, Senior Planner
705-739-4220, Ext. 4473
Dana.suddaby@barrie.ca

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

KEY MAP



550 - 576 Essa Rd
Barrie - On.

Development Services - Planning
2/18/2026

CONCEPTUAL SITE PLAN

