

NOTICE OF THE FILING OF A COMPLETE APPLICATION PURSUANT TO SECTIONS 34(10.4), AND 51(19.1) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, 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 ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION APPLICATION

Dear Sir/Madam:

Re: Applications for a Zoning By-law Amendment and Draft Plan of Subdivision – Innovative Planning Solutions Inc. on behalf of LSR Salem Inc., 500 Salem Road, Barrie. – FILE REF.: D30-008-2023

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Friday, March 10, 2023** for a proposed **Zoning By-law Amendment and Draft Plan of Subdivision**.

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, April 26, 2023 at 6:00 p.m.** to review applications submitted by Innovative Planning Solutions Inc., on behalf of LSR Salem Inc., for a Zoning By-law Amendment and Draft Plan of Subdivision on lands legally described as Part of South Half of Lot 1, Concession 11, Former Township of Innisfil, known municipally as 500 Salem Road, Barrie.

The subject property is located on the north side of Salem Road, approximately 50 metres east of County Road 27 within the Salem Secondary Plan Area. The subject property is generally rectangular in shape and approximately 3.32 hectares with 340 metres of frontage along Salem Road.

Zoning By-law Amendment

The applicant is proposing to amend the zoning on the eastern portion of the subject property from 'Agriculture General' (AG) to 'Neighbourhood Residential' (R5) to permit the future development of the lands through a Draft Plan of Subdivision.

Draft Plan of Subdivision

The purpose of the Draft Plan of Subdivision Application is to subdivide the eastern portion of the subject property for the development of 34 street townhouse units and a municipal road.

Background – Related Applications (Consent and Minor Variance)

The subject property was recently subject to Consent (severance) and Minor Variance Applications (Files: A23/22 and B25/22) to create a new residential lot on the western portion of the property. The purpose of the consent/severance was to maintain the existing single detached residential dwelling located on the western portion of the property, while facilitating the development of the eastern portion of the property through Zoning By-law Amendment and Draft Plan of Subdivision Applications.

The Consent and Minor Variance Applications were conditionally approved, subject to the property owner conveying a road widening along Salem Road to the City, together with environmental protection and open space blocks located in the central portion of the property. The consent/severance approval was also conditional upon the property owner amending the zoning of the eastern portion of the subject property to bring it into compliance with the City's Comprehensive Zoning By-law 2009-141, as amended.

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. It 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 or calling 705-739-4220 x5500 during regular office hours prior to **Monday, April 17, 2023 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 or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **Monday, April 17, 2023 by 12:00 p.m.**

Notification of the Official Plan Amendment and Amendment to the Zoning By-law if approved 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 in respect of the proposed Official Plan Amendment and Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the Official Plan Amendment and Amendment to the 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 OLT 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.

Any person seeking further information or clarification about the Official Plan Amendment and/or Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

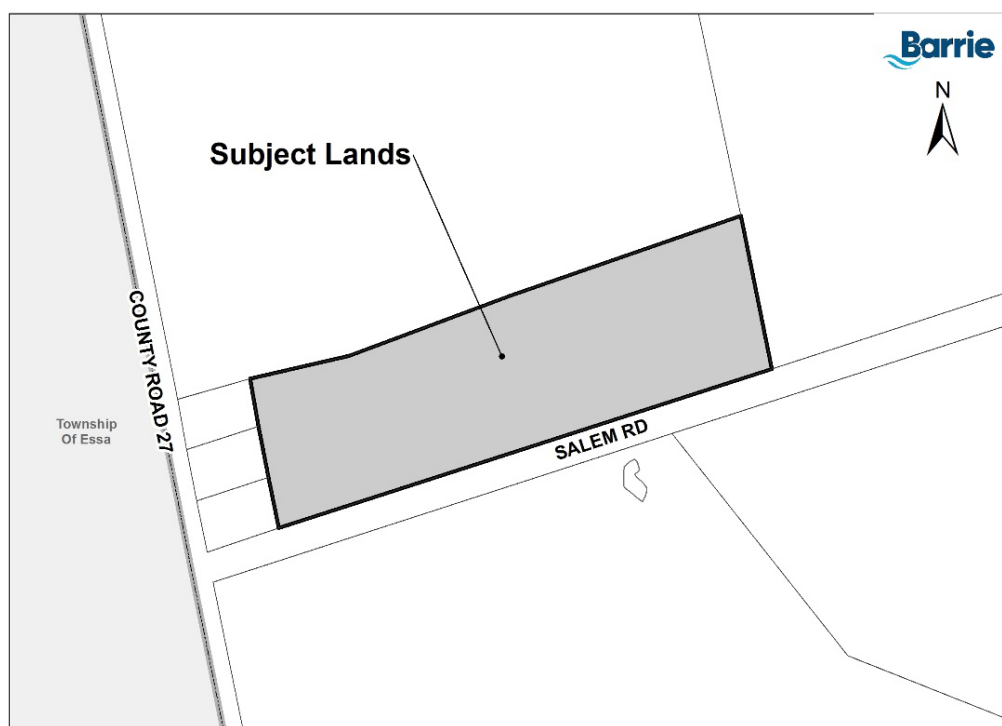
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the [Development Projects](#) webpage on the City's website under **Ward 7 – 500 Salem Road at www.barrie.ca/ProposedDevelopments**.

Questions about this file may be directed to the undersigned.

Andrew Gameiro, RPP, Senior Planner
705-739-4220, Ext. 5038
Andrew.gameiro@barrie.ca

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

KEY MAP



CONCEPTUAL DRAFT PLAN OF SUBDIVISION

