

April 15, 2021  
File: D30-003-2020

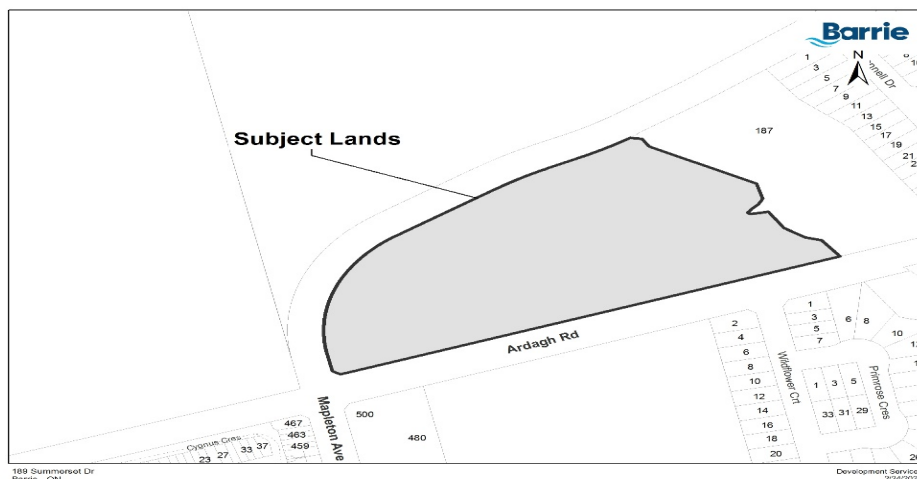
**NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34(12) OF THE PLANNING ACT,  
R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING  
BY-LAW**

Dear Sir/Madam:

**Re: Amendment to the Zoning By-law - Innovative Planning Solutions Inc. on behalf of  
Wynstar Bear Creek LP, 189 Summerset Drive**

**TAKE NOTICE** that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, May 11, 2021 at 7:00 p.m.** to review an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions Inc. on behalf of Wynstar Bear Creek LP, for the lands located at 189 Summerset Drive. This parcel was also previously known as 500 Ardagh Road and is legally described as Block 76 on Plan 51M-1167 in the City of Barrie.

The application is intended to amend the current zoning from 'Residential Multiple Second Density' (RM2) to 'Residential Multiple Dwelling Second Density' with Special Provisions (RM2 SP-XXX) and 'Residential Apartment First Density' (RA1-2) (SP-XXX) with Special Provisions. The proposed Zoning By-law Amendment would facilitate the development of 218 back-to-back townhouses units consisting of three and four storeys in height and a 90 unit, 6-storey apartment building for a total of 308 residential units. The proposal would be developed as a plan of condominium. The requested special provisions include, but are not limited to, increased height, increased gross floor area, reduced setbacks, and back-to-back townhouses with a reduced parking standard.



The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 6](#).

With the current restrictions on public gatherings due to COVID-19, this public meeting will be held in a virtual forum with electronic participation. It will be televised on Rogers TV and will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you wish to provide oral comments at the virtual public meeting, please register in advance by emailing: [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220 x5500 during regular office hours prior to **Monday, May 10, 2021 by 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission at the virtual public meeting with electronic participation.

To participate in the virtual planning meeting, you will need access to a computer with internet service or a telephone.

If you wish to make a written submission concerning this matter, it should be directed to Legislative and Court Services by **Monday, May 10, 2021 by 12:00 p.m.** Any person may make representation at the meeting however, written submissions and advance registration are encouraged.

Notification of the Amendment to the Zoning By-law if adopted by Council, will be provided upon written request to the undersigned file manager in the Development Services Department – Planning Division.

If a person or public body does not make oral submissions at the 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 Local Planning Appeal Tribunal (LPAT); and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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.

Any person wishing further information or clarification with regard to the proposed Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

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