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BARRIE, ONTARIO
L4M 4T5

January 29, 2016
File: D14-1589

NOTICE OF AN APPLICATION OF AN AMENDMENT TO THE ZONING BY-LAW AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED REZONING.

Re: Rezoning – Advance Tech Developments, 2-14 Dunlop Street West, 43 Maple Avenue & 30-40 Bayfield Street, Northwest side of the 5 Points Intersection, Barrie

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, February 22, 2016**, at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for an amendment to the Zoning By-Law submitted by Advance Tech Developments.

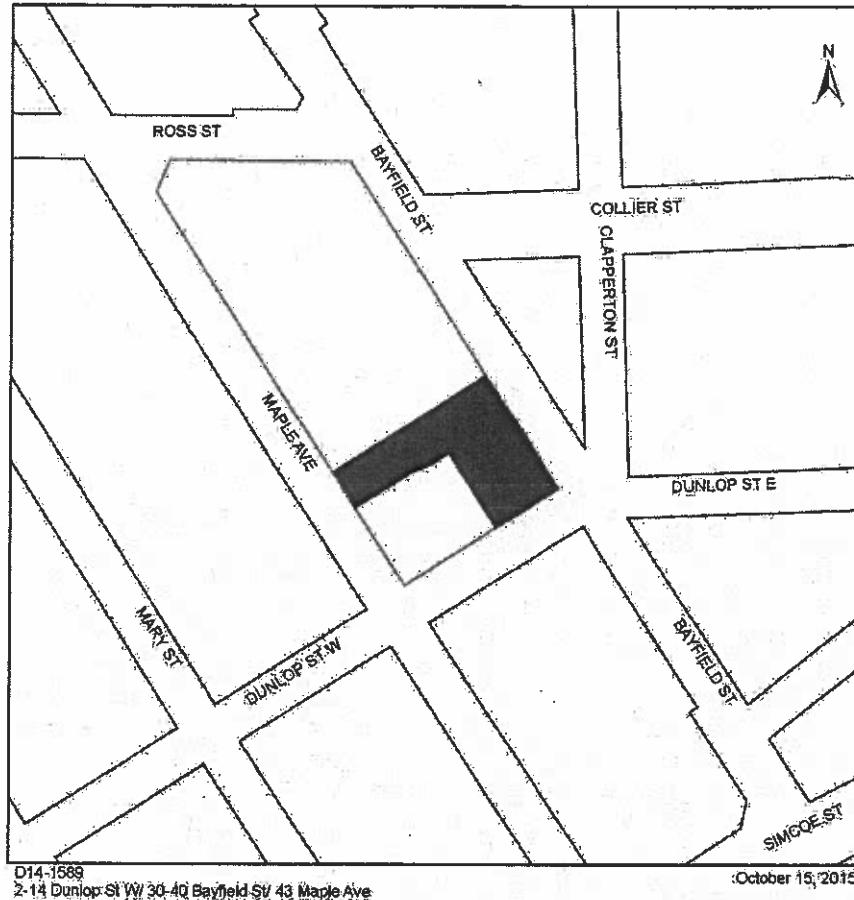
The lands are municipally located at 2-14 Dunlop Street West, 43 Maple Avenue & 30-40 Bayfield Street, northwest side of the 5 Points intersection. The applicant has included the east half of Maple Lane as forming part of this planning application. Maple Lane is currently owned by the City of Barrie. The property is located within the City Centre Planning Area and has a total area of approximately 0.29 hectares (0.72 acres).

The lands are designated City Centre by the Official Plan and are currently zoned Central Area Commercial C1-1 in accordance with Zoning By-law 2009-141. The owner has applied to amend the current zoning of the property to Central Area Commercial C1-1 SP, with Special Provisions to permit the development of a high density mixed-use (residential and commercial) building with structured above-grade parking. The Special Provisions proposed by the applicant would allow variances to the Zoning By-law such that the development would provide:

- An increase in the maximum building height;
- A decrease in the required building stepping setback provisions from the lot line;
- A decrease in the number of required parking spaces;
- A decrease in the required minimum commercial floor space;
- Balconies extending further into the required yard setback; and
- Removal of the required landscape buffer strip at the rear and side lot lines.

Any person wishing further information or clarification with regard to this proposed Amendment to the Zoning By-law should contact the Planning 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, February 16, 2016**. Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the 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 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 decisions of the Council of The Corporation of the City of Barrie in respect of the proposed amendment to the Zoning By-law, you must make a written submission to the undersigned.

All information including opinions, presentations, reports, documentation, etc. provided for or at a 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.

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