

August 20, 2020

File: D09-OPA082, D14-1700

NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 17(15) and 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW

Dear Sir/Madam:

Re: Official Plan Amendment and Amendment to the Zoning By-law – MHBC Planning Inc. on behalf of Huronia Barrie Land Inc., 521 Huronia Road, 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, September 15, 2020** at 7:30 p.m. to review an application for an Official Plan Amendment and Amendment to the Zoning By-law submitted by MHBC Planning Inc. on behalf of Huronia Barrie Land Inc for 521 Huronia Road, Barrie.

The applications are intended to facilitate the future development of 1.3 hectares of the 6.2 hectare property for residential use with the remaining lands designated and zoned as Environmental Protection to represent the Lover's Creek Provincially Significant Wetland. The subject lands are generally located on the east side of Huronia Road, south of Loon Avenue.

Official Plan Amendment

The applicant is proposing to amend Schedule A – Land Use in the Official Plan to change the designation of the subject lands from General Industrial and Environmental Protection to Residential and Environmental Protection.

Zoning By-law Amendment

The applicant is proposing to amend the zoning on the subject lands from Agriculture (A) and Environmental Protection (EP) to Residential Multiple Second Density with Special Provisions (RM2)(SP-XXX) and Environmental Protection (EP) to permit the future development of 104 residential townhouse units. The proposed site-specific zoning standards include an increase in density for townhouses from 53 unit per hectare to 80 units per hectare; and an increase in height from 10 metres to 14 metres.

The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 9](#).

With the current restrictions on public gatherings due to COVID-19, this public meeting will be held in a virtual forum with electronic participation. It will be televised on Rogers TV and will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you wish to provide oral comments at the virtual public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-730-4220 x5500 during regular office hours prior to by Tuesday, September 15, 2020 by 12:00 p.m. Once you register, you will be provided information from the Legislative Services Branch on how to make your submission at the virtual public meeting with electronic participation.

To participate in the virtual planning meeting, you will need access to a computer with internet service or a telephone.

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 Tuesday, September 15, 2020 by 12:00 p.m.

Notification of the Amendment to the Zoning By-law if adopted 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 before the Amendment to the Zoning By-law is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Local Planning Appeal Tribunal (LPAT); and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the LPAT 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 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 wishing further information or clarification with regard to the proposed Official Plan Amendment and Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

Celeste Kitsemetry, Senior Planner
705-739-4220, Ext. 4430
celeste.kitsemetry@barrie.ca

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

KEY MAP