

File: D30-021-2024

**NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO SECTIONS 17(15), 22(6.1), 34(10.4) AND 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND ZONING BY-LAW**

Dear Sir/Madam:

**Re: Application for an Official Plan and Zoning By-law Amendment**  
Sol-Arch on behalf of 1320938 Ontario Limited, **112 King Street (Formerly 1 Hollyholme Farm Road), Barrie**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete application as of **Monday, January 13, 2025** for a proposed **Official Plan Amendment and Amendment to the Zoning By-law**.

**TAKE NOTICE** that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, March 19, 2025 at 6:00 p.m.** to review applications submitted by Sol-Arch, on behalf of 1320938 Ontario Limited, for an Official Plan Amendment and Amendment to the Zoning By-law to permit the conversion of an existing building to a used car dealership on lands described as: Lot 2, Plan 51M-882, in the City of Barrie, and known municipally as: 112 King Street (Formerly known as 1 Hollyholme Farm Road).

The site is approximately 0.51 hectares in size and located on the north-east corner of King Street and Hollyholme Farm Road, south of Mapleview Drive West. The property has frontages of 50 metres on King Street and flankage of approximately 85 metres on Hollyholme Farm Road.

**Official Plan Amendment**

The Official Plan Amendment application proposes to amend Policy 2.6.9.2 (f)(ii) Land Use Policies for Employment Area – Non Industrial in the Official Plan (2024) to allow a new retail use to occupy more than 30% of the gross floor area of a building/structure.

## **Zoning By-law Amendment**

The Zoning By-law Amendment application proposes to amend the 'Light Industrial' (LI) zone that applies to the subject lands to 'Light Industrial with Special Provisions' (LI)(SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended. The proposed amendment would add 'Automotive Sales and Leasing' as a permitted use in the (LI)(SP-XXX) zone. No changes to the existing building or site are anticipated to accommodate the proposed Amendment to the Zoning By-law.

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be livestreamed on the City's YouTube Channel <http://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](mailto:cityclerks@barrie.ca) or calling 705-730-4220 x5500 during regular office hours prior to **March 19, 2025 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](mailto: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 **March 19, 2025 by 12:00 p.m.**

Notification of the approval of the Official Plan Amendment and Zoning By-law Amendment by the City will be provided upon written request to the undersigned file manager in the Development Services Department – Planning Division.

If a person or public body who would otherwise have an ability to appeal the decision of the Council of the City of Barrie to the Ontario Land Tribunal (OLT) but the 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 in respect of the proposed Amendment to the Official Plan and Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the Amendment to the Official Plan and Zoning By-law:

- (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 (OLT); 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 Board, 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.

All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Development Projects** webpage on the City's website under [Ward 7 – 112 King Street](http://www.barrie.ca/DevelopmentProjects) at [www.barrie.ca/DevelopmentProjects](http://www.barrie.ca/DevelopmentProjects).

Any person seeking further information or clarification about the proposal should contact the file manager noted below during regular office hours.

Rachel Mulholland, Planner  
705-739-4220, Ext. 4541  
[Rachel.mulholland@barrie.ca](mailto:Rachel.mulholland@barrie.ca)

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

### **KEY MAP**



