

File: D30-018-2023

**NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO SECTION 34(10.4) AND (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: Amendment to the Zoning By-law – Pillon Abbs Inc. on behalf of 2858098 Ontario Inc, 582 Essa Road**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete application as of Wednesday, July 12, 2023 for a proposed **Amendment to the Zoning By-law**.

**TAKE NOTICE** that the Corporation of the City of Barrie will hold a Public Meeting on **Wednesday September 13, 2023, at 6:00 pm** to review the application for an Amendment to the Zoning By-law.

**TAKE NOTICE** that Pillon Abbs Inc. on behalf of 2858098 Ontario Inc. have submitted a complete application for an Amendment to the Zoning By-law for lands known municipally as 582 Essa Road. The subject lands are legally described as Lot 16, Registered Plan 1101 in the former Town of Innisfil, now in the City of Barrie. The property is approximately 0.37 hectares (0.93 acres) in area and is currently vacant.

**Zoning By-law Amendment**

The proposed Zoning By-law Amendment seeks to amend the current zoning on the property from 'General Commercial' (C4) to 'Mixed Use Corridor' (MU2) in support of an 8 storey mixed use building. Further, the amendment will add site specific provisions to permit the proposed mixed-use development including:

Zoning Requirement		Mixed Use Corridor (MU2) Standard	Proposed Development of 582 Essa Road
Building Height (max.)		25.5m	<b>27.2m</b>
Commercial Parking (spaces)		17 (ratio of 1 space per 24m <sup>2</sup> )	<b>15 (ratio of 1 space per 27m<sup>2</sup>)</b>
Outdoor Amenity Space (min)		12m <sup>2</sup> per unit	<b>5.8m<sup>2</sup> per unit</b>
Front Yard Setback	Min.	1m for 75% of frontage	5.2m
	Max.	5m for 25% of frontage	<b>6.72m</b>

Front Façade Step-back	45 degree angular plane at height above 80% equivalent right-of-way	<b>47 degree angular plane at height above 80% equivalent right-of-way</b>
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This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be televised on Rogers TV and livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you wish to provide oral comments (virtually or in-person) at the Public Meeting, please register in advance by emailing: [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-730-4220 x5500 during regular office hours prior to **Wednesday, September 13, 2023, 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 **Wednesday, September 13, 2023, by 12:00 p.m.**

If a 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 Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval to the proposed amendments:

- (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 (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decisions of the Council of The Corporation of the City of Barrie in respect of the proposed Zoning By-law Amendment, you must make a written submission to the undersigned or [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca).

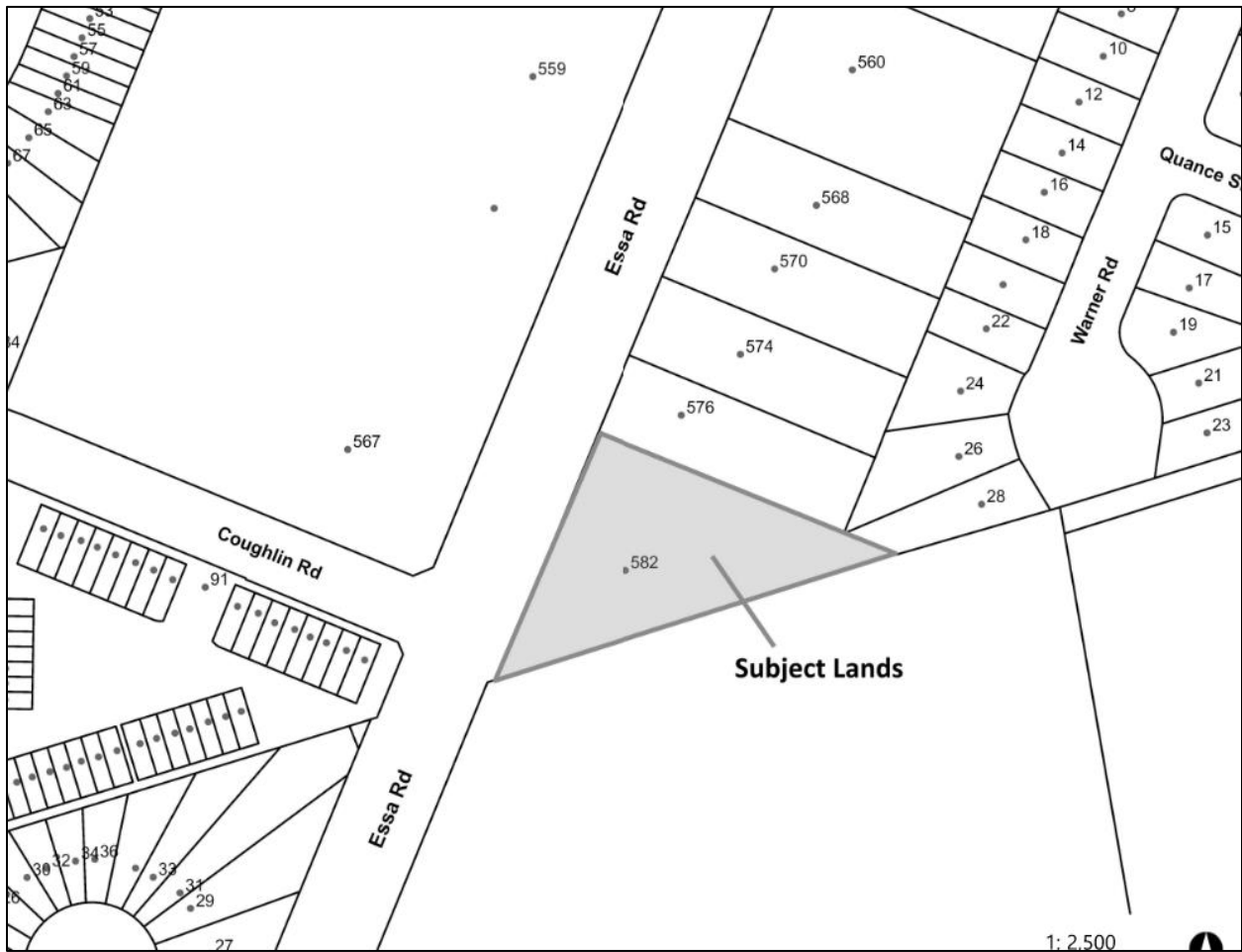
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the *Proposed Developments* page on the City's website under **Ward 7 – 582 Essa Road** at the following link: <https://www.barrie.ca/planning-building-infrastructure/current-projects>

Questions about this file may be directed to the undersigned.

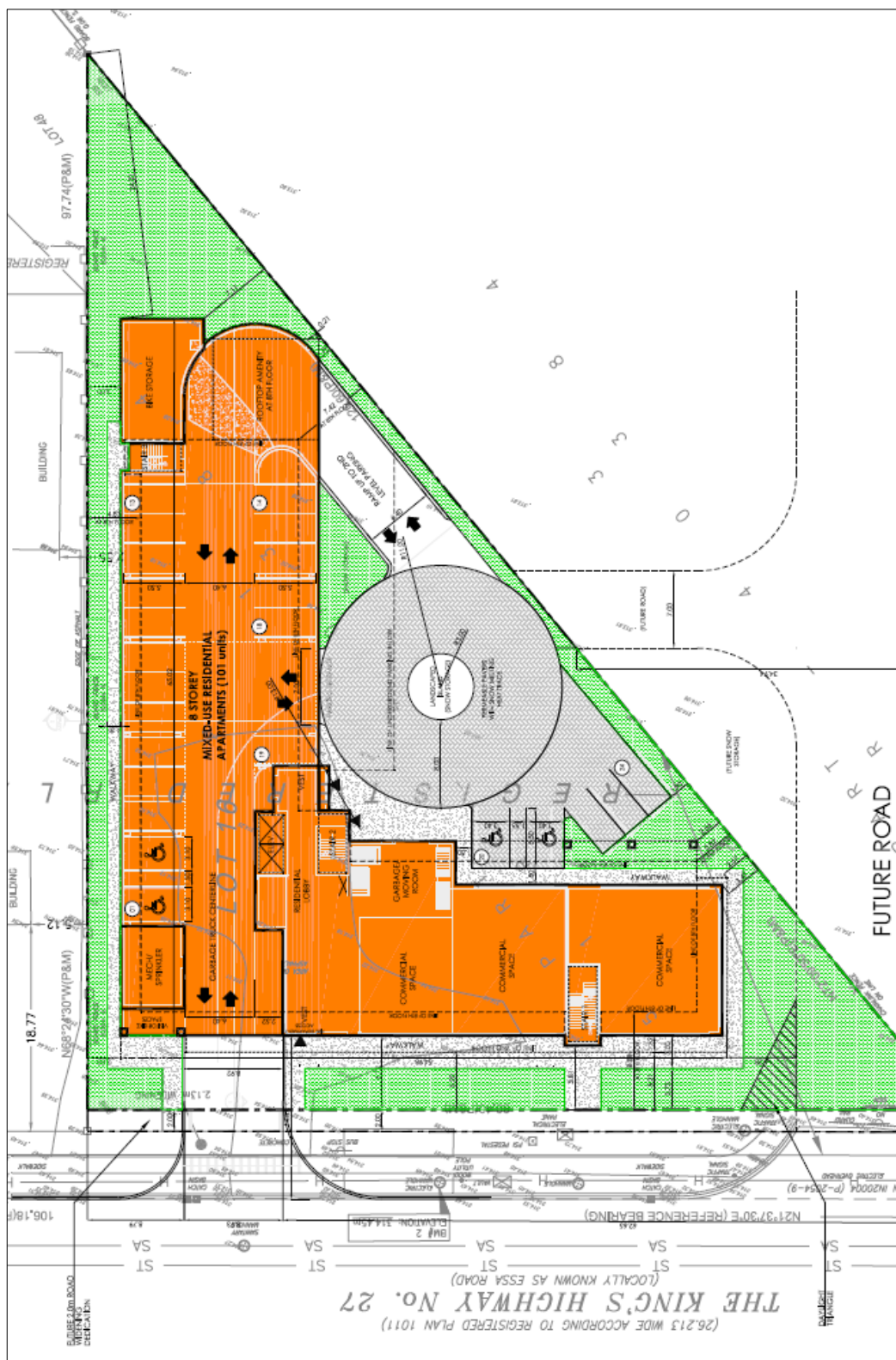
Logan Juffermans, Planner  
705-739-4220, Ext. 4447  
[Logan.Juffermans@barrie.ca](mailto:Logan.Juffermans@barrie.ca)

Development Services Department  
City of Barrie  
70 Collier Street, Barrie, Ontario L4M 4T5

## KEY MAP



## CONCEPT PLAN



## CONCEPT ELEVATIONS



8 AERIAL VIEW II  
ASP-302