



INNOVATIVE PLANNING SOLUTIONS

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April 21, 2022

City of Barrie
Planning & Building Services Department
70 Collier Street
Barrie, ON L4M 4T5

Attention: Planning Department

Re: Zoning By-Law Amendment Application
219 Bayfield Street, City of Barrie

On behalf of Hillcorp Investment & Development Inc., Innovative Planning Solutions is pleased to submit the following application for Zoning By-law Amendment for the lands municipally known as 219 & 223 Bayfield Street, City of Barrie.

The subject lands possess a total area of 962.7m², with 30.2 metres of frontage along Bayfield Street and 23.3 metres of frontage along Grove Street East. The subject lands are currently designated 'City Centre' in the City of Barrie Official Plan and are zoned 'Residential Multiple Dwelling Second Density (RM2)' and 'Transition Centre Commercial (C2 (SP-57))' in the City of Barrie Zoning By-law 2009-141.

The proposed ZBA will not change the existing structure located on the site, but it will change the existing use of the structure from residential to commercial. It is the intent of the client to convert the existing residential dwelling to a real estate office and provide associated parking and vehicle access off of Grove Street East. The intent of the Zoning By-Law Amendment is to rezone the 'Residential Multiple Dwelling Second Density (RM2)' lands to 'Transition Centre Commercial with Special Provisions (C2 (SP-XX))'.

The proposed C2 Special Provisions include:

- A minimum landscape buffer of 2.8 metres

The attached requirements table outlines supporting documents included with the Zoning By-Law Amendment Application.

Trusting the above is satisfactory, we look forward to further discussing with you and other staff on this development. Should you have any further questions or comments please do not hesitate to contact the undersigned.

Respectfully Submitted,
Innovative Planning Solutions



Kyle Galvin, MCIP, RPP, H.BCD
Senior Planner



Megan Asbil
Junior Planner

Materials Accompanying this Application	
Document or Report	Date
Planning Justification Report, prepared by IPS	April 2022
Site Servicing & Stormwater Management Report, prepared by WMI	April 2022
Traffic Impact Brief	April 2022
Tree Inventory, Analysis, and Preservation Plan, prepared by Landmark Environmental Group	April 2022
Landscape Plans, prepared by Landmark Environmental Group	April 2021
Engineering Plans (including Grading & Drainage Plan and Erosion & Sediment Control Plan), prepared by WMI	April 2022
Draft Zoning Bylaw Amendment, prepared by IPS	April 2022
Zoning By-law Amendment Application Forms	April 2022
Authorization Letter	October 2020
Comments Response Matrix from Neighbourhood Meeting	April 2022
Cheque payable to the City of Barrie for \$21,875.82	April 2022