

December 18, 2023

NOTICE OF THE FILING OF A COMPLETE APPLICATION PURSUANT TO SECTION 34(10.4) OF THE PLANNING ACT, R.S.O 1990, AS AMENDED, AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMEDNED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW

Re: Application for an Amendment to the Zoning By-law – Innovative Planning Solutions Inc. on behalf of 2735528 Ontario Inc., 290 Cundles Road East, Barrie – COB File Ref.: D30-038-2023

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Monday, December 18, 2023** 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, January 17, 2024 at 6:00 p.m.** to review applications submitted by Innovative Planning Solutions Inc. on behalf of 2735528 Ontario Inc. for an Amendment to the Zoning By-law on lands legally described as Block 12 on Plan 51M-718 and Part 2 of Registered Plan 51R-31173, known municipally as 290 Cundles Road East, Barrie.

The site is approximately 1.57 hectares in area and is generally located northeast of the intersection of Cundles Road East and Livingstone Street, west of Pacific Avenue and south of Lions Gate Boulevard.

The application proposes to rezone a portion of the subject lands from 'Institutional' (I) to 'Residential Multiple Dwelling Second Density with Site-specific Provisions' (RM2)(SP-XXX). The intent of the application is to permit the development of twenty-two (22) townhouse units, four (4) of which will be affordable units provided to Habitat for Humanity.

The site-specific provisions for the proposed development include alternate standards for building setbacks and height, gross floor area, lot coverage, density, and landscape buffer strips.

Site-Specific Provisions – RM2(SP-XXX) Zone Proposed Townhouse Units		
Zoning Provision	Required	Proposed
Front Yard Setback (min.)	7 metres	3 metres (main building) 1.39 metres (front awning)
Rear Yard Setback (min.)	7 metres	2.7 metres
Building Height (max.)	10 metres	12 metres (back-to-back townhouse units) 14.3 metres (stacked back-to-back townhouse units)
Gross Floor Area (Max. percentage of Lot Area)	60%	103%
Lot Coverage (Max. Percentage of Lot Area)	35%	37%
Density – Units per Hectare (Max.)	40	78
Landscape Buffer Strip (min.)	3 metre wide landscape buffer strip is required where a parking area containing more than four (4) spaces adjoins a residentially zoned lot	1.04 metres (south side lot line)

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. It 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 705-730-4220 x5500 during regular office hours prior to **Monday, January 15, 2024 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 **Monday, January 15, 2024 by 12:00 p.m.**

Notification of the Amendment to the Zoning By-law if approved 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 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 OLT 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.

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

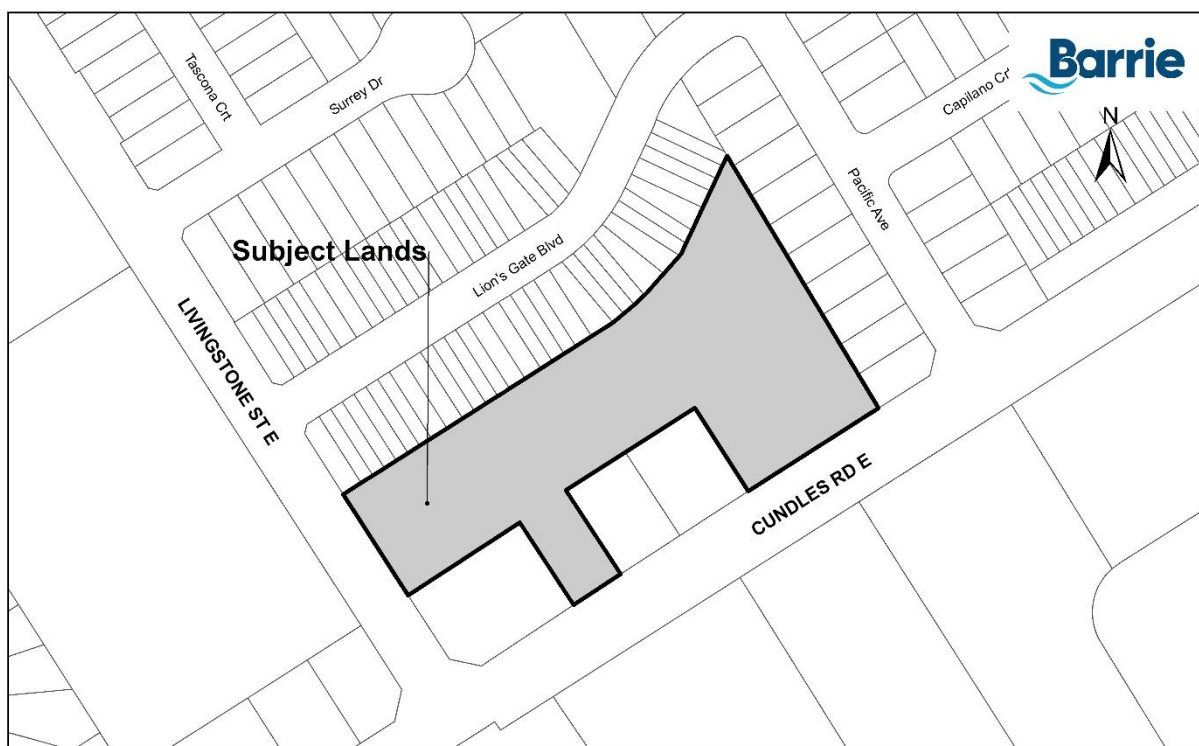
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the [Development Projects](#) webpage on the City's website under [Ward 3 – 290 Cundles Road East](#) at www.barrie.ca/ProposedDevelopments.

Questions about this file may be directed to the undersigned.

Andrew Gameiro, RPP, Senior Planner
705-739-4220, Ext. 5038
Andrew.gameiro@barrie.ca

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

KEY MAP



CONCEPTUAL SITE PLAN

