



THE CORPORATION OF THE CITY OF BARRIE
"Committed to Service Excellence"

November 3, 2017
File: D14-1640

NOTICE OF AN APPLICATION OF AN AMENDMENT TO THE ZONING BY-LAW AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED REZONING.

Dear Sir/Madam:

Re: Amendment to the Zoning By-law – 2440511 Ontario Inc., 521, 527, 531 Big Bay Point Road.

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, November 27, 2017 at 7:00 p.m.** in the Council Chambers of City Hall, 70 Collier Street, to review an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of 2440511 Ontario Incorporated for lands at 521, 527, 531 Big Bay Point Road.

The lands are designated Residential in the City's Official Plan and are currently zoned Single Detached Residential First Density (R1) and Multiple Residential Second Density with Special Provisions (RM2 (SP-546)) in accordance with City of Barrie Comprehensive Zoning Bylaw 2009-141. The lands comprise a total area of approximately 0.50 hectares (1.24 acres). The owner has applied to amend the current zoning of the property to Residential Multiple Dwelling Second Density (RM2-Special Provisions) pursuant to Zoning By-law 2009-141 to permit 60 back-to-back condominium townhouses. They are proposed in three buildings across the subject lands. The Special Provisions (SP) would allow for a reduction in the front and rear yard setbacks, parking requirements (both standard and accessible spaces), increased maximum lot coverage, gross floor area, building height and density, and removal of the requirement to have consolidated amenity space.

All plans and studies can be found online at <https://www.barrie.ca/Doing%20Business/PlanningandDevelopment/Pages/Development-Applications-In-Process.aspx> or in the Planning Services Office, 1st Floor, City Hall, 70 Collier Street during regular office hours.



A reduced copy of the plan can be viewed in the Planning Services Department..

Any person wishing further information or clarification with regard to this proposed Amendment to the Zoning By-law and plan of subdivision should contact the Planning and Building Services Department during regular office hours at 705-739-4208.

Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to Legislative and Court Services by **Tuesday, November 21, 2017**. Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the Amendment to the Zoning By-law if adopted by Council will be provided upon written request to the City Clerk.

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 before the Amendment to the Zoning By-law is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Municipal Board; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of The Corporation of the City of Barrie in respect of the proposed Amendment to the Zoning By-law, you must make a written submission to the undersigned and the Planning and Building Services Department.

All information including opinions, presentations, reports, documentation, etc. provided for or at a 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.

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