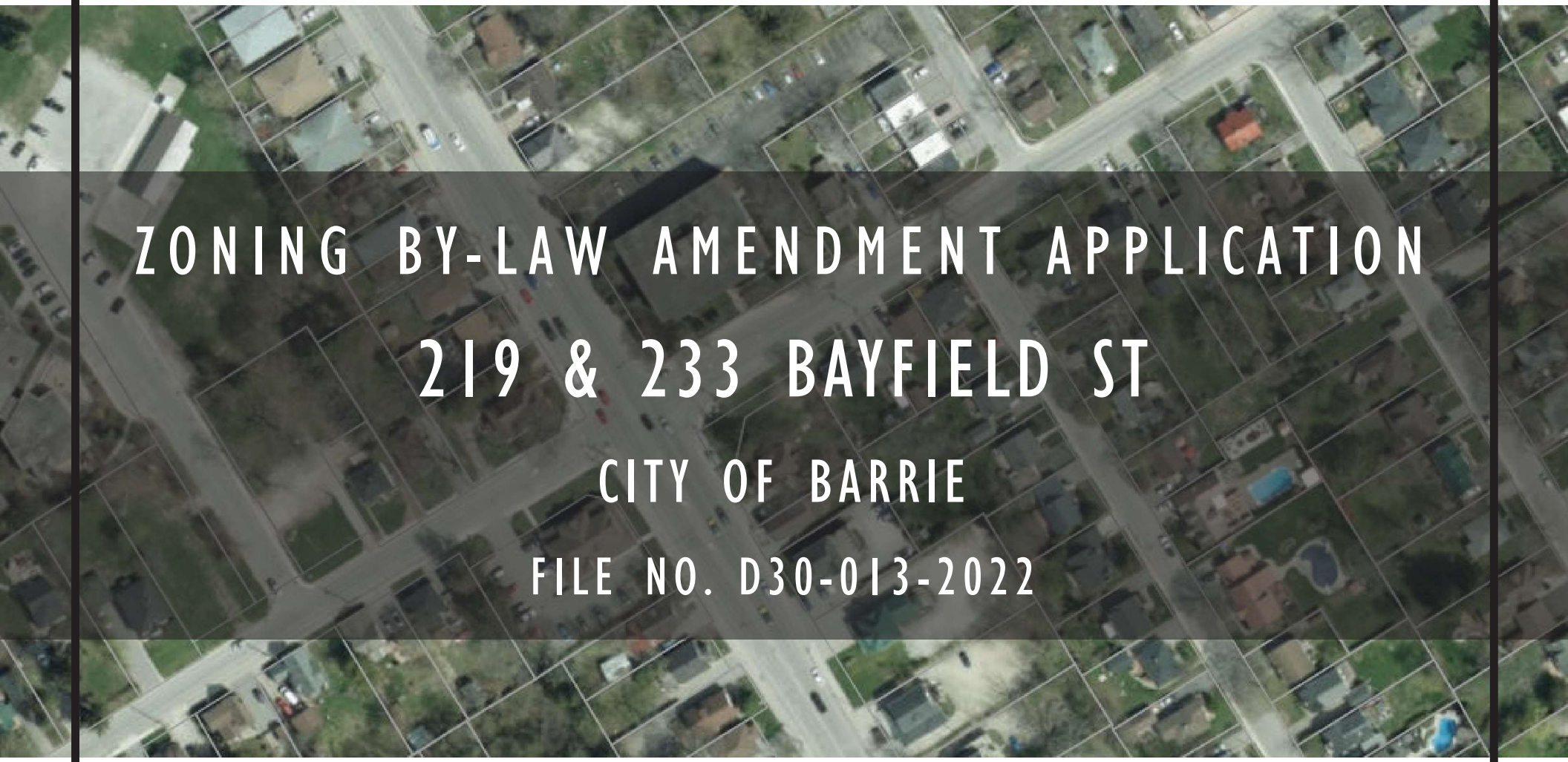

ZONING BY-LAW AMENDMENT APPLICATION

219 & 233 BAYFIELD ST

CITY OF BARRIE

FILE NO. D30-013-2022

June 14, 2022

PRESENTATION BY:

IPS INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT SITE

- **Lot Area:** 962.7 m^2
- **Developable Area:** 946.4 m^2
- **Frontage:**
  - 30.2m (Bayfield St)
  - 23.3m (Grove St E)
- **The subject lands hold an existing 2-storey dwelling.**
- **The subject lands are located adjacent to commercial and residential uses.**

LAND USE DESIGNATION & ZONING

IPS CONSULTING

Official Plan Designation:

'City Centre'

Subject Lands
City Centre
Residential
Institutional

Current Zoning:

'Transition Centre Commercial (C2 SP-57)' &
Residential Multiple Dwelling Second Density (RM2)'

Subject Lands
RM-2 Residential Multiple Dwelling Second Density
Transition Centre Commercial (C2, C2-1, C2-2)
RA-1 Residential Apartment Dwelling First Density
RM-1 Residential Multiple Dwelling First Density
Institutional

ZONING BY-LAW AMENDMENT

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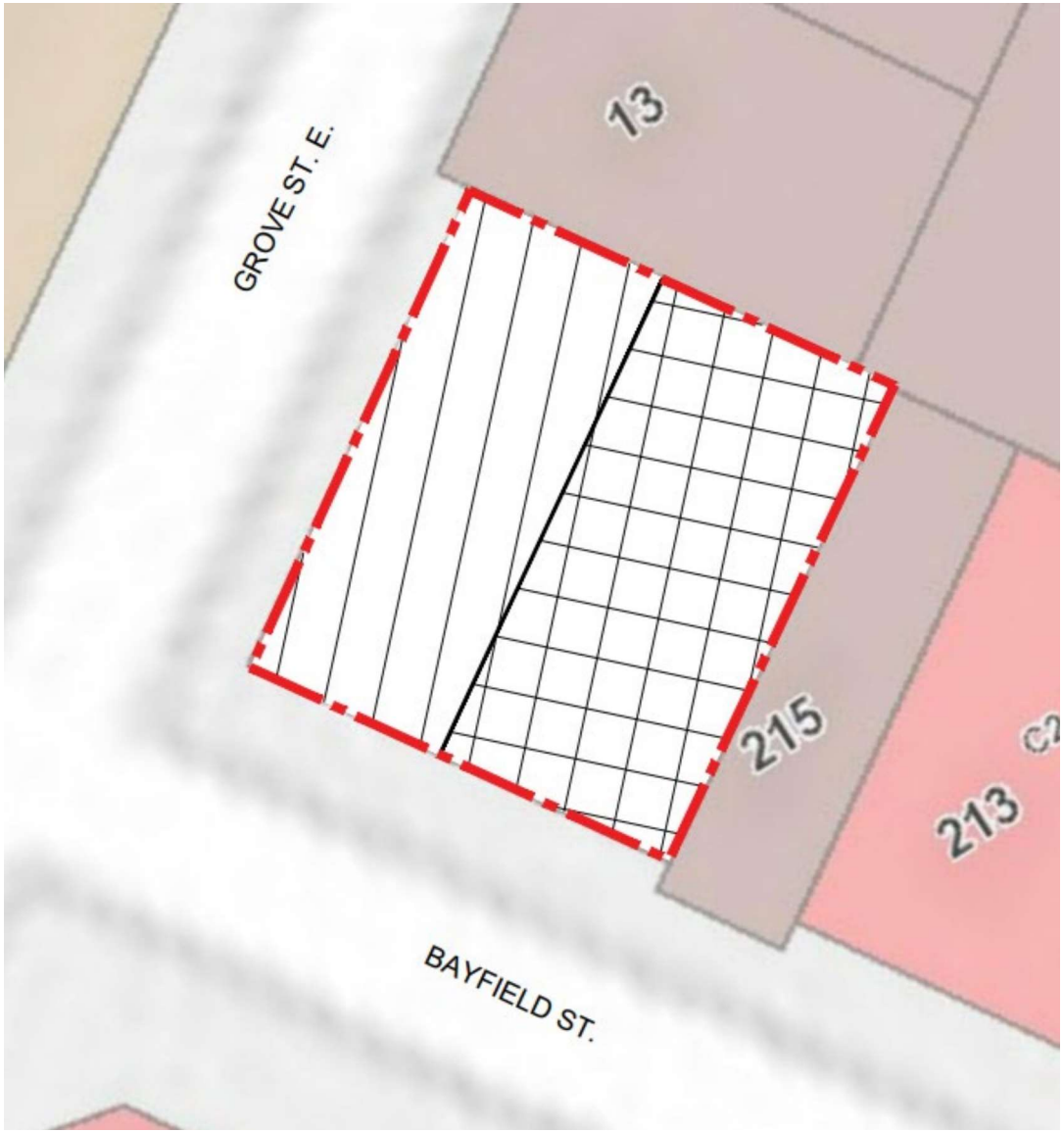


Zoning By-law Amendment to Rezone to:

- 'Transition Centre Commercial with Special Provisions (C2 SP-XX)'

Proposed Special Provision:

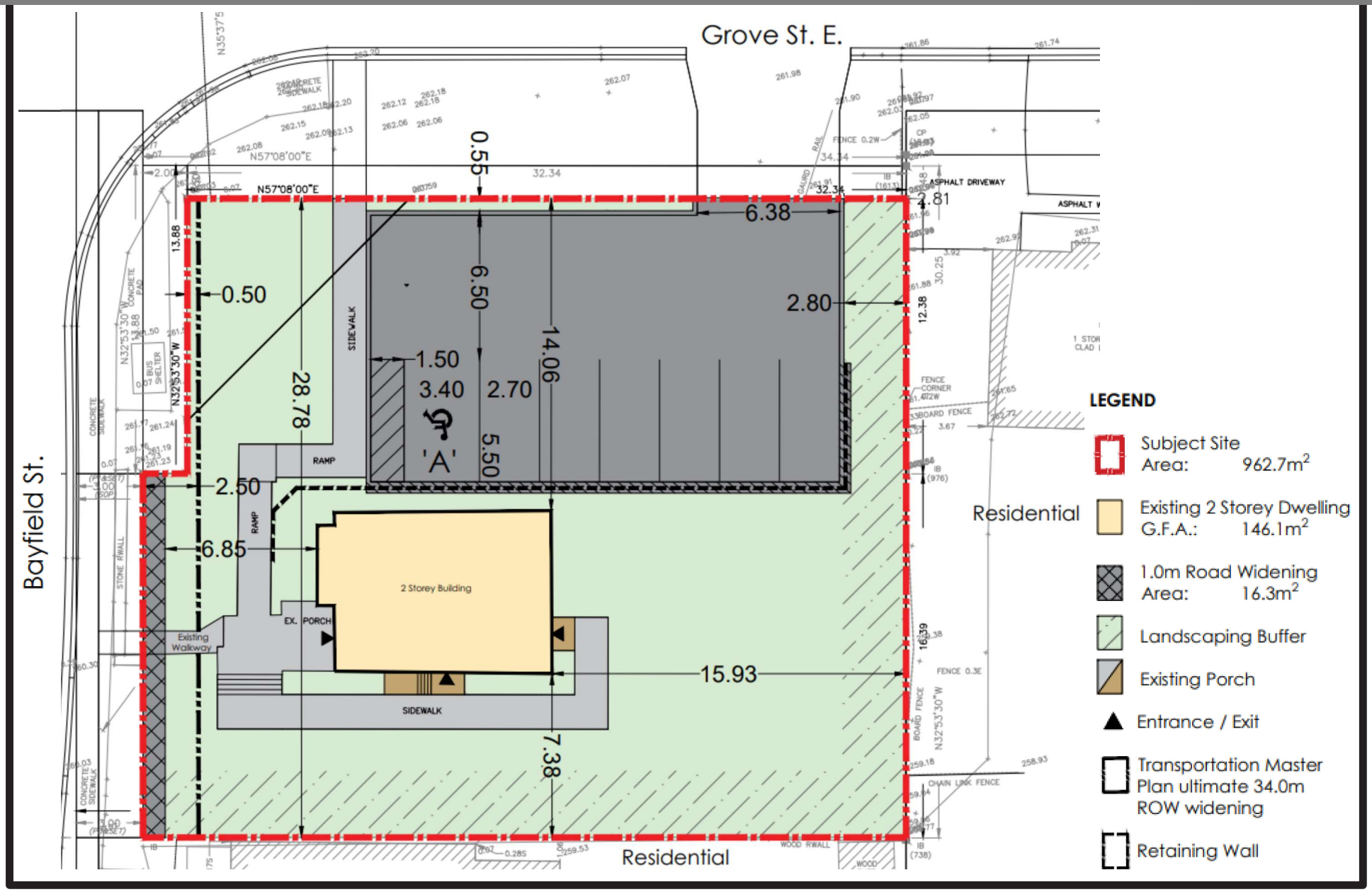
Provision	Required	Proposed
Min. Landscaped Buffer (4.8.2.1)	3.0 metres	2.8 metres

LEGEND

- Subject Site (962.7m^2)
- Lands to be rezoned from 'Transition Centre Commercial with special provisions (C2-SP-57)' zone to 'Transition Centre Commercial with special provisions (C2-SP-XX)' zone
- Lands to be rezoned from 'Residential Multiple Dwelling Second Density (RM2)' zone to 'Transition Centre Commercial with special provisions (C2-SP-XX)' zone

SITE PLAN

IPS CONSULTING



LANDSCAPE PLAN

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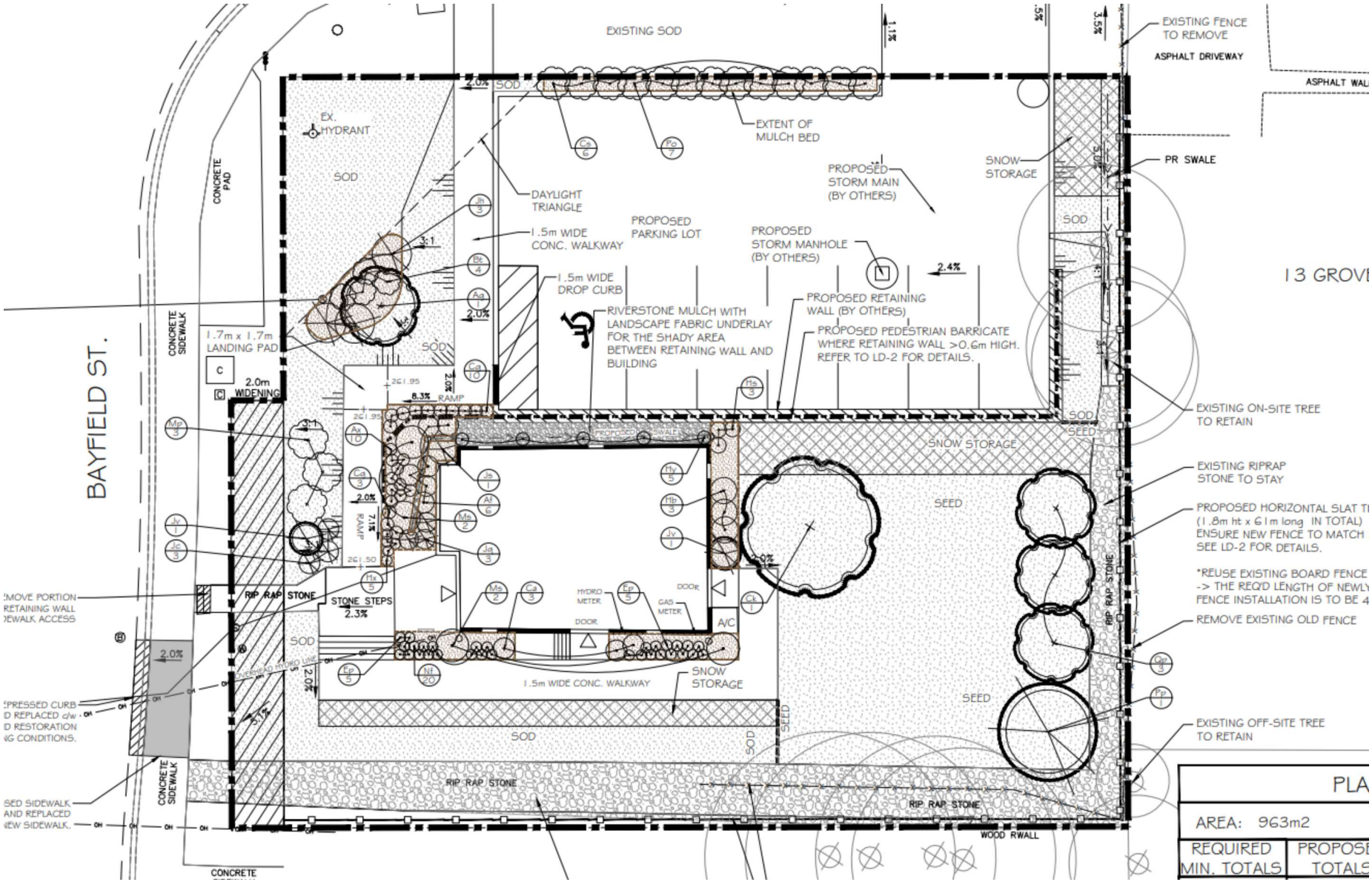

CONCLUSION

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- The application seeks to facilitate the adaptive reuse of the existing dwelling for a real-estate office by rezoning the subject lands to 'Transition Centre Commercial with Special Provisions (C2 SP-XX)'
- The proposed rezoning reflects the 'City Centre' designation and neighbouring properties zoned 'Transition Centre Commercial'
- The application aligns with the applicable provincial policies of the PPS and Growth Plan
- The application aligns with and maintains the intent of the City of Barrie Official Plan

IPS CONSULTING

THANK YOU

Questions & Comments Welcome

Email: info@ipsconsultinginc.com