

January 13, 2022  
File: D30-019-2021

**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. on behalf of Cygnus Development, 189, 191, 195, & 197 Duckworth Street**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete application as of Wednesday, November 03, 2021 for a proposed Amendment to the Zoning By-law.

**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 08, 2022 at 7:00 p.m.** to review an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions Inc. on behalf of Cygnus Development, 189, 191, 195, & 197 Duckworth Street.

The subject lands are legally described as Plan 1104, Part of Lot 7, 6, 5, and 4 in the City of Barrie. The parcels are collectively 0.3 hectares (0.76 acres) in area, with frontage of 60.80 metres (199.48 feet) along Mountbatten Road and 50.4 metres (165.35 feet) along Duckworth Street. The subject lands are currently designated in City of Barrie's Official Plan as 'Residential' and comprise of four (4) residential lots with single detached dwellings located on each parcel.

The proposed Zoning By-law Amendment seeks to amend the zoning on the subject lands from 'Residential Single Detached Dwelling Second Density' (R2) to 'Mixed-Use Corridor with Special Provisions' (MU2) (SP-XXX) to permit the development of two (2) back-to-back townhouse blocks, with fourteen (14) units in each block, for a total of twenty-eight (28) residential townhouse units.

The proposed site-specific zoning standards include:

<b>Standards/Provisions</b>	<b>Proposed</b>	<b>Required</b>
Maximum Interior Side Yard Setback	15.7 metres	3.0 metres
Minimum Exterior Side Yard Setback	0.5 metres (daylight triangle)	3.0 metres
Minimum Rear Yard Setback	5.2 metres	7.0 metres
Minimum Ground Level Floor Height	3.0 metres	4.5 metres
Front Yard Setbacks Areas	Combination of soft landscaping and sidewalks	Fully paved and seamlessly connected with abutting sidewalk
Minimum Landscaped Buffer Areas	1.4 metres (East Side)	3.0 metres
Parking Spaces	Tandem parking requested	Not permitted

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.

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 x5500 during regular office hours prior to by **Tuesday, February 08, 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 08, 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.

All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the *Proposed Developments* page on the City's website under **Ward 1 – 189, 191, 195 & 197 Duckworth Street** at the following link: [www.barrie.ca/ProposedDevelopments](http://www.barrie.ca/ProposedDevelopments)

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

### KEY MAP



89-197 Duckworth St  
Barrie, On

Development Services  
11/11/2021

### CONCEPTUAL SITE PLAN

