

August 26, 2021  
File: D30-009-2021

**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 – MHBC Planning Limited on behalf of Arten Development Group, 284 & 286 Dunlop Street West and 119 & 121 Henry Street.**

**TAKE NOTICE** that the Corporation of the City of Barrie will hold a Public Meeting on **Tuesday September 21, 2021 at 7:00 pm** to review an application for an Amendment to the Zoning By-law submitted by MHBC Planning Limited on behalf of the Arten Development Group for lands known municipally as 284 & 286 Dunlop Street West and 119 & 121 Henry Street, Barrie.

The subject lands are legally described as Lot 21 and Part of Lot 22, south side of Henry Street and Part of Lots 29 and 30 north side of Elizabeth Street, Registered Plan 211. The combined properties equal approximately 0.35 hectares in size and are generally located on the north side of Dunlop Street West, and south side of Henry Street west of Anne Street.

The proposed Zoning By-law Amendment application seeks to rezone the subject lands from 'Residential Multiple Dwelling First Density' (RM1) and 'General Commercial' (C4) to 'Mixed Use Node' (MU1)(SP-XXX) with site-specific provisions. The requested special provisions include a reduced landscape buffer, increased height, reduced parking requirement for the commercial space and reduced outdoor amenity area. The proposed amendment would facilitate the development of a 16-storey tower with 124 rental apartment units, 1,052m<sup>2</sup> of ground floor commercial space and underground parking.

The complete submission package is available on the [Proposed Developments](http://www.barrie.ca/ProposedDevelopments) webpage on the City's website under Ward 2 – 284 & 286 Dunlop Street West and 119 & 121 Henry Street at [www.barrie.ca/ProposedDevelopments](http://www.barrie.ca/ProposedDevelopments).

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 705-730-4220 x5500 during regular office hours prior to by Monday, September 20, 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, 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 Monday, September 20, 2021 by 12:00 p.m.

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 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 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 OLT 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 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.

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

Logan Juffermans, Planner  
705-739-4220, Ext. 4447  
[Logan.Juffermans@barrie.ca](mailto:Logan.Juffermans@barrie.ca)

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

### KEY MAP



284/ 286 Dunlop St W  
119/121 Henry St  
Barrie, On.

Development Services  
7/27/2021

## CONCEPT ELEVATIONS

