

NOTICE OF INTENTION TO REMOVE HOLD SYMBOL

City of Barrie File No.:	D30-ROH-003-2024
Applicant:	City of Barrie
Property Owner:	Gord Coates Holdings Ltd.
Location:	445 Blake Street, Barrie
Issue Date of Notice of Intention:	November 29, 2024

TAKE NOTICE THAT pursuant to By-law Number 2022-042, being a By-law of the Corporation of the City of Barrie to provide for the delegation of authority to remove a Holding (H) Symbol from Zoning By-law 2004-98 as per *Section 36(4) of the Planning Act, R.S.O. 1990, c. P. 13*.

THE SUBJECT LANDS are described as: Part Lots 10, 11 & 12, N/S Adam Street, Block F; Part Lots 11 & 12, S/S Adam Street, Block J; Part Adam Street between Blocks F & J as stopped up and closed by RO252474 Plan; being Part 3 on Plan 51R-32683; in the City of Barrie, County of Simcoe and municipally known as: 445 Blake Street, Barrie. The subject lands are zoned C4(H-75) as per Zoning By-law 2004-98 and are shown on the key map below.

THE PURPOSE AND EFFECT of the Hold Symbol (H-75) on the subject lands by By-law 2004-098 was to limit the permitted uses on the property until completion of the following, to the satisfaction of the Corporation of the City of Barrie:

- (i) The registration of a site plan agreement for the development of subject lands; and,
- (ii) The urbanization of the Penetanguishene Road frontage.

The Hold Symbol (H-75) may now be removed from the subject lands by reason that the conditions of the Hold Symbol (H-75) have been satisfied for the subject property through the following:

- Registration of the Site Plan Agreement (File D11-1353) for the property;
- Approval of By-law 2014-168, which involves the required widening of Penetanguishene Road for the entire length of the parcels previously known as 429 Penetanguishene Road. This includes the lands for what are today municipally known as 445 Blake Street

(developed by Site Plan file D11-1353) and 98 Penetanguishene Road (developed by Site Plan file D11-1640).

A copy of Zoning By-law 2004-98 is attached for reference.

APPEAL RIGHTS

Pursuant to the provisions of *Section 36(4) of the Planning Act, R.S.O 1990, c. P. 13*, there are no third-party rights to appeal and any rights of appeal are limited to the Owner(s) of the subject lands.

If you have any questions with respect to this notice, please contact the File Manager, Sanjida Rabbi at e: sanjida.rabbi@barrie.ca.

DATED at the City of Barrie this 29th day of November, 2024.

The Corporation of the City of Barrie
Michelle Banfield, RPP
Executive Director of Development Services
Box 400, 70 Collier Street
Barrie, ON L4M 4T5

(KEY MAP)

