

File: D30-022-2024

**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 a Zoning By-law Amendment  
Baldwin Planning and Development Consultants on behalf of Rosewood Auto Plus Ltd. , 282 King Street, City of Barrie**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete application as of **Wednesday, November 06, 2024** 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, December 04, 2024 at 6:00 p.m.** to review application submitted by Baldwin Planning and Development Consultants, on behalf of Rosewood Auto Plus Ltd., for an Amendment to the Zoning By-law to permit an automotive sales and leasing establishment on lands described as: Lot 11, Plan 51M-882 in the City of Barrie, and known municipally as 282 King Street, Barrie.

The site is approximately 1.5 hectares in size and located on the south side of King Street, west of Reid Drive. The property has a frontage of 104 metres on King Street, and a depth of 145 metres. The surrounding uses of the subject property include light industrial uses to the north, east and west. Vacant agricultural lands abut the property to the south.

The Zoning By-law Amendment application proposes to amend the 'Light Industrial' (LI) zone that applies to the subject lands to 'Light Industrial with Special Provisions' (LI) (SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended. The proposed amendment would add 'automotive sales and leasing' as a permitted use in the (LI)(SP-XXX) zone. The applicant is proposing to convert one of the units within the existing multi-unit building on the property to an automotive sales establishment. No changes to the existing building or site are anticipated to accommodate the proposed Amendment to the Zoning By-law.

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](mailto:cityclerks@barrie.ca) or calling 705-730-4220 x5500 during regular office hours prior to **December 4, 2024 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 **December 4, 2024 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 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 7 – 282 King Street](#) at [www.barrie.ca/DevelopmentProjects](http://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.

Krishtian Rampersaud, Planner  
705-739-4220, Ext. 5149  
[Krishtian.rampersaud@barrie.ca](mailto:Krishtian.rampersaud@barrie.ca)

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

### KEY MAP



### EXISTING SITE PLAN

