

Notice of the filing of a Complete Application Pursuant to Section 34(10.4) and 51 (19.1) 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 and Draft Plan of Subdivision—The Jones Consulting Group Ltd. on behalf of Big Bay 4 Inc., 377 Big Bay Point Road—File Ref: D30-026-2022

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of Wednesday, November 9, 2022, for a proposed **Amendment to the Zoning By-law and Draft Plan of Subdivision**.

TAKE NOTICE that The Jones Consulting Group Ltd. on behalf of Big Bay 4 Inc. have submitted a complete application for an Amendment to the Zoning By-law and a Draft Plan of Subdivision for the lands known municipally as 377 Big Bay Point Road.

The subject lands are legally described as Part East half of Lot 11, Concession 12 (Innisfil) as in RO1458403, in the City of Barrie. The parcel is 0.57 hectares (1.4 acres) in area and currently occupied by a single detached residential dwelling which previously operated as a childcare centre.

Zoning By-law Amendment

The proposed Zoning By-law Amendment seeks to amend the current zoning from 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-362) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX) to facilitate the development of twenty-nine (29) two storey condominium townhome units and an associated private amenity area.

Draft Plan of Subdivision

The proposed Draft Plan of Subdivision will subdivide the subject property into individual development blocks, a private amenity and private road. A future condominium exemption may be sought subsequent to the Plan of Subdivision being approved along with an application for site plan approval.

A public meeting is scheduled for early 2023 with further details to be provided closer to the date. At the time of the public meeting any person may make representation, however, written submissions to Legislative and Court Services are encouraged.

If a person or public body wishes 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).

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 before the Corporation of the City of Barrie gives or refuses to give approval to the proposed Amendment:

- (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; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decisions of the Council of the Corporation of the City of Barrie on the proposed zoning by-law amendment and proposed plan of subdivision, you must make a written request to the undersigned file manager in the Development Services Department – Planning Division or cityclerks@barrie.ca.

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 Zoning By-law Amendment and Draft Plan of Subdivision 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 Proposed Developments page on the City's website under **Ward 9 – 377 Big Bay Point Road** at the following link: barrie.ca/ProposedDevelopments

Questions about this file may be directed to the undersigned.

Logan Juffermans, Planner
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Development Services - Planning
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