

NOTICE OF DECISION – OFFICIAL PLAN AMENDMENT NO. 78

Official Plan File #: D09-78
Rezoning: D14-1692
Applicant: 2714708 Ontario Inc.; Greenwin Barrie Inc.
Location: 51-75 Bradford Street & 20 Checkley Street, Barrie

Take Notice of a Decision of the Council of The Corporation of the City of Barrie to adopt By-law Number 2021-009 on Monday, January 25, 2021 pursuant to the provisions of The Planning Act, R.S.O. 1990 Chap. P.13, Section 17(23) and pursuant of O. Reg. 198/96 (3).

The purpose of this Official Plan Amendment is to redesignate a portion of the lands legally described as Part of Broken Lot 25, Concession 5, Vespra, Part of East Part of 24, Concession 5, Vespra, Lots 115, 116, 117, 118, 119, 120 and 121, inclusive, East Side of Bradford Street, all of Bob Street on Robert Ross Unregistered Plan, Lot 90 West Side of High Street, Part of Lot 65 East Side of High Street and Part of High Street on Registered Plan 115, Part of Ellen Street (Closed By-Law as in SC450705) on Registered Plan 22, being designated as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, inclusive, on Reference Plan 51R-37947, City of Barrie, municipally known as 51 to 75 Bradford Street and 20 Checkley Street from 'City Centre' to 'Environmental Protection Area' and to delete Defined Policy Area "T" from the subject lands.

The subject lands are located between Bradford Street and Lakeshore Drive north of Bunker's Creek and south of Simcoe Street. The property is irregular in shape and has approximately 198.64 metres of frontage on Bradford Street, 83.84 metres of frontage on Lakeshore Drive and a public road access to Simcoe Street municipally known as Checkley Street. The total area of the site is approximately 3.5 hectares.

The municipal approval of the proposed amendments would result in future permissions for the development of a mixed use development including three (3) podium structures hosting four (4) towers ranging in height from 25 to 41 storeys for residential apartments, a hotel, ground floor commercial uses, a standalone parking garage, open space, and preservation of environmental lands including Bunkers Creek. The site is intended to include approximately 1,700 residential units.

An explanation of the purpose and effect of the amendment is included in this Notice and the amendment is available for inspection upon request.

The land proposed is also subject to an application for an amendment to the zoning by-law. (File: D14-1692)

Any public body will be entitled to receive notice of the proposed decision of the approval authority if a written request to be notified of the proposed decision is made to the City Clerk.

If no appeal is received in respect of all or part of a proposed decision and the time for submitting appeals has expired, the proposed decision or part of it that is not the subject of an appeal is final and the plan or part of the plan that was proposed to be approved, if not subject to an appeal, comes into force on the day after the last day for submitting an appeal. The proposed official plan amendment is exempt from approval by the Ministry of Municipal Affairs and the decision of council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Only individuals, corporations or public bodies may appeal a decision of the municipality or planning board to the Local Planning Appeal Tribunal. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at the public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

And Take Notice that a notice of appeal must be filed with the City Clerk of The Corporation of the City of Barrie no later than **Wednesday, February 17, 2021**, setting out written reasons in support of the appeal. The appeal must be accompanied by the fee as prescribed by the Local Planning Appeal Tribunal. The cheque is to be made payable to the Minister of Finance. Please consult the Local Planning Appeal Tribunal's website (<https://olt.gov.on.ca/>) or 1-866-448-2248 for further information regarding how to file an appeal, the appeal process and the appeal fee reduction request application.

DATED at the City of Barrie, Thursday, January 28, 2021.

Wendy Cooke, City Clerk
Box 400, 70 Collier Street
Barrie, Ontario L4M 4T5