

File: D30-004-2025

**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

Innovative Planning Solutions Inc., on behalf of 1417788 Ontario Limited , **89 Big Bay Point Road, Barrie**

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Thursday, April 17, 2025** 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, May 28, 2025 at 6:00 p.m.** to review application submitted by Innovative Planning Solutions Inc., on behalf of 1417788 Ontario Limited, for an Amendment to the Zoning By-law to permit the conversion of an existing building to a dental office with approximately 148.5 square metres of Gross Floor Area on lands described as Part of Lot 9, Concession 12, and known municipally as 89 Big Bay Point Road.

The site is approximately 0.43 hectares in size and located on the southeast corner of Big Bay Point Road and Bayview Drive, east of Highway 400. The property has frontage of approximately 50 metres on Big Bay Point Road and flankage of approximately 90 metres on Bayview Drive.

The Zoning By-law Amendment application proposes to amend the 'General Industrial' (GI) zone that applies to the subject lands to 'General Industrial with Special Provisions' (GI)(SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended. The proposed amendment would add 'Medical Office' as a permitted use in the (GI)(SP-XXX) zone in accordance with the following special provisions:

General Zoning Standard	Required	Proposed
Minimum Required Parking Aisle Width	6.4 metres	4 metres
GI Zoning Standard		
Minimum Side Yard Adjoining Street	7 metres	3.5 metres

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 or calling 705-739-4220 x5500 during regular office hours prior to **May 28, 2025 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 **May 28, 2025, 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.

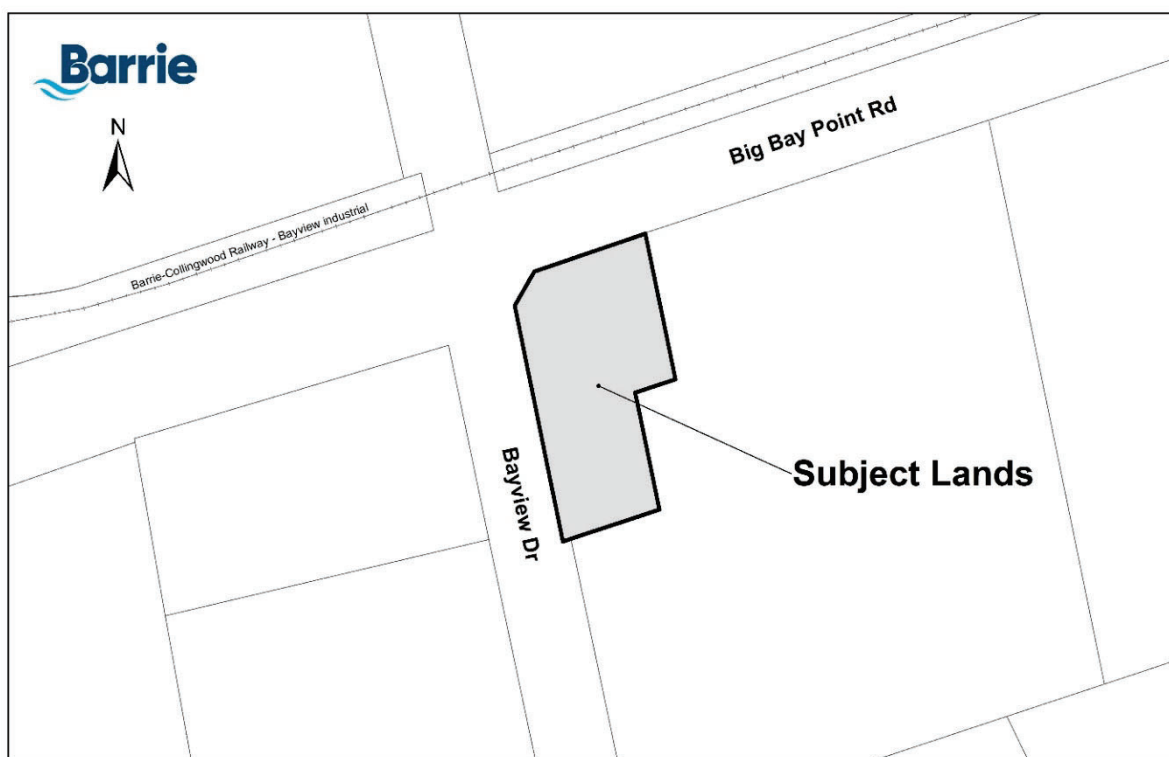
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Development Projects** webpage on the City's website under [Ward 8 – 89 Big Bay Point Road](http://www.barrie.ca/DevelopmentProjects) at www.barrie.ca/DevelopmentProjects.

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

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



EXISTING SITE PLAN

