



# City of Barrie

70 Collier Street  
P.O. Box 400  
Barrie, ON L4M 4T5

## Meeting Agenda Planning Committee

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Tuesday, April 27, 2021

7:00 PM

Virtual Meeting

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### Notices

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the *Municipal Act, 2001* which provides for Electronic Participation where an emergency has been declared to exist in all or part of the municipality under Section 4 or 7.01 of the *Emergency Management and Civil Protection Act*.

Members of the public may observe the proceedings by accessing the live webcast at:

<http://youtube.com/citybarrie>.

## 1. CONSENT AGENDA

### PM Notice:

If you wish to provide oral comments at the Virtual Public Meeting, please register in advance by emailing: [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, April 27, 2021 at 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.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling (705) 739-4220 Ext. 5500.

## 2. PUBLIC MEETING(S)

### PM 2.1

**APPLICATION FOR A ZONING B-LAW AMENDMENT - SUBMITTED BY MITCHINSON PLANNING AND DEVELOPMENT CONSULTANTS INC. ON BEHALF OF PBM REALTY HOLDINGS INC. - 217 DUNLOP STREET EAST (WARD 2) (FILES: D30-002-2021 AND D11-001-2021)**

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Mitchinson Planning and Development Consultants Inc. on behalf of PBM Realty Holdings Inc. for lands known municipally as 217 Dunlop Street East, Barrie.

The subject lands are approximately 0.2 hectares in area and are generally located on the south side of Dunlop Street, between Sampson Street and Berczy Street.

The proposed Zoning By-law Amendment seeks to rezone the subject lands from 'Central Area Commercial' (C1-1) and 'Transition Centre Commercial' (C2-1) and to 'Transition Centre Commercial' (C2-1) (SP-XXX) with site-specific provisions. The proposed Zoning By-law Amendment would facilitate the development of a 15 storey mixed-use condominium building with 402 square metres of ground floor commercial space, associated parking, and a total of 41 units.

Presentation by a representative(s) of Mitchinson Planning and Development Consultants Inc.

Presentation by Michelle Banfield, Director of Development Services.

See attached correspondence.

**Attachments:** [PM Notice 217 Dunlop Street East](#)  
[PM Presentation - 217 Dunlop Street East](#)  
[PM Memo - 217 Dunlop Street East](#)  
[PM Correspondence - 217 Dunlop Street East](#)

### 3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

### 4. DEFERRED BUSINESS

Nil.

### 5. STAFF REPORT(S)

#### DEV012-21 ZONING BY-LAW AMENDMENT APPLICATION - 932 MAPLEVIEW DRIVE EAST (WARD 10)

1. That the Zoning By-law Amendment Application submitted by The Jones Consulting Group, on behalf of 970 Mapleview Inc., to rezone lands municipally known as 932 Mapleview Drive East, from 'Rural Residential' (RR) in the Town of Innisfil Zoning By-law 054-04, to 'Neighbourhood Residential' (R5) in the City of Barrie Zoning By-law 2009-141, be approved.
2. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV012-21.

3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV012-21)  
(File: D30-04-2020)

Attachments: [DEV012-210427](#)

## 6. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

## 7. ENQUIRIES

## 8. ADJOURNMENT

### HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

**Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) to ensure availability.**

