

October 29, 2026
File: D30-012-2026

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

Dear Sir/Madam:

Re: Application for an Amendment to the Zoning By-law

The Jones Consulting Group Ltd., on behalf of Lockhart 960 Inc., **960 Lockhart Road, City of Barrie.**

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Wednesday, October 07, 2026** for a proposed **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, November 25, 2026 at 6:00 p.m.** to review an application submitted by The Jones Consulting Group Ltd., on behalf of Lockhart 960 Inc., for an Amendment to the Zoning By-law to permit 125 residential units, consisting of 27 street townhouse units, 80 back-to-back townhouse units, and 18 apartment units within three six-unit walk-up apartment buildings, on lands described as: Part Lot 19, Concession 11, (Innisfil), being Parts 1 & 2 on Plan 51R-10172; Subject to easements as in RO1032569 & IN31298; and known municipally as: 960 Lockhart Road, City of Barrie.

The subject lands are approximately 8.18 hectares in size and are located to the north side of Lockhart Road, west of 20th Sideroad. The property has a frontage of approximately 260 metres on Lockhart Road and currently contains an existing single detached dwelling with accessory buildings.

Zoning By-law Amendment

A Zoning By-law Amendment is proposed to amend the existing 'Agricultural General' (AG) zone that applies to the subject lands in the Town of Innisfil Zoning By-law (054-04), as amended, to 'Neighbourhood Multiple Residential with Special Provisions' (RM3)(SP-XXX), 'Neighbourhood

Mixed Use with Special Provision 676' (NMU)(SP-676) and 'Environmental Protection (EP) in accordance with the following special provisions:

General Provisions	Required by Zoning By-law 2009-141	Proposed (RM3)(SP-XXX)
Zone Boundary	Zone boundary not shown to be a street, lane, right-of-way or watercourse, zone boundary is deemed to be the lot lines.	Despite any future severance, partition or division of the lands, the zone boundary shall continue to apply as if no severance, partition or division occurred.
Parking Ratio (Section 4.6.1)	Minimum 1.5 spaces per unit where tandem parking is not permitted.	Tandem parking shall be permitted.
Residential Zoning Standards		
Minimum Front Yard Setback (Section 14.5.6)	3 metres	2.5 metres
Parking Areas (Section 5.3.7.1)	More than 4 parking spaces adjoining a residentially zoned lot shall provide a continuous landscaped buffer of 3m with a minimum 2m continuous tight board fence.	2.9 metre landscaped buffer area, permitted to include retaining walls.

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 705-730-4220 x5500 during regular office hours prior to **November 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 or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **November 25, 2026 by 12:00 p.m.**

Notification of the approval of the 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 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 Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

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 10 - 960 Lockhart Road](https://www.barrie.ca/ProposedDevelopments) at <https://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.

Rachel Mulholland, Planner
705-739-4220, Ext. 4541
Rachel.mulholland@barrie.ca

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

KEY MAP



