

Notice of complete and Public Meeting pursuant to sections 34(10.4) And 34(12) of the Planning Act, R.S.O. 1990, as amended, in respect to a Proposed Amendment to the Zoning By-law

Re: Amendment to the Zoning By-law – Innovative Planning Solutions on behalf of Hillcorp Investment & Development Inc., 219 & 223 Bayfield Street, Barrie (File: D30-013-2022)

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Friday, May 06, 2022** for a proposed Amendment to the Zoning By-law.

TAKE NOTICE Innovative Planning Solutions on behalf of Hillcorp Investment & Development Inc. have submitted a complete application for an Amendment to the Zoning By-law for lands known municipally as 219 & 223 Bayfield Street, Barrie.

TAKE NOTICE that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on Tuesday, June 14, 2022 at 7:00 p.m. to review an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of Hillcorp Investment & Development Inc., for lands known municipally as 219 & 223 Bayfield Street, Barrie.

The subject lands are legally described as Part Lot 4, Plan 13 in the City of Barrie. The parcels are collectively approximately 946.4 square metres in area, with frontage of approximately 28.8 metres along Bayfield Street and 22.34 metres along Grove Street East. The site is comprised of one (1) vacant lot (223 Bayfield Street) and one (1) lot that currently has a single detached dwelling on it (219 Bayfield Street).

The subject lands are designated City Centre on Schedule A of the City's Official Plan.

The proposed Zoning By-law Amendment seeks to amend the zoning on the subject lands from 'Residential Multiple Dwelling Second Density' (RM2) and 'Transition Centre Commercial with Special Provisions' (C2)(SP-57) to 'Transition Centre Commercial with Special Provisions' (C2)(SP-XXX) to convert the existing residential dwelling to a real estate office and provide associated parking and vehicular access off of Grove Street East.

The proposed site specific zoning standards include:

Standards/Provisions	Required	Proposed
Minimum Landscaped Buffer Adjacent to a Residential Zone (Section 4.8.2.1)	3 metres	Reduced to 2.8 metres

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be televised on Rogers TV and livestreamed via [youtube.com/citybarrie](https://www.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 705-739-4220 x5500 during regular office hours prior to **Monday, June 13, 2022 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, June 6, 2022 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 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:

- 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
- 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.

All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted at barrie.ca/ProposedDevelopments under **Ward 2 – 219 & 223 Bayfield Street**.

Shelby White, RPP, Senior Planner
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shelby.white@barrie.ca

Development Services Department
City of Barrie
70 Collier Street, P.O. Box 400
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