

File: D30-028-2024

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO SECTIONS 34(10.4) AND 34(12) 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: Application for a Zoning By-law Amendment
DBZ Big Bay Twins Ltd., 545-565 Big Bay Point Road, Barrie**

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Thursday, January 02, 2025** for a proposed **Amendment to the Zoning By-law**.

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, February 26, 2025 at 6:00 p.m.** to review application submitted by Innovative Planning Solutions (IPS), on behalf of DBZ Big Bay Twins Ltd., for an Amendment to the Zoning By-law to permit two (2) 6-storey, residential apartment buildings with 456 purpose-built rental units on lands described as: Lots 29 to 36, Registered Plan 1213, save and except Parts 8 to 12, 14 & 15 on Plan 51R-33123 & Part 1 in SC523152, in the City of Barrie, and known municipally as: 545 - 565 Big Bay Point Road, Barrie.

The site is approximately 1.16 hectares in size and located on the south side of Big Bay Point Road, between Montgomery Drive and Ashford Drive. The property has a frontage of 180.93 metres on Big Bay Point Road, 58 metres on Montgomery Drive and 57.96 metres on Ashford Drive. The surrounding uses of the subject property include single detached residential dwellings to the north and south, Painswick Park to the east, and single detached residential dwellings that back onto a commercial plaza fronting Yonge Street to the west.

The Zoning By-law Amendment application proposes to rezone the subject lands from 'Residential Single Detached Dwelling First Density (R1)' to 'Residential Apartment Dwelling 2 with Special Provisions' (RA2) (SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141. The proposed amendment seeks to define the required Front Lot Line and reduce the required Front and Side Yard Setbacks, Landscaped Open Space, and Parking, while increasing

Lot Coverage and Gross Floor Area to permit the proposed development in accordance with the following provisions:

Residential Apartment Dwelling 2 Zone Standard	Required	Proposed
Front Lot Line	For a Corner Lot, the Shorter Lot Line	Big Bay Point Road
Front Yard Setback to Dwelling Unit (Min.)	7 metres	3.99 metres
Side Yard Setback (Min.) – Abutting a Street	3 metres	1.5 metres
Landscaped Open Space (Min.)	4,071.87 m ² 35%	2,732.7 m ² 24%
Lot Coverage (Max % of Lot Area)	4,071.87 m ² 35%	5,635.98 m ² 48.44%
Gross Floor Area (Max % of Lot Area)	23,267.84 m ² 200%	27,164 m ² 233%
Parking (Min.)	684 (456 x 1.5) 1.5 Spaces per Unit	327 Spaces 0.72 Spaces

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting 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 705-730-4220 x5500 during regular office hours prior to **February 26, 2025 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 **February 26, 2025 by 12:00 p.m.**

Notification of the approval of the Zoning By-law Amendment by the City will be provided upon written request to the undersigned file manager in the Development Services Department – Planning Division.

If a person or public body who would otherwise have an ability to appeal the decision of the Council of the City of Barrie to the Ontario Land Tribunal (OLT) but the 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 Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the 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 Ontario Land Tribunal 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.

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 9 – 545-565 Big Bay Point Road](#) at www.barrie.ca/DevelopmentProjects.

Any person seeking further information or clarification about the proposal should contact the file manager noted below during regular office hours.

Krishtian Rampersaud, Planner
705-739-4220, Ext. 5149
Krishtian.rampersaud@barrie.ca

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

KEY MAP



EXISTING SITE PLAN

