

August 26, 2021  
File: D30-006-2021

**NOTICE OF A PUBLIC MEETING REQUIRED BY 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 Morriello Construction Ltd., 520 & 526 Big Bay Point Road**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of complete application as of Tuesday, May 25, 2021 for a proposed Amendment to the Zoning By-law.

**TAKE NOTICE** that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, September 21, 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 Morriello Construction Ltd. for the lands known municipally as 520 & 526 Big Bay Point Road. The subject lands are legally described as Part Lot 13, Concession 13 and Part Lot 11 Plan 1019, Part 1 51R-18630 in the City of Barrie. The combined properties equal approximately 0.35 hectares in size and are located on the north side of Big Bay Point Road, approximately 160 metres east of Yonge Street.

The proposed Zoning By-law Amendment seeks to rezone the lands from Residential Single Detached Dwelling First Density (R1) to Residential Apartment First Density with Special Provisions (RA1-2)(SP-XXX) to facilitate the development of a six (6) storey, 46 unit apartment building. The requested special provisions include, but are not limited to, increased height and gross floor area; reduced front, west side, and balcony setbacks; a reduced parking standard and increased lot coverage for parking; and reduced landscape open space.

The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 8 – 520 & 526 Big Bay Point](#) 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 705-739-4220 x5500 during regular office hours prior to **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, it should be directed to Legislative and Court Services by **Monday, September 20, 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 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.

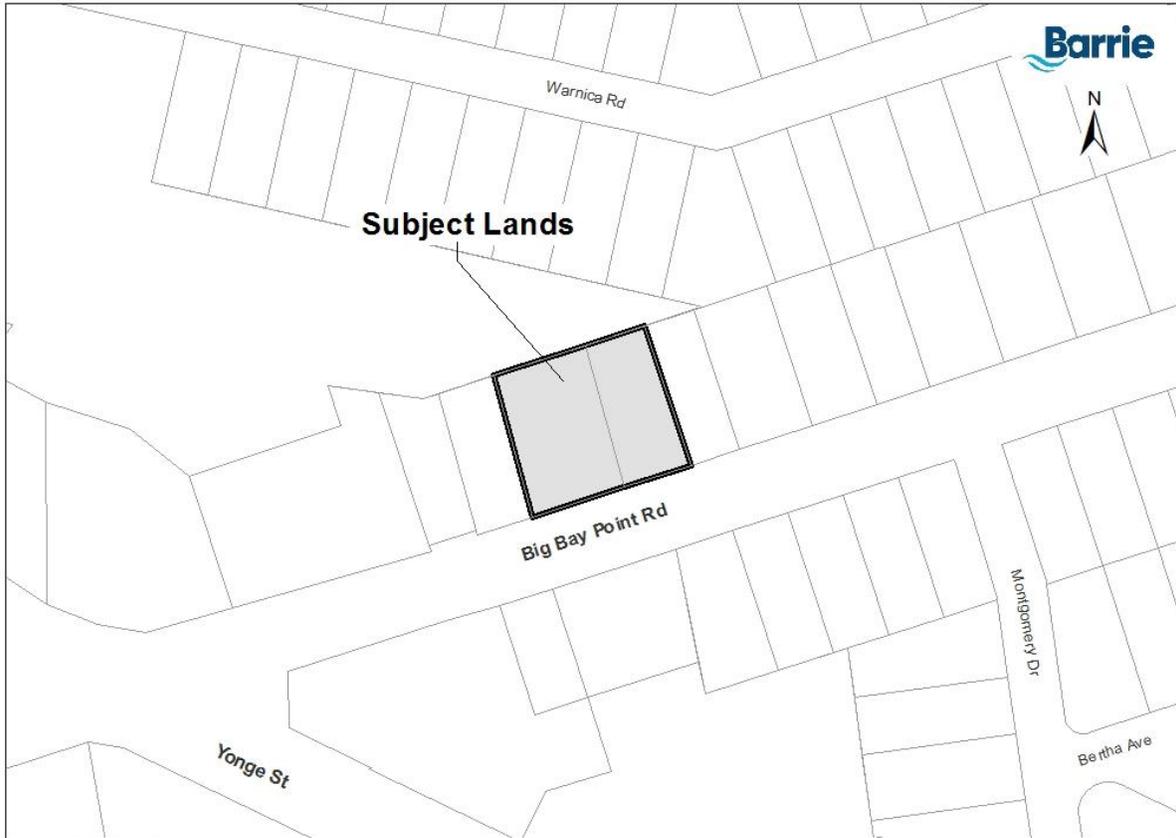
All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed 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.

Celeste Kitsemety  
Senior Planner  
705-739-4220, Ext. 4430  
[celeste.kitsemety@barrie.ca](mailto:celeste.kitsemety@barrie.ca)

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

**KEY MAP**



520/ 528 Big Bay Point Road  
Barrie - ON

Development Services  
1/12/2021

