

January 5, 2022
File: D30-023-2021

NOTICE OF THE FILING OF A COMPLETE APPLICATION PURSUANT TO SECTION 34(10.4) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 34(12) AND 34(13) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW.

Dear Sir/Madam:

Re: Amendment to the Zoning By-law – Innovative Planning Solutions Inc., 571 Huronia Road, Barrie

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of complete application as of Tuesday, November 30, 2021 for a proposed Zoning By-law Amendment.

TAKE NOTICE that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, February 01, 2022 at 7:00 p.m.** to review an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions Inc., for the lands located at 571 Huronia Road.

The subject lands are legally described as Innisfil Concession 12 South Part Lot 11. The property is approximately 3.89 hectares in area and is located on the northeast corner of Mapleview Drive East and Huronia Road. The lands are designated 'General Industrial' in accordance with the City of Barrie Official Plan.

The application seeks to amend the zoning on the subject lands from 'Light Industrial' (LI) to 'Light Industrial with Special Provisions' (LI) (SP-XXX) to permit a gas station. The application will facilitate the construction of a gas station, convenience store, drive-through restaurant, and car wash on the southwest corner of the property.

With the current restrictions on public gatherings due to COVID-19, this public meeting will be held in a virtual forum with electronic participation. It will be televised on Rogers TV and will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you wish to provide oral comments at the virtual public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 x5500 during regular office hours prior to **Tuesday, February 01, 2022 by 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.

If you wish to make a written submission concerning this matter, it should be directed to Legislative and Court Services by **Tuesday, February 01, 2022 by 12:00 p.m.** Any person may make representation at the meeting however, written submissions and advance registration are encouraged.

Notification of the Amendment to the Zoning By-law if adopted 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 the public meeting or make written submissions to the Corporation of The City of Barrie before the 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 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 Tribunal, there are reasonable grounds to do so.

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.

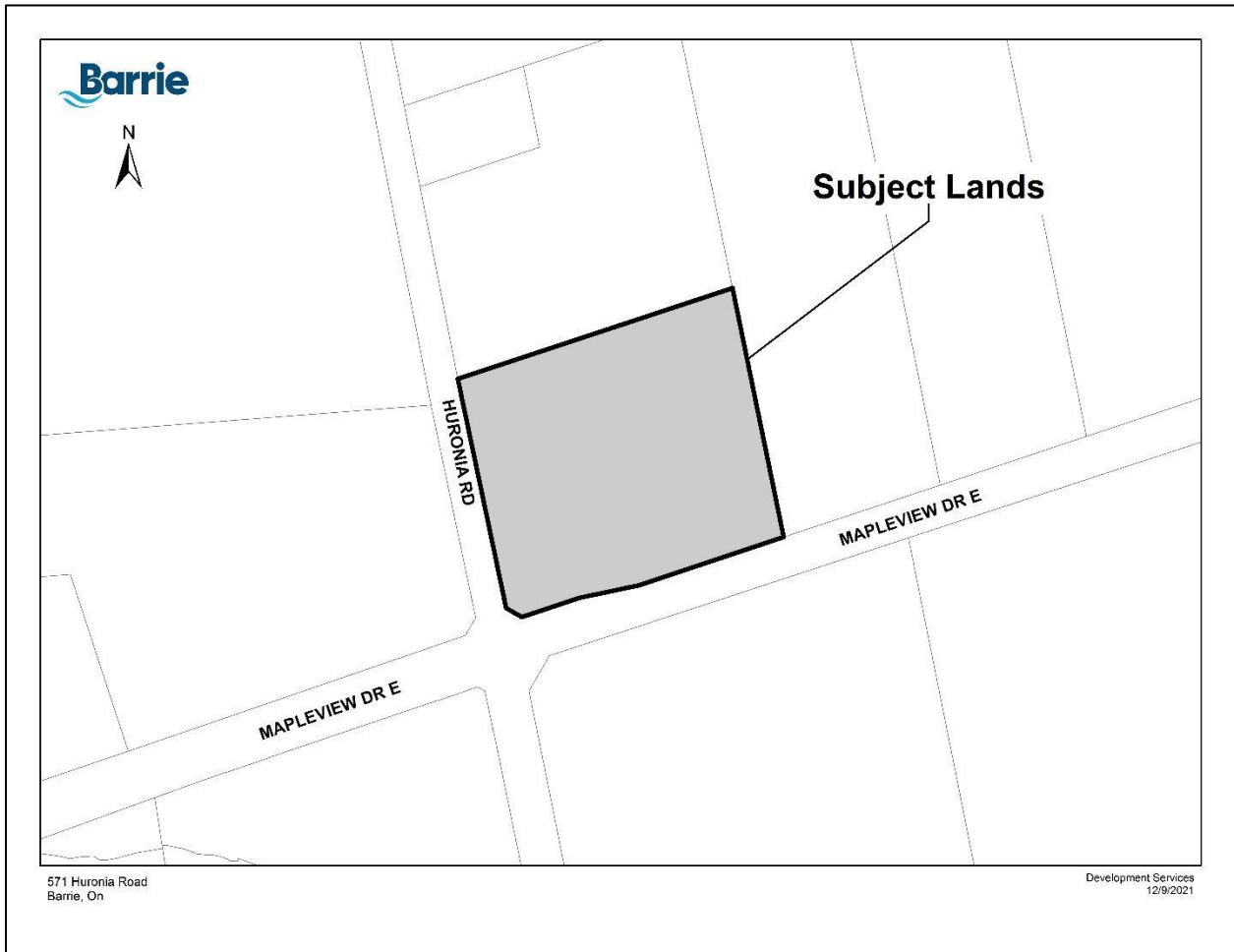
Any person wishing further information or clarification with regard to the proposed Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 9 – 571 Huronia Road](#) at www.barrie.ca/ProposedDevelopments.

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KEY MAP



CONCEPT SITE PLAN

