

File: D30-003-2025

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

Dear Sir/Madam:

**Re: Application for Zoning By-law Amendment and Draft Plan of Subdivision
Wynstar Anne Street LP, c/o Innovative Planning Solutions, 435 Anne Street North
and 33 Harrison Crescent, Barrie**

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Tuesday, February 25, 2025** for a proposed **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, April 16, 2025 at 6:00 p.m.** to review application submitted by Innovative Planning Solutions on behalf of Wynstar Anne Street LP, for an Amendment to the Zoning By-law to facilitate the future development of ninety-six (96) dwelling units consisting of four (4) single-detached dwelling units, eight (8) semi-detached dwelling units and eighty-four (84) stacked back-to-back townhouse units on lands described as: Part of Lot 19, Concession 5, (Vespra) being Part 1 on Plan 51R-44689 and Block 55 on Plan 51M-470, City of Barrie, and known municipally as: 435 Anne Street North and 33 Harrison Crescent, Barrie.

A public meeting is not required for a Draft Plan of Subdivision under the *Planning Act*. Decision authority for Plans of Subdivision has been delegated to the Executive Director of Development Services. If approved, notification of the Draft Plan of Subdivision will be provided upon written request to the file manager noted below in the Development Services Department – Planning Division or cityclerks@barrie.ca.

The site is approximately 1.12 hectares in size and is located north of the intersection of Anne Street North and Livingstone Street, east of Neelands Street, with a total lot frontage of 129.0 metres on Anne Street North and 100 metres of frontage along Harrison Crescent.

Zoning By-law Amendment (File: D30-003-2025)

The Zoning By-law Amendment Application proposes to rezone the lands from 'Agriculture' (A) and 'Residential Single Detached Dwelling Third Density' (R3) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX), 'Residential Multiple Dwelling First Density with Special Provisions' (RM1)(SP-XXX), and 'Residential Single Detached Dwelling Third Density with Special Provisions' (R3)(SP-XXX) in accordance with the following special provisions:

Table 1. Requested Special Provisions

Zoning Standard	Required by Zoning By-law 2009-141 (RM2)	Proposed Zoning Standard (RM2)(SP-XXX)
Front Yard to Dwelling Unit (Min.) Table 5.3	7.00 metres	3.00 metres (Anne St. N)
Rear Yard Setback (Min.) Table 5.3	7.00 metres	3.50 metres
Lot Coverage (Max.) Table 5.3	35%	41%
Building Height (Max.) Table 5.3	10.0 metres	14.70 metres
Maximum Gross Floor Area as a Percentage of Lot Coverage Table 5.3	60%	118%
Maximum Density Section 5.2.5.1	40 units per hectare	107 units per hectare
Zoning Standard	Required by Zoning By-law 2009-141 (RM1)	Proposed Zoning Standard (RM1)(SP-XXX)
Lot Area (Min.) Table 5.3	300.0 square metres	191.81 square metres
Lot Frontage (Min.) Table 5.3	9.00 metres	8.0 metres
Front Yard to Attached Garage (Min.) Table 5.3	7.00 metres	6.56 metres
Rear Yard Setback (Min.)	7.00 metres	6.00 metres
Zoning Standard	Required by Zoning By-law 2009-141 (R3)	Proposed Zoning Standard (R3)(SP-XXX)
Lot Area (Min.) Table 5.3	400.0 square metres	318.00 square metres
Front Yard to Attached Garage (Min.) Table 5.3	7.0 metres	6.5 metres
Rear yard Setback (Min.) Table 5.3	7.0 metres	6.04 metres

Draft Plan of Subdivision

The purpose of the Draft Plan of Subdivision is to create residential blocks/lots to facilitate the future development of ninety-six (96) dwelling units in the form of four (4) single detached dwelling units, eight (8) semi-detached dwelling units, and 84 stacked back-to-back townhouse units within a condominium 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 or calling 705-739-4220 x5500 during regular office hours prior to **April 16, 2025 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 **April 16, 2025 by 12:00 p.m.**

Notification of the approval of the Zoning By-law Amendment or Draft Plan of Subdivision Approval 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 and Draft Plan of Subdivision Approval before the Corporation of the City of Barrie gives or refuses to give approval of the Amendment to the Zoning By-law or Draft Plan of Subdivision Approval:

- (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.

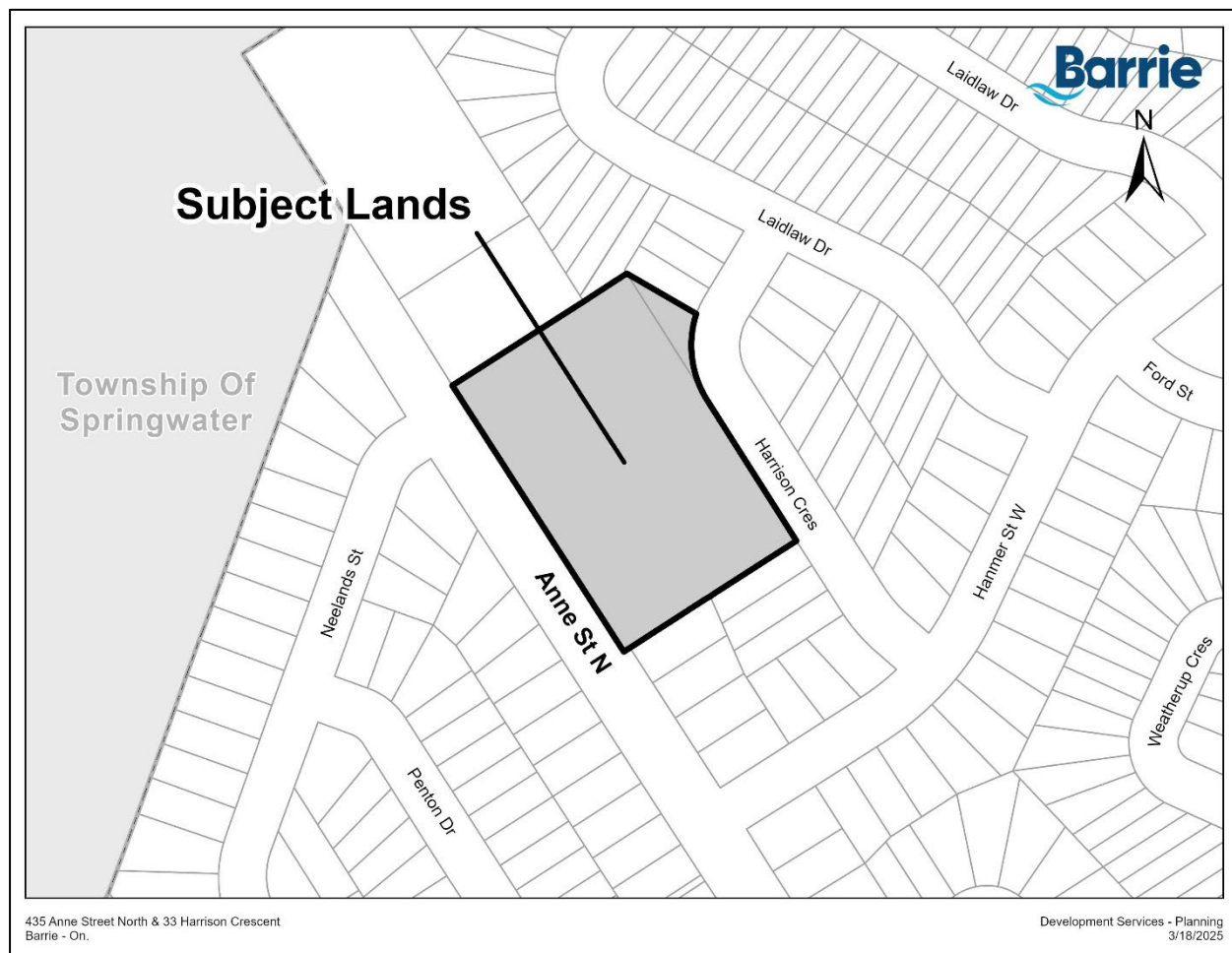
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Development Projects** webpage on the City's website under [Ward 4 – 435 Anne Street North](#) at www.barrie.ca/DevelopmentProjects.

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

Tyler Butler, Planner
705-739-4220, Ext. 5446
tyler.butler@barrie.ca

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

KEY MAP



CONCEPT PLAN

