



THE CORPORATION OF THE CITY OF BARRIE  
"Committed to Service Excellence"

September 1, 2017  
File: D14-1622

**NOTICE OF AN APPLICATION OF AN OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW AND 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 – Hi-Way Pentecostal Church, 40, 42, 44 & 50 Anne Street and 124, 128 & 130 Henry Street.**

**TAKE NOTICE** that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, September 25, 2017 at 7:00 p.m.** in the Council Chambers of City Hall, 70 Collier Street, to review an application for an Official Plan Amendment and Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of Hi-Way Pentecostal Church 40, 42, 44 & 50 Anne Street and 124, 128 & 130 Henry Street.

The amendments would allow the development of a new 2 storey church building for 800 attendees with a large sanctuary, gym facility, nursery, and support spaces such as classrooms and meeting rooms. A second 2 storey structure will contain staff offices and additional meeting rooms and classrooms.

The property is legally described as Part of Lots 23 & 24, Concession 6, geographic Township of Vespra, City of Barrie and County of Simcoe. The subject properties have an area of 1.98 hectares (4.89 acres).

The lands are designated Residential and General Commercial and are currently zoned Multiple-Family Dwelling First Density (RM1) and General Commercial Special Provision 419 Hold 109 (C4 (SP-419) (H-109)).

The Applicant has applied to redesignate the subject lands from 'Residential' to 'General Commercial', and a portion of the lands from 'Residential' to 'Environmental Protection Special Policy Area' and 'General Commercial to Environmental Protection Special Policy Area' to recognize a watercourse area and satisfy requirements of the Lake Simcoe Conservation Authority. A new section will be added to Section 4.8 - Defined Policy Area of the Official Plan to permit the use of a Bioretention Cell and associated stormwater management controls in EP areas, and require a scoped Environmental Impact Study (EIS) to be completed to the satisfaction of the Lake Simcoe Conservation Authority prior to site plan approval.

The Applicant is proposing to amend the current zoning of the property from 'Multiple-Family Dwelling First Density' (RM1) to 'General Commercial Special Provision 419 Hold 109' C4 (SP-419) (H-109) to align with existing lands on the subject site already zoned General Commercial.

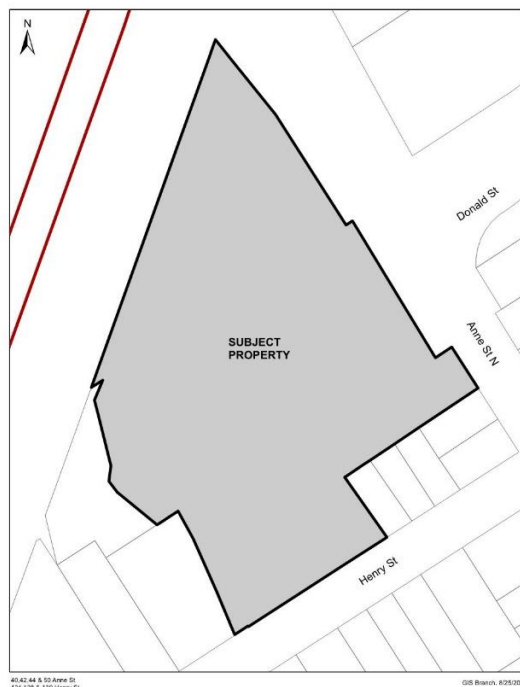
A portion of lands adjacent to a watercourse will be rezoned from 'General Commercial Special Provision 419 Hold 109' C4 (SP-419) (H-109) and 'Multiple-Family Dwelling First Density' (RM1) to 'Environmental Protection Special Provision XXX Hold XXX' (EP-XXX) (H-XXX).

The Special Provisions seek the following variances to the Zoning Bylaw:

Proposed Variance	Required by Bylaw	Proposed Special Provision
Side Yard Adjoining Residential Zone (min)	10m	5m
Rear Yard Adjoining Street (min)	15m	5m
Parking in the front yard (max 20% of the required parking)	32 (20%)	>20%

In addition to the permitted uses in Environmental Protection (EP) Zone, the application will also permit the use of a Bioretention Cell and associated stormwater management controls.

A holding provision will be applied to the site until a scope Environmental Impact Study (EIS) is completed to the satisfaction of the Lake Simcoe Conservation Authority.



**Any person wishing further information or clarification with regard to this proposed Amendment to the Zoning By-law and plan of subdivision should contact the Planning and Building Services Department during regular office hours at 705-739-4208.**

Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to Legislative and Court Services by **Tuesday, September 19, 2017**. Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the

Official Plan Amendment and Amendment to the Zoning By-law if adopted by Council will be provided upon written request to the City Clerk.

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

If you wish to be notified of the decision of the Council of The Corporation of the City of Barrie in respect of the proposed Official Plan Amendment and Amendment to the Zoning By-law, you must make a written submission to the undersigned and the Planning and Building Services Department.

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