
**NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING
PURSUANT TO SECTIONS 17(15), 22(6.1), 34(10.4) 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: Applications for Official Plan and Zoning By-law Amendment - The Jones Consulting Group on behalf of Pioneer Family Pools Barrie Inc. - 518, 520, 522, and 524 Tiffin Street, Barrie – FILE REF.: D30-014-2022

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Wednesday, May 11, 2022** submitted by The Jones Consulting Group, on behalf of Pioneer Family Pools, for a proposed Official Plan Amendment and Amendment to the Zoning By-law for lands located at 518, 520, 522 and 524 Tiffin Street, Barrie.

TAKE NOTICE that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, June 21, 2022 at 7:00 p.m.** to review applications submitted by The Jones Consulting Group, on behalf of Pioneer Family Pools Barrie Inc., for an Official Plan Amendment and Amendment to the Zoning By-law on lands legally described as Part of Lots 25, Concession 7, City of Barrie, known municipally as 518, 520, 522 and 524 Tiffin Street.

The subject lands are approximately 0.5 hectares in size with a total frontage of approximately 72.9 metres along Tiffin Street and are located south of Dunlop Street West, east of Miller Drive. The site currently consists of four (4) parcels, each having a lot area of approximately 0.12 hectares and a frontage of approximately 18 metres on Tiffin Street. The subject application will facilitate land use changes to permit the use of outdoor/indoor storage and warehousing.

Official Plan Amendment

The applicant is proposing to amend Schedule 'A' – Land Use in the Official Plan to change the designation of the subject lands from 'Environmental Protection Area' to 'General Industrial' to facilitate the future development as proposed.

Zoning By-law Amendment

The applicant is proposing to amend the zoning on the subject lands from 'Environmental Protection' to 'General Industrial with Special Provisions' (GI)(SP-XXX) to permit the future development as proposed. Additionally, the applicant is proposing outdoor storage of sand, gravel, stone, or soil be included in the permitted uses for Industrial Zones.

The proposed site-specific zoning standards include:

Standard <i>General Industrial Zone - GI</i>	Required	Proposed
Minimum Interior Side Yard Setback	3 metres	0 metres
Minimum Rear Yard Setback	7 metres	0 metres
Standard <i>General Provisions and General Standards</i>	Required	Proposed
Section 4.8.2.2 - Continuous Landscape Buffer	Where any lot in an Industrial Zone abuts a lot in a Commercial, Institutional, Open Space or Environmental Protection Zone, a <u>continuous landscaped buffer area of a minimum width of 3m</u> shall be provided along the abutting lot line of the lot.	Permit a continuous landscaped buffer of 0 metres
Section 4.11.1.1 Setbacks	Any outdoor storage use or outdoor storage associated with any other permitted use shall maintain the same setbacks as required for the zone in which it is permitted. <u>No outdoor storage use or outdoor storage is permitted in the front yard</u> or the minimum exterior side yard of any lot.	Permit outdoor storage within the front yard
Section 4.11.1.3 - Fencing	Any permitted outdoor storage or outdoor storage use which adjoins a street or a lot in any zone other than <u>the zone in which the outdoor storage is located shall be screened from view from the street or lot through the erection and maintenance of a stone or masonry wall or chain link fence and appropriate landscaping screen and no such enclosure shall be less than two (2) metres in height.</u> The fence shall maintain the same setback as required for the outdoor storage. Where the height of the outside storage exceeds the height of the fence, coniferous planting shall be provided between the fence and the lot line along the street.	Continuous fence constructed along the lot line around the perimeter of the site to screen the outdoor storage from view from the street or lot

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be televised on Rogers TV and 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 **Monday, June 20, 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.

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 **Monday, June 13, 2022 by 12:00 p.m.**

Notification of the approval of the Draft Plan of Subdivision, Official Plan Amendment and Amendment to the Zoning By-law 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 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 Draft Plan of Subdivision, Official Plan Amendment, Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the Official Plan Amendment and 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.

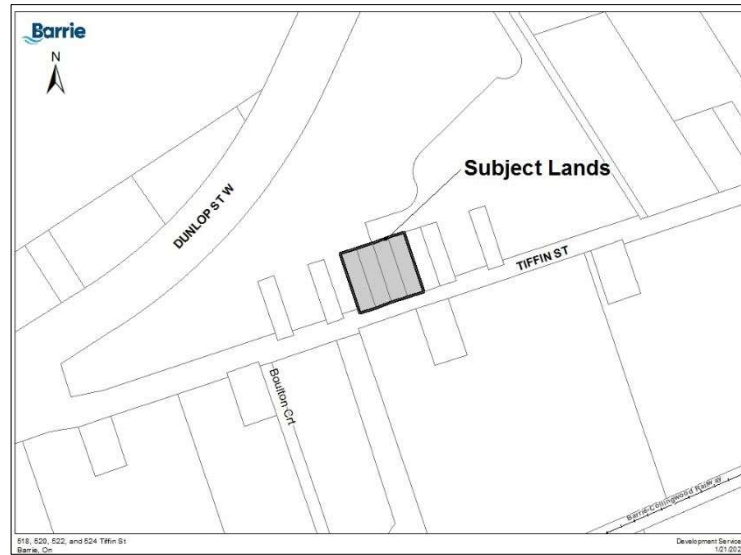
Any person seeking further information or clarification with regard to the proposed Official Plan Amendment and/or Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

The application and submission material is available for viewing on the [Proposed Developments](http://www.barrie.ca/ProposedDevelopments) page on the City's website under **Ward 5 – 518, 520, 522, 524 Tiffin Street** at the following link: www.barrie.ca/ProposedDevelopments

Jaspreet Sidhu, Planner
705-739-4220, Ext. 5153
jaspreet.sidhu@barrie.ca

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

KEY MAP



PROPOSED CONCEPT PLAN

