

CITY HALL
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P.O. BOX 400
BARRIE, ONTARIO
L4M 4T5

January 29, 2016
File: D08-54/D14-1598

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 - Historic Neighbourhood Defined Policy Area

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 Official Plan Amendment and an Amendment to the Zoning By-law initiated by the City of Barrie.

The proposed Official Plan Amendment will introduce a new defined policy area referred to as the Historic Neighbourhood Defined Policy Area located around the Urban Growth Centre as identified on Schedule "A" attached and include proposed Policies related to the Historic Neighbourhood Defined Policy Area.

The Historic Neighbourhood proposed policies include direction and provide for application of implementation measures such as zoning provisions, site plan control and urban design guidelines to help protect the heritage characteristics of the historic neighbourhoods within the defined policy area.

The proposed Zoning By-law Amendments will introduce 3 new "Special Heritage Character" zones within the Allandale Planning area. Zone standards are proposed to address front yard setbacks, setbacks for detached and attached accessory units and scale of accessory units relative to dwelling unit floor area.

The location of the affected areas with a summary of the proposed zoning changes are shown on maps attached to this notice:

- Map 1: Proposed change from RM1 to RM1 (SP-HC1) Multiple Residential first density Special Heritage Character Zone One.
- Map 2: Proposed change from RM1 to RM1 (SP-HC2) Multiple Residential first density Special Heritage Character Zone Two.
- Map 3: Proposed change from R3 to R3 (SP-HC3) for Single Detached Residential third density Special Heritage Character Zone Three.

Any person wishing further information or clarification with regard to this proposed Official Plan Amendment and 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 **February 16, 2016**. Any person may make representation at the meeting however, written submissions are encouraged. Notification of the Official Plan Amendment and 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 a public meeting or make written submissions to the Corporation of The City of Barrie before the Official Plan Amendment and/or By-law is passed:

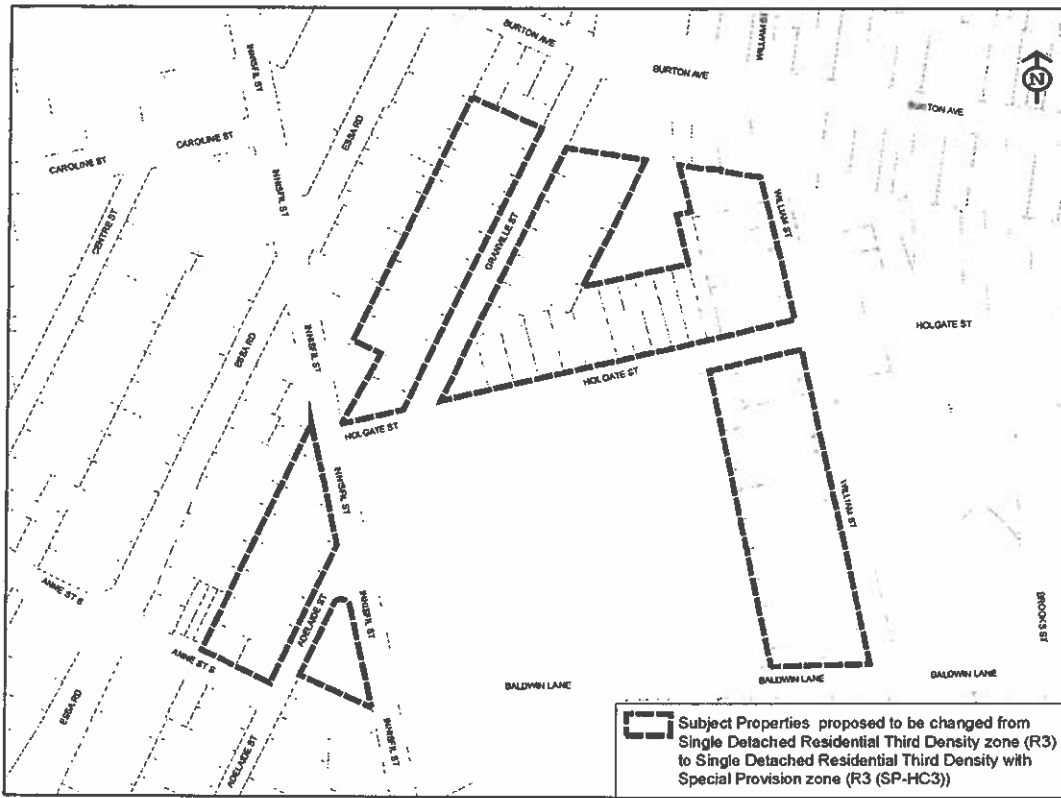
- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Municipal Board; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the 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 Official Plan Amendment and 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.

Stephen Naylor
Director of Planning Services
City of Barrie, P.O. Box 400
Barrie, Ontario L4M 4T5
Stephen.Naylor@Barrie.ca

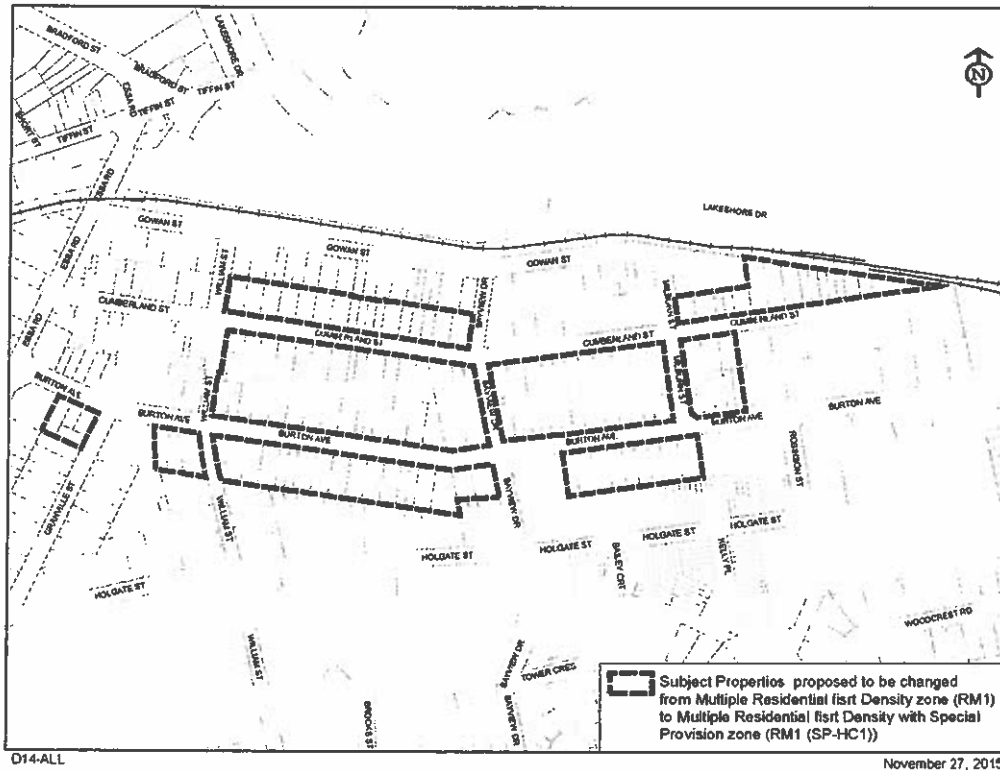
MAP 1



Proposed Zone Provisions R3 (SP-HC3)

- a. A minimum setback of 11m from the front lot line for detached accessory buildings.
- b. A 1.5m encroachment into the front yard is permitted for "articulated openings and non-interior" additions which add definition to the front entrance.
- c. Front yard setbacks shall be a maximum of 5m.
- d. Limit the scale of attached non-living accessory uses such as garages and workshops to 50% of dwelling unit floor area.
- e. Attached non-living space, such as garages and workshops shall be setback at least 4m behind the front building face.

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MAP 2

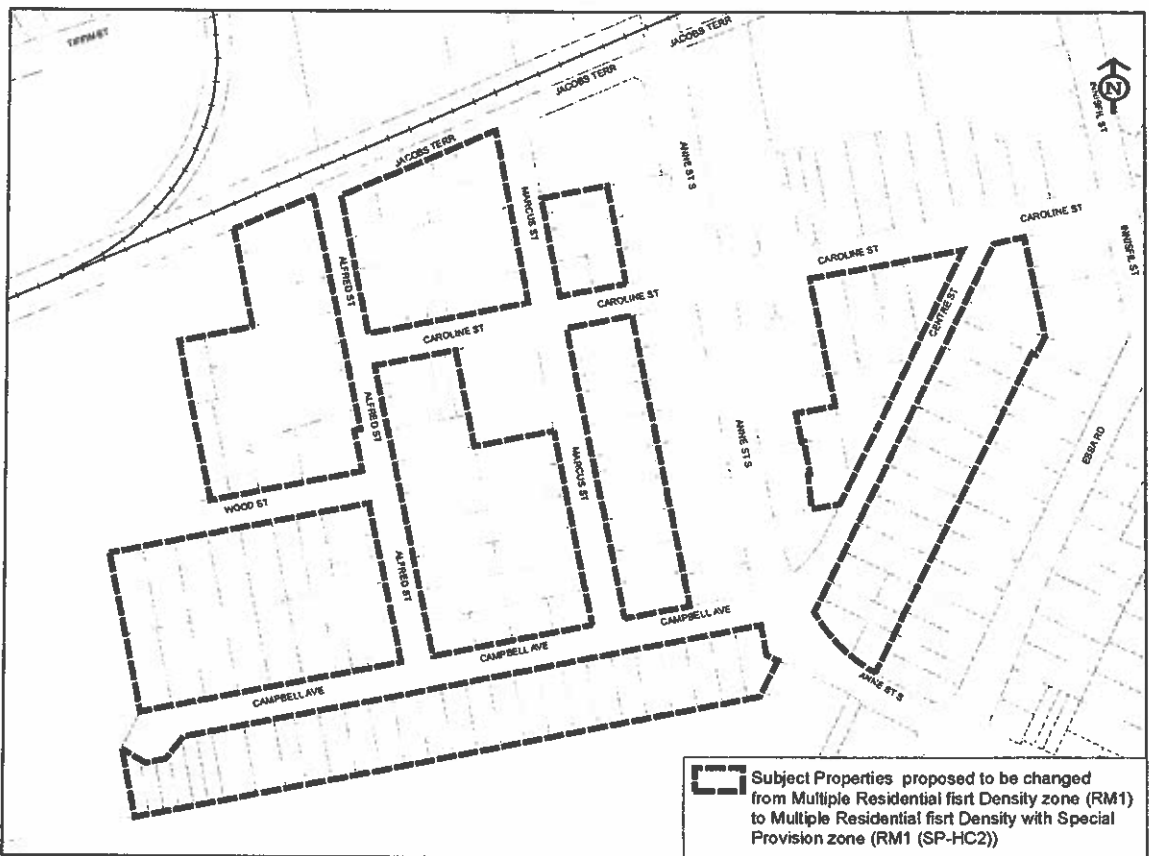


Proposed Zone Provisions RM1 (SP-HC1)

- a. A minimum setback of 11m from the front lot line shall be required for detached accessory buildings.
- b. A 1.5m encroachment into the front yard is permitted for “articulated openings and non-interior” additions which add definition to the front entrance.
- c. Front yard setbacks shall be a maximum of 5m.
- d. Walls without openings shall be setback a minimum of 7m from the property line facing the street.
- e. Walls located closer than 7m from the front or exterior side lot line shall provide a minimum of 25% of openings in the form of window or doors on the façades. Garage doors are not considered to be openings to living areas.
- f. The floor area of attached non-living space such as garages and workshops shall not exceed 50% of the dwelling unit floor area.

- g. Attached non-living space, such as garages and workshops shall be setback at least 4m from the front façade of the main building facing the street.
- h. Attached garages for separate units shall not be located adjacent to each other in semi-detached housing forms. At least one wall of a garage for each semi-detached unit shall constitute an outer wall.
- i. Attached garages including garages for semi-detached housing shall be setback a minimum of 4m from the main building façade facing the street.

MAP 3



D14-ALL

November 27, 2015

Proposed Zone Provisions RM1 (SP-HC2)

- a. Limit the scale of attached non-living uses such as garages and workshops to 50% of the dwelling unit floor area.